

**HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION
MINUTES – JUNE 9, 2025**

CALL TO ORDER: 7PM

ROLL CALL: John Kerr, David Thomas, Amanda Carmen, AB Harper, David Nollner, Cal Welch, Katie Dillon, Heather Bay, and Mitch Gregory

Others: Rosalie Myhan, Amanda Harrington

APPROVAL OF MINUTES

Regular May 12th Planning Commission Meeting

MOTION TO APPROVE MADE BY AB Harper and 2nd by Cal Welch MOTION PASSED

NO CHANGES TO THE AGENDA

NO PUBLIC HEARING

NEW BUSINESS

REZONE

- **Rezone A1 to C1 of 1.06 acres on Hwy 25 E (Map 035 Parcel 006.00) by Gene Carman IV, for commercial development in the 1st Civil District.**

1.06 Acre Gene Carman IV, sees it primarily as a business opportunity and would like to make this A1 to C1, Open Parking for people.

Other property owners believe that by changing this from an A1 to a C1, open parking, that it would add a devaluation to their property and others around them. Also, they would like it to stay residential, a more family-oriented neighborhood.

R Myhan: The Exhibit of the Property shows its L shape, and she did make the statement there were other C1 properties out there towards Hwy 10.

MOTION to send to Trousdale County Commission with favorable approval recommendation by David Thomas and a 2nd by Cal Welch. MOTION: PASSED

- **Rezone A1 to R1 for 11.9 of acres from 94.01 acres on 1275 Hwy 141 N (Map 007 Parcel 014.00) by Cass Beasley in the 4th Civil District.**

Jim Carman stating Cass Beasley was potentially looking at putting in 8 homes.

MOTION by David Thomas to send this forward with favorable approval, 2nd by Katie Dillon AMENDED by David Thomas that the legal descriptions be added before it goes to the full commission. MOTION: PASSED

- **Rezone R1 to C2 of 10,407 sq ft on 799 E McMurry Blvd (Map 026A B Parcel 1.00) by Peggy Joyce Hix for commercial development in the 7th District.**

Linda Burge in for Peggy Joyce Hix stating that in their development they were looking at offices, salons etc., and would need about 8-10 parking spaces.

Property owners on Turner Street are worried a business there would bring in more traffic issues and worries about their children playing in the street as the road is narrow.

**MOTION for a favorable recommendation by Heather Bay, 2nd Cal Welch. MOTION Fails 6-3
MOTION made by Amanda Carmen to send it to the County Commission with unfavorable recommendation due to concern of traffic and safety, 2nd Katie Dillon. MOTION PASSED 6-3**

- **Rezone R2 to R3 of 4.7 acres of 10.7 acres on Morrison St (Map 027 Parcel 3.12) by Dennis Goke for residential development in the 7th District.**

Jim Carmen representing this for Dennis Goke.

MOTION made by David Thomas to send a favorable approval 2nd Amanda Carmen. MOTION PASSED

- **Rezone A1 to R1 of 7.36 ac on Walnut Grove (Map 017 Parcel 13.02) by Robert Whited for subdivide parcel for development in the 6th District.**

**MOTION made by Cal Welch for a Favorable Recommendation 2nd AB Harper MOTION PASSED
Amanda Carmen abstains for cause.**

SITE PLAN

- **Site Plan for a 351-unit Mini Storage facility at 297 McMurry Blvd W (Map 19 Parcel 20.02) on 4.25 acres by Johnny Farley in the 7th Civil District.**

MOTION to accept the Site Plan made by David Thomas, 2nd by Mitch Gregory MOTION PASSED

SKETCH PLAT

- Sketch Plat of a Major Subdivision on Old Hwy 25 (Map 018 Parcel 22.00) of 9 lots by Hillview Farm in the 6th District.

There is a house on lot #1 so there are only 8 lots.

**MOTION to approve Sketch Plat Heather Bay, 2nd David Thomas. MOTION PASSED
John Kerr abstains for cause.**

ADJOURN