

HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

*John Kerr – Chair
David Thomas – Vice Chair
Amanda Carman – Sec*

*Heather Bay
Katie Dillion
Mitch Gregory*

*Author "AB" Harper
David Nollner
Cal Welch*

DECEMBER 9, 2024 | 7:00PM | TC COURTHOUSE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting November 12, 2024

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

NEW BUSINESS

REZONE

- Rezone Request by Dennis Goke for 10.78 acres for R1 to R3 at Church ST (Map 27 Parcel 3.12) in the 7th Civil District for development

FINAL PLAT

- Preliminary Plat for a 11-lot subdivision on 7.15 acres at 345 Sam Beasley RD (Map 026 Parcel 37.04) by L&E Properties Developers LLC in the 7th Civil District.
- Preliminary Plat for a 5-lot subdivision of 5.8 acres by Fleming Homes on Sulphur College Rd (Map 18 Parcels 4.42,4.43,4.44) in the 7th Civil District.

DISCUSSION

- Food Trucks- Regulation outline
- RV Parks

REPORT FROM CHAIRMAN

REPORT FROM PLANNING OFFICE

CLOSING REMARKS

ADJOURN

Hartsville/Trousdale County Planning Commission Regular Meeting

Meeting Minutes

November 12, 2024 - 7:00 P.M. – Trousdale County Courthouse

Present: Amanda Carman, Mitch Gregory, Arthur Harper, John Kerr, Rosalie Myhan, David Nollner, David Thomas, Cal Welch

Absent: Heather Bay, Katie Dillon

Others Present: Jaret Shaffer(GNRC), Justin Maasen, Dennis Goke, Brian Kuta, Jim Carman, Craig Moreland, Clayton Thorne, Art Haskins, Michael Stagg

Roll Call

- Chairman Kerr called the meeting to order at 7:00 P.M. and asked Amanda Carman to conduct a roll call.

Approval of Minutes

- Chairman Kerr asked for a review of the October 14th, 2024 meeting minutes. David Thomas made a motion to approve minutes. Seconded by Cal Welch. None opposed.

MOTION CARRIED

Changes to the Agenda – None

Public Hearing – None

Old Business – None

NEW BUSINESS

- Rezoning Request by Justin Trent Maasen for 1.23 acres from R2 to R3 at 850 River Valley (Map 027G B Parcel 028.00) in the 7th Civil District for development**

Justin Maasen spoke to the Planning Commission about the rezoning request. Mr. Maasen stated that they were seeking to rezone for future development. Cal made a motion to send the rezoning request to the County Commission with a favorable recommendation. Seconded by Amanda Carman. None opposed.

MOTION CARRIED

- Rezoning Request by Dennis Goke for 10.78 acres for R1 to R3 at Church St (Map 027 Parcel 003.12) in the 7th Civil District for development**

Rosalie Myhan was asked to speak to the Planning Commission on behalf of Dennis Goke in the event he was not able to attend the meeting. Mr. Goke was able to attend, but asked Ms. Myhan to go ahead and continue with the request. Ms. Myhan made the Planning Commission aware that the TN Property Data Tax Map had not been updated to show the parcel had been from a 200 acre parcel and asked members to instead view the map provided. Ms. Myhan stated Mr. Goke is wanting to rezone for future development. She stated the 6 inch water line and sewer line are on Church St and not on Morrison St. David Thomas asked the question about how many dwellings would be added to the property if rezoned for R3. Jaret Shaffer with GNRC stated that you could put 78 single family homes, 52 duplexes, or 129 multifamily dwellings. David Thomas made a motion to send the rezoning request to the County Commission with an unfavorable recommendation. Seconded by Arthur Harper. David Nollner opposed.

MOTION CARRIED

- **Site Plan review for a Solar Array for the new Gas Pumping Station by the East Tennessee Natural Gas on Puryears Bend (Map 027 Parcel 003.11) in the 7th Civil District**

Brian Kuta spoke to the Planning Commission about the site plan for the new Gas Pumping Station by the East Tennessee Natural Gas company. Mr. Kuta stated they are looking for a site plan approval to put the solar array on the eastern portion of the property previously purchased. After approval they will then finalize their engineer drawings and submit for a building permit. Ms. Myhan requested that a large drawing of the site plan with the buffer strip shown to be kept in the Codes and Zoning office to be provided. David Thomas made a motion to approve the site plan as long as it meets all of the requirements once it has been reviewed. Seconded by David Nollner. Prior to voting, Mitch Gregory abstained due to conflict of interest with his employment at TVA. None opposed.

MOTION CARRIED

- **Site Plan review for an amendment to the original Site Plan by Do Re Mi Gospel Music Academy LLC at 275 Cedar Bluff RD (Map 038 Parcel 015.04) by adding a new caretaker residence in the 9th Civil District**

Jim Carman spoke on behalf of Do Re Mi Gospel Music Academy. He stated all of the existing infrastructures currently sit farther back from the road. Do Re Mi Gospel Music Academy is looking to put a caretaker's residence on the front of the property for security purposes. Jaret Schiffer with GNRC stated there were things missing from the site plan review and Mr. Carman informed Mr. Schiffer he would provide a revised site plan to show those corrections. David Nollner made a motion to approve the site plan with the updates provided by Mr. Carman. Seconded by Cal Welch. None opposed.

MOTION CARRIED

- **Preliminary Plat for a 11-lot subdivision on 7.15 acres at 345 Sam Beasley RD (Map 026 Parcel 037.04) by L&E Properties Developers LLC in the 7th Civil District.**

Jim Carman spoke on behalf of L&E Properties Developers LLC. Mr. Carman stated the Preliminary Plat has more details than the prior plat provided. Ms. Myhan asked if sidewalks were notated on the plat. Mr. Carman stated he would correct that. David Nollner made a motion to approve the preliminary plat. Seconded by Amanda Carman. None opposed.

MOTION CARRIED

- **Preliminary Plat for a 5-lot subdivision of 5.8 acres by Fleming Homes on Sulphur College Rd (Map 018 Parcels 004.42, 004.43, 004.44) in the 7th Civil District.**

Bo Agee with Agee Land Surveying presented the preliminary plat for a 5-lot subdivision. Ms. Myhan spoke to the Planning Commission and stated that all asked requirements were notated on the preliminary plat. Amanda Carman made a motion to approve the preliminary plat. Seconded by Mitch Gregory. None opposed.

MOTION CARRIED

DISCUSSION – None

Report from Building Official

Closing Remarks from the Chair and Building Inspector

Adjourn

- David Nollner made a motion to adjourn. Seconded by Cal Welch. None opposed

MOTION CARRIED



Rezoning Permit Application

Date: 10/24/2024

Applicant / Owner

Applicant Type:

Applicant Name: Dennis Goke

Address:

City, State, Zip:

Phone:

Email:

Owner Name:

Dennis Goke

Owner Phone:

Owner Email:

Property

Site Address: Church St/Old Hwy 25

City, State, Zip: Hartsville, TN 37074

Current Zoning: R1

Requested Zoning: R3

Lot Size: 10.78 acres

Road Frontage: 181 ft Church St

Easements: 0

Tax Map #: 27

Group: 0

Parcel: 3.00

Record/Deed Book: 181/134

Subdivision Name:

Phase:

Lot #:

Water Source: Hartsville / Trousdale Water Dept.

Sewer/Septic: Sewer

Reason: Further development

I do hereby certify that the information contained herein is true and correct.

Dennis Goke

10/24/2024

Date

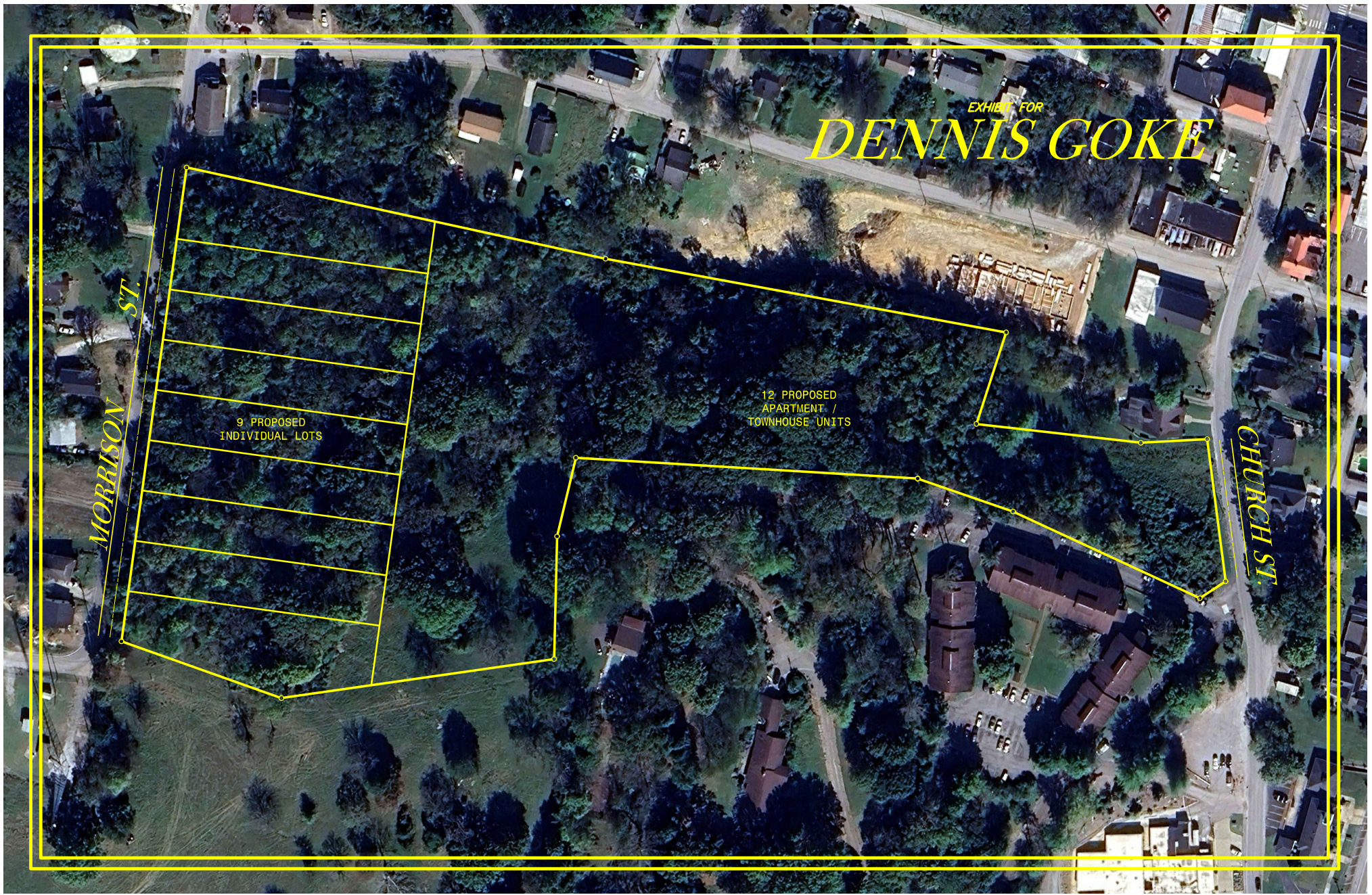
EXHIBIT FOR
DENNIS GOKE

MORRISON ST.

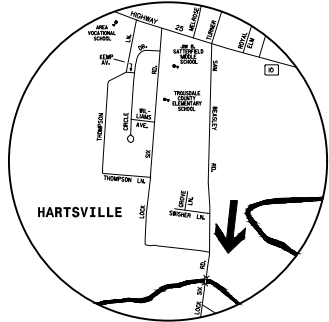
9 PROPOSED
INDIVIDUAL LOTS

12 PROPOSED
APARTMENT /
TOWNHOUSE UNITS

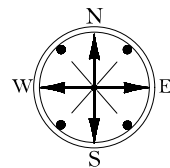
CHURCH ST.



LOCATION SKETCH n.t.s.



BEASLEY ROAD
SAM STREET



PHILLIP HOLDER
RECORD BOOK 154, PAGE 421
MAP 26, PARCEL 37.03

BRENDA K. JONES
RECORD BOOK 156, PAGE 511
MAP 26, PARCEL 37.05

MINK & MINK
RECORD BOOK 154, PAGE 444
MAP 26, PARCEL 37.06

ROBERT C. HELSON
RECORD BOOK 154, PAGE 604
MAP 26, PARCEL 37.07

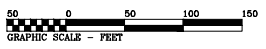
FINAL SUBDIVISION PLAT OF
GOOSE CREEK
LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 50'
DATE : OCTOBER 23, 2024
SIZE : 7.15 AC.+
DEED : R. B. 182, PG. 19, R.O.T.C.T.
MAP : MAP 26, PAR. 37.04, T.A.O.T.C.T.

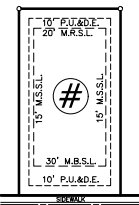
U.S. CORPS
OF ENGINEERS
OLD HICKORY LAKE

NOTES:

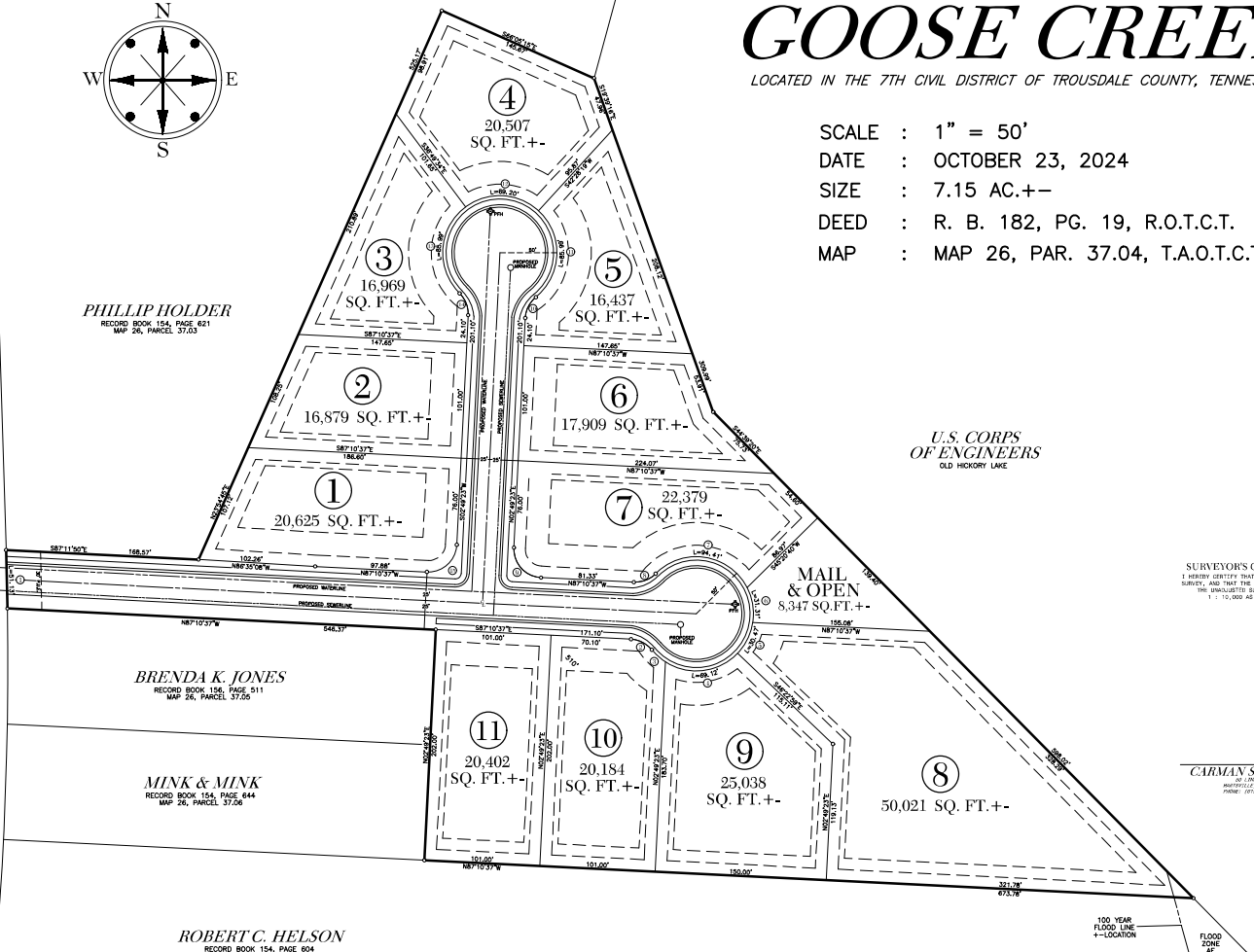
- PROPERTY IS ZONED R-1 TROUSDALE COUNTY.
- THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONE AE & X. SEE COMMUNITY PANEL NUMBER 271800040, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: L & E PROPERTIES DEVELOPERS CONTRACTORS, INC., 107 PETERS COURT, HUNTSVILLE, TENNESSEE 37128
- ALL CORNERS ARE NEW IRON ROSS UNLESS OTHERWISE SPECIFIED.



TYPICAL RESIDENTIAL LOT



STREET



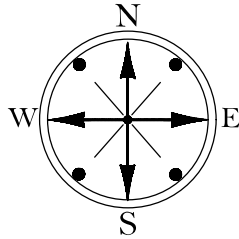
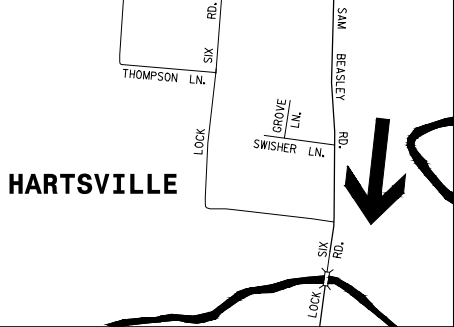
SUBVEYORS CERTIFICATE:
I HEREBY CERTIFY THAT THIS IS A COMPLETE SURVEY, AND THAT THE MATTER OF QUESTION OF THE SURVEYED SURVEY IS AT LEAST 1" = 10,000 AS SHOWN HEREON.

CARMAN SURVEYING
REGISTERED PROFESSIONAL SURVEYOR
NUMBER: 0776-00004

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	3199.20'	25.07'	51.13'	070°30"	51.13'	N 071°02'24" W
2	25.00'	11.18'	21.03'	48°17'33"	20.41'	S 43°04'56" E
3	50.00'	8.00'	16.87'	88°17'33"	15.81'	S 48°04'56" E
4	50.00'	41.27'	58.12'	78°12'22"	63.73'	N 83°03'17" E
5	50.00'	15.27'	24.50'	74°56'50"	30.23'	N 20°04'16" W
6	50.00'	16.19'	31.31'	32°02'44"	35.80'	N 09°14'16" W
7	50.00'	89.84'	144.11'	109°17'33"	81.20'	S 88°43'41" W
8	25.00'	11.18'	21.03'	48°17'33"	20.41'	S 43°04'56" E
9	25.00'	20.07'	39.27'	97°07'00"	39.34'	N 42°13'17" W
10	50.00'	11.18'	21.03'	48°17'33"	20.41'	N 08°50'56" E
11	25.00'	58.07'	65.89'	88°52'28"	75.78'	N 07°10'37" E
12	50.00'	41.44'	68.20'	78°17'33"	63.81'	N 87°10'37" W
13	50.00'	18.07'	35.94'	88°52'28"	36.78'	S 02°44'13" E
14	25.00'	11.18'	21.03'	48°17'33"	20.41'	S 43°04'56" E
15	25.00'	20.07'	39.27'	97°07'00"	39.34'	S 21°10'19" W

<p>CERTIFICATE OF OWNERSHIP AND ACCEPTANCE</p> <p>I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as recorded in book number 152, Page 70, Trousdale County Register's Office, and that I (we) hereby adopt this plan of subdivision with all parts hereof, including the adjacent public utility lines, and that effect of subdivision, including for all public ways, utilities, and other facilities has been filed.</p> <p>Date: _____</p> <p>Signature: _____</p>	<p>CERTIFICATE OF BOUNDARY ADJUSTMENT</p> <p>I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown herein, that this is a complete and correct survey of the property shown herein, and that the ratio of precision is greater than or equal to 1/15,000.</p> <p>Date: _____</p> <p>Signature: _____</p>	<p>CERTIFICATE OF APPROVAL OF WATER SYSTEM</p> <p>I hereby certify that the water system outlined or indicated on the final subdivision plan described herein has been installed in accordance with current state and/or local government requirements, or a sufficient bond or other surety shall be filed to guarantee said installation.</p> <p>Date: _____</p> <p>Signature: _____</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC AND PRIVATE UTILITIES</p> <p>I hereby certify that the sewer system outlined or indicated on the final subdivision plan described herein has been installed in accordance with current state and/or local government requirements, or a sufficient bond or other surety shall be filed to guarantee said installation.</p> <p>Date: _____</p> <p>Signature: _____</p>	<p>CERTIFICATE OF APPROVAL OF FLOOD ZONE</p> <p>I hereby certify that this subdivision plan when approved has been filed in compliance with the provisions of the Floodplain Management Regulations, with the exception of such variations, if any, as are noted on the plan of the planning department for floodplain management. I do not bear the opinion of the County Engineer.</p> <p>Date: _____</p> <p>Signature: _____</p>
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LOCATION SKETCH n.t.s.

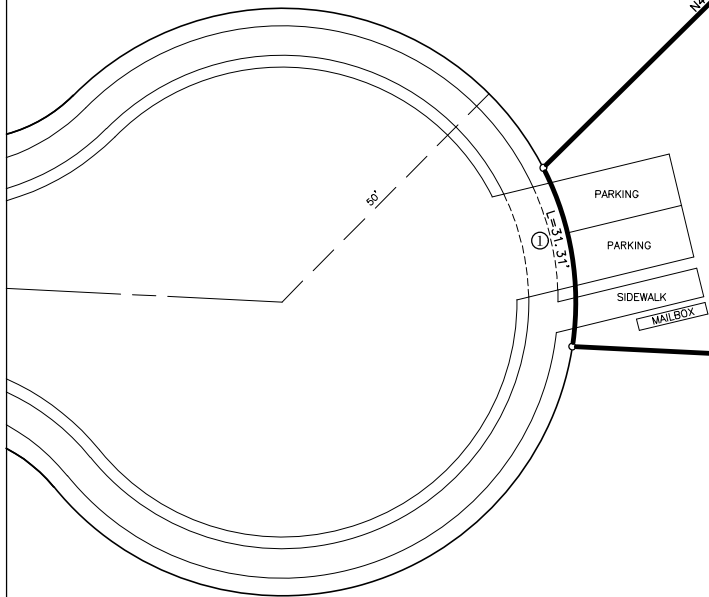


SITE PLAN FOR
GOOSE CREEK
 CLUSTER MAILBOX & OPEN SPACE

LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 20'
 DATE : NOVEMBER 27, 2024
 SIZE : 8,347 SQ. FT.+
 DEED : R. B. 182, PG. 19, R.O.T.C.T.
 MAP : MAP 26, PAR. 37.04 P/O, T.A.O.T.C.T.

7

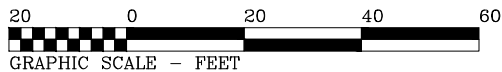


U.S. CORPS
 OF ENGINEERS
 OLD HICKORY LAKE

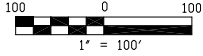
SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1
 SURVEY, AND THAT THE RATIO OF PRECISION OF
 THE UNADJUSTED SURVEY IS AT LEAST
 1 : 10,000 AS SHOWN HEREON.

8

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	50.00'	16.19'	31.31'	35°52'44"	30.80'	N 09°13'24" W



CARMAN SURVEYING
 50 LINDA LANE
 HARTSVILLE, TENNESSEE
 PHONE: (615) 374-3344



Certificate of Approval of Private Subsurface Sewage Disposal

Approval is hereby granted for lots defined as Helm Property, Trousdale County, Tennessee, as being suitable for subsurface sewage disposal (SSD) with the listed or attached restrictions.

Prior to any construction of a structure, mobile or permanent, the plans for the exact house/structure location must be approved and an SSD system permit issued by the Division of Ground Water Protection. Water taps, water lines, underground utilities and driveways should be located at the side property lines unless otherwise noted. Any cutting, filling, or alterations of the soil conditions may void this approval.

Environmental Specialist _____ Date _____
 Division of Groundwater Protection

Subdivision Restrictions

Lots _____ are approved for installation and duplication of conventional subsurface sewage disposal systems to serve a estimated house size of _____bedrooms.

Some lots may require pump systems to transfer septic tank effluent to areas of the lot with suitable soils conditions for disposal.

Shading on some lots represents an area reserved to be used for the installation of the primary and duplicate subsurface sewage disposal systems, and shall be used for no other purpose such as house location, other structure location, buried utilities, driveways, swimming pools, etc., or use which would conflict with the Regulations to Govern Subsurface Sewage Disposal in Tennessee. Modification of the shaded area may be considered, provided sufficient shaded area is maintained.

Lots 2A, 2B, 3A, 3B, 4 are approved for use with utility water only.

All underground utilities and driveways must enter along the property lines.

The size, number of square feet, design, and location of the proposed dwelling may further restrict the maximum number of bedrooms for which a permit may be issued.

Prior to commencing construction on any lot, the owner of the lot must identify and mark the boundaries of the approved subsurface sewage disposal site on such lot as shown on this plat. If the owner desires to modify or relocate the soils site, the owner will be responsible for obtaining a soil evaluation of the proposed location and obtaining all necessary approvals prior to commencing construction.

AGEE PROFESSIONAL LAND SURVEYING, LLC
 110 S. CUMBERLAND ST.
 LEBANON, TN 37087
 615.887.1371
 beauegee1@gmail.com

Certificate of Approval for Recording

I hereby certify that the subdivisions plat shown hereon has been found to comply with the Trousdale County Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the planning commission, and that it has been approved for recording in the Office of the County Register.

Date _____ Secretary, Planning Commission

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number _____ page _____ County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers or irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date _____ Owner: _____

Title (if acting for partnership or corporation) _____

Certificate of Approval of Public Ways For Bond Posting

I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the planning commission to guarantee completion of all required improvements in case of default.

Date _____ Appropriate Governmental Representative

Certificate of Approval of Water Systems

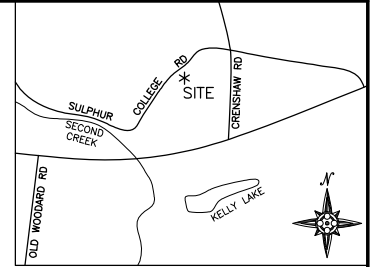
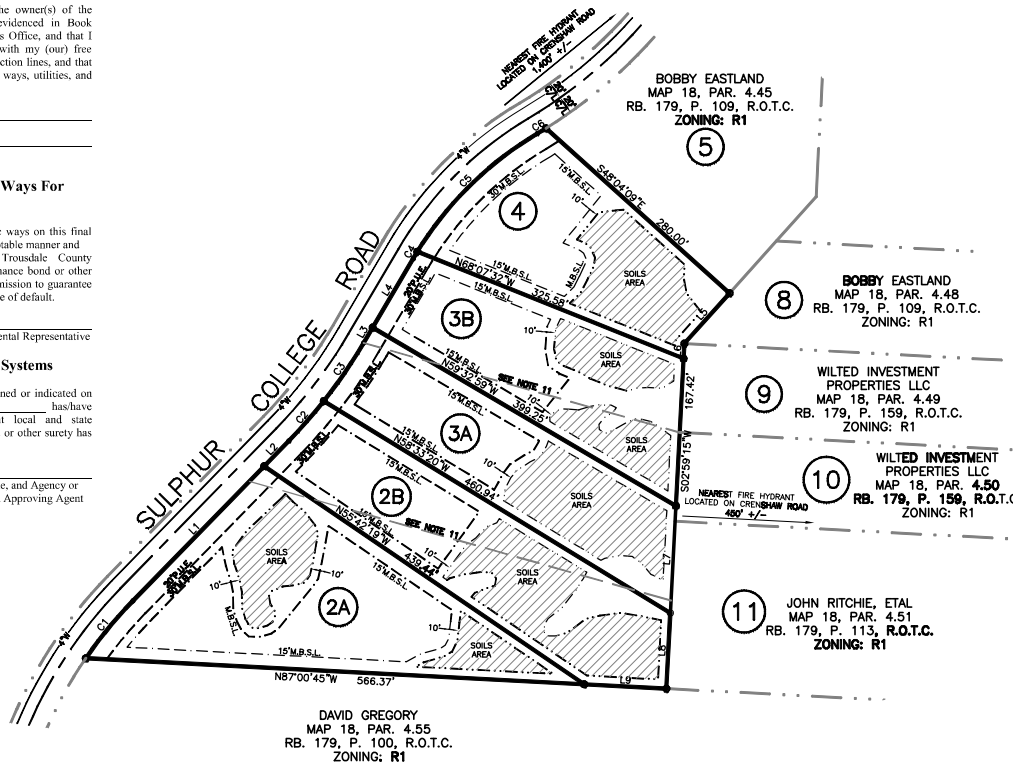
I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled _____ has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date _____ Name, Title, and Agency or Authorized Approving Agent _____

NOTES:

- The purpose of this plat is to create 5 residential lots.
- This property is **Zoned R-1, Residential District**
- Bearings for this survey were obtained from Tennessee State plane Coordinate System NAD-1983. Field work for this survey performed November, 2021.
- All corners are 1/2" rebar with cap set by this surveyor, unless noted otherwise.
- The underground utilities have not been physically located. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records, and/or maps prepared by others. This surveyor makes no guarantee that the underground utilities shown represent all such utilities in the area or that the underground utilities shown are in the exact location indicated. The appropriate utility provider must be contacted to confirm availability and location of utilities.
- Any and all utilities may carry one or more easements. Property owner must contact the appropriate utility authority for the exact location of these easements.
- Federal Flood Note:** The property shown hereon is not in an area designated as a special flood hazard area as graphically indicated on FEMA Community Map Panel No. 47169C0039C, Effective Date 9/29/2010.
- This survey was performed without benefit of title search, therefore this property is subject to any findings that a current and accurate title search might reveal.
- Drainage easements outside of designated right-of-ways are not the responsibility of Trousdale County.
- This map may not be altered without consent of this surveyor.
- This line represents the original lot line that will be vacated per the recording of this plat.

- LOT 2A: 65,535 SQ.FT. +/- OR 1.50 AC. +/-
- LOT 2B: 53,321 SQ.FT. +/- OR 1.22 AC. +/-
- LOT 3A: 44,495 SQ.FT. +/- OR 1.02 AC. +/-
- LOT 3B: 45,753 SQ.FT. +/- OR 1.05 AC. +/-
- LOT 4: 43,911 SQ.FT. +/- OR 1.01 AC. +/-



VICINITY MAP: NOT TO SCALE

Certificate of Survey Accuracy

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class 1st Land Survey, as defined in Title 62, Chapter 18 Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date: 11/13/24
 Beau Marshall Agee, PLS TN #2871



LINE	BEARING	LENGTH
L1	S44°16'17\"W	213.79'
L2	S44°16'17\"W	39.92'
L3	N30°27'01\"E	20.29'
L4	N30°27'01\"E	91.18'
L5	N41°55'51\"E	76.80'
L6	N02°59'15\"E	17.00'
L7	N02°59'15\"E	121.71'
L8	N02°59'15\"E	85.87'
L9	S87°00'45\"E	93.40'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	84.17'	490.50'	9°49'55\"	S39°21'20\"W	84.07'
C2	60.14'	580.80'	5°55'59\"	N41°18'18\"E	60.11'
C3	79.96'	580.80'	7°53'17\"	N34°23'40\"E	79.90'
C4	8.82'	401.20'	1°15'37\"	S31°04'50\"W	8.82'
C5	192.80'	401.20'	27°32'03\"	S45°28'39\"W	190.95'
C6	11.58'	564.30'	1°10'34\"	N58°39'24\"E	11.58'

PROPERTY INFO:
 OWNER: FLEMING HOMES
 RB. 179, P. 130, R.O.T.C.

FINAL PLAT OF RESUBDIVISION OF
LOTS 2, 3, & 4 – HELM PROPERTY
 MAP 18, PARCELS 4.42, 4.43, & 4.44
 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TN
 ZONING: R-1
 DATE: NOVEMBER 13, 2024 JOB # 24-0607-A1724