

HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION MINUTES

The Hartsville/Trousdale County Planning Commission met in regular session on July 14th at 7:00 pm, in the Trousdale County Courthouse.

CALL TO ORDER: 7:02 PM

ROLL CALL:

Present: John Kerr, Arthur Harper, David Noller, Cal Welch, Katie Dillion, Heather Bay, Rosalie Myhan, Amanda Harrington

Absent: David Thomas, Amanda Carman, Mitch Gregory

John Kerr reminded the Commission that David Thomas would be away for 2 – 3 months due to his position of being a Travel Nurse. Cal Welch has volunteered to act as Vice Chair during his absence. Mr. Kerr asked if anyone else would be interested and asked for a motion.

MOTION TO APPROVE CAL WELCH AS VICE CHAIR DURING DAVID THOMAS' ABSENCE:
David Noller, 2nd Heather Bay **MOTION PASSED**

APPROVAL OF MINUTES

Regular June 9th Planning Commission Meeting

MOTION TO APPROVE: Heather Bay, 2nd Arthur Harper **MOTION PASSED**

NEW BUSINESS

Ken Buckmaster asked to speak to the Planning Commission about approving developments that would have multiple dwellings such as Hilltop and Morrison St. He requested that the Fire Department be consulted and considered when approving these developments due to the ability to provide adequate fire protection. Mr. Kerr has asked that Rosalie Myhan investigate the process.

REZONE

- **Rezone R2 to R3 of .38 acres at 441 Halltown Rd (Map 019F A Parcel 001.00) by David Gregory to develop townhomes in the 7th Civil District.**

Gene Carman presented the Rezoning Request for the 441 Halltown Rd property from R2 to R3 where they would like to place up to four townhomes. Discussion was made that this would be a revitalization of the area and there is R3 on the Halltown RD near the intersection.

MOTION TO SEND WITH A FAVORABLE RECOMMENDATION: John Kerr 2nd Cal Welch
MOTION PASSED 3-2

- **Rezone R2 to R3 of .44 acres at Halltown Rd and Claiborne St (Map 019F A Parcel 013.01) by David Gregory in the 7th Civil District.**

Gene Carman spoke to the request saying this parcel is next to the previous request and does have access to sewer.

MOTION TO SEND WITH A FAVORABLE RECOMMENDATION: Cal Welch, 2nd Heather Bay
MOTION PASSED 3-2

PRELIMINARY PLAT

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

Jim Carman presented the Preliminary Plat of Hillview Farm with 8 lots on Old Hwy 25. John Kerr recused himself from the discussion. There will be a fire hydrant installed on the road for fire protection.

MOTION TO APPROVE PRELIMINARY PLAT: David Nollner, 2nd Heather Bay John Kerr is abstained with cause on the vote MOTION PASSED

FINAL PLAT

- **Final Plat Re-subdividing Willow Way Phase 2 on Hwy 141 N by Lewis Beasley JR (Map 014 Parcels 017.13, 017.14, 017.15, 017.16) lots 8 -11 in the 7th Civil District**

Jim Carman presented the redivided plat for Willow Way where one lot is being divided in half and added to the adjoining two lots to make larger lots.

MOTION TO APPROVE THE NEW PLAT: Heather Bay, 2nd Katie Dillion MOTION PASSED

- **Final Plat of a Minor Subdivision on Bass RD and Hwy 25 W by Debra Claridy (Map 029 Parcel 006.00 and 006.01) dividing 2 lots from Parcel 06.01 in the 6th Civil District**

Jim Carman presented the plat for Debra Claridy where she would like to subdivide her property and sell the two new parcels.

MOTION TO APPROVE THE PLAT: Heather Bay, 2nd Arthur Harper MOTION PASSED

- **Final Plat of a Minor Subdivision on Hwy 25 W and Carey RD by Carroll Carman (Map 029 Parcel 012.00 and 012.01) creating 4 lots from the original 3 lots in the 6th Civil District**

Jim Carman presented the plat for the dividing of the property on Hwy 25 and Carey Rd creating 4 lots.

MOTION TO APPROVE THE PLAT: Cal Welch, 2nd Arthur Harper MOTION PASSED

DISCUSSION

- **Concept Plan- Brakepoint Convenience Center possible addition and expansion**

Ron Patel presented a concept plan on the expansion of the business at the corner of Hwy 25 and Hwy 231. The expansion would be in two phases where there would be an addition to the building and then a separate building along the side of the property. First phase would be 1200 sq ft and the Second phase would be 4700 sq ft.

Discussion was made concerning the location of the building and the available septic. The mention of an additional liquor store was discussed and the information that the issue was being researched.

ADJOURN

MOTION TO ADJOURN: Cal Welch, 2nd Heather Bay