

Hartsville/Trousdale County Planning Commission Regular Meeting

Meeting Minutes

May 12, 2025 - 7:00 P.M. – Trousdale County Community Center

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

Absent: Mitch Gregory

Others Present: Amanda Harrington, Jeff Nichols, Dean Sprague, Jerry Galu, Ray Hubner, Will Harris, Jennylyn Sprague, 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 March 10th, 2025 meeting minutes. Cal Welch made a motion to approve minutes. Seconded by Heather Bay. None opposed

MOTION CARRIED

Changes to the Agenda – None

Public Hearing – None

Old Business – None

NEW BUSINESS

- **REZONE REQUEST FROM A1 TO R1 OF 5.5 ACRES ON BEASLEY BEND RD (Map 32 Parcel 10.29) BY RAY HUBNER, REPRESENTATIVE OF THE PROPERTY OWNERS FOR FUTURE DEVELOPMENT IN THE 8TH CIVIL DISTRICT**

Ray Hubner spoke on behalf of the property owners. Mr. Hubner stated they are looking to cut the 5.5 acres into two 2.75 acre tracts to place two homes on the property. Jeff Nichols spoke to the Planning Commission as a land owner in the area. Mr. Nichols stated they were opposed to the rezoning of the area because it is a rural area. Dean Sprague spoke to the Planning Commission as a resident in the area. Mr. Sprague spoke about infrastructure issues in the area. Mr. Sprague asked for the zoning to stay current to what it is. Jerry Galu spoke to the Planning Commission as a property owner adjacent to the property asking for the rezone request. Mr. Galu spoke about the potential of building 5 homes on the property and the potential of changing the characteristic of the area. Will Harris spoke to the Planning Commission as a representative of the property with Mr. Hubner. Mr. Harris spoke and let members know that R1 was in the area. Mr. Harris stated due to restrictions already set, they could not do more than the two lots they were asking for. Jennylyn Sprague spoke to the Planning Commission members as a homeowner in the area. Mrs. Sprague told the members that her property is behind the 1 acre lots Mr. Harris mentioned. Mrs. Sprague stated there have been more problems in the area due to the new development. Cal Welch asked what the minimum road frontage requirement. Ms. Myhan told the members the minimum road frontage was 50 ft, though discussions were had with Jim Carman about the width to depth ratio concerning the road frontage and this lot. Jim Carman stated that in its current form you could not design a 50 ft wide lot. Amanda Carman made a motion to send the rezone request with an unfavorable recommendation. Seconded by Katie Dillon. Heather Bay opposed.

MOTION CARRIED

- **SKETCH PLAT APPROVAL FOR A 3-LOT SUBDIVISION AT 113 PLANTERS ST, 7.46 ACRES (Map 019K B Parcels 24.00, 24.03) BY 113 PLANTERS STREET LLC IN THE 9TH CIVIL DISTRICT**

Jim Carman spoke on behalf of the property owners. Mr. Carman stated the owners are looking to extend Harper Ave and create a cul-de-sac. Rosale Myhan recused herself from the discussion because she is an adjoining property owner. David Thomas made a motion to approve the sketch plat presented by Mr. Carman. Seconded by Heather Bay.

MOTION CARRIED

DISCUSSION

Chairman Kerr told the Planning Commission members that the Mayor's Office had asked the members to the evaluate potential developments that have applied for the THDA-LIHTC Project Proposal for the Low-Income Housing Tax Credit program which assists private developers in creating affordable multifamily rental properties. Ms. Myhan told the members there were three projects that were presented to her and she only knew of one of the projects. Ms. Myhan attempted to reach the contractors on the other properties and was unsuccessful in hearing from them. David Thomas made a motion that out of the three projects presented, the Planning Commission is in support of the Greens of Leon project and unfavorable towards the Magnolia Park and Little Goose Landing projects due to infrastructure issues. Seconded by Katie Dillon. Cal Welch abstained from the vote.

MOTION CARRIED

Report from Building Official

Closing Remarks from the Chair and Building Inspector

Adjourn

- Heather Bay made a motion to adjourn. Seconded by Cal Welch. None opposed

MOTION CARRIED