

Hartsville/Trousdale County Planning Commission Regular Meeting

Meeting Minutes

March 10, 2025 - 7:00 P.M. – Trousdale County Community Center

Present: Heather Bay, Amanda Carman, Katie Dillon, Mitch Gregory, Arthur Harper, John Kerr, Rosalie Myhan, David Nollner, Cal Welch

Absent: David Thomas

Others Present: Phillip Welker, George Welch, Anne Kemp, Mary Dale Welch, Andy Welch, Daniel Kemp, Carroll Carman, Craig Moreland, Jim Carman

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 February 10th, 2025 meeting minutes. Heather Bay made a motion to approve minutes. Seconded by David Nollner. None opposed **MOTION CARRIED**

Changes to the Agenda – None

Public Hearing – None

Old Business – None

NEW BUSINESS

- REZONE REQUEST FROM C2/A1 TO C2/R3 OF 11.73 ACRES ON McMURRY BLVD (Map 19 Parcel 18.25) BY PHILLIP WELKER, REPRESENTATIVE OF THE PROPERTY OWNERS, FOR FUTURE DEVELOPMENT IN THE 7TH CIVIL DISTRICT**

Phillip Welker spoke on behalf of the property owners. Mr. Welker stated they were looking to develop a 76 unit 2-3 bedroom townhome community with a 12,000 sq. ft. retail strip at the front of the property. Cal Welch recused himself from the vote due to the property being owned by his family. Chairman Kerr made a motion to send the rezone request to the County Commission with an approval by the Planning Commission. Seconded by Mitch Gregory. None opposed. Cal Welch recused.

MOTION CARRIED

- FINAL PLAT APPROVAL FOR A 10-LOT SUBDIVISION ON 9.72 ACRES AT THOMPSON LN AND McMURRY BLVD (Map 027D B Parcel 21.01) BY TOM P THOMPSON IN THE 7TH CIVIL DISTRICT**

Jim Carman spoke on behalf of the property owners. Mr. Carman stated the plat has been updated with the easement of the septic line for a neighboring property owner. Mitch Gregory made a motion to approve the final plat presented by Mr. Carman. Seconded by Heather Bay.

MOTION CARRIED

- FINAL PLAT APPROVAL FOR AN 11-LOT SUBDIVISION ON 7.15 ACRES ON SAM BEASLEY ROAD BY L&E PROPERTY DEVELOPERS CONTRACTORS IN THE 7TH CIVIL DISTRICT**

Jim Carman spoke on behalf of the property owners. Mr. Carman requested a variance on the sidewalk requirements in the neck of the property coming from the main road. Heather Bay made a motion to approve the final plat and variance request presented by Mr. Carman with the final signatures presented to Ms. Rosalie Myhan. Seconded by Cal Welch. None opposed.

MOTION CARRIED

Report from Building Official

- **STORMWATER**

Ms. Myhan reported to the Planning Commission that she has found there were not any ordinances in Trousdale County outside of the Subdivision Regulations. Ms. Myhan hopes to present something to the Planning Commission members in May to look at for adoption in the county.

- **TBOA CONFERENCE APRIL 13 - 16TH**

Ms. Myhan updated the Planning Commission members about different items that would be discussed during the conference.

- **CODE CYCLE UPDATES**

Ms. Myhan updated the Planning Commission members about the Code Cycle updates and stated she would find out more about these at the conference.

Closing Remarks

Adjourn

- David Nollner made a motion to adjourn. Seconded by Katie Dillon. None opposed

MOTION CARRIED