

**HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
PLANNING COMMISSION  
MINUTES**

**The Hartsville/Trousdale County Planning Commission met in regular session on Nov 10th at 7:00 pm, in the Trousdale County Courthouse.**

**CALL TO ORDER: 7:02 PM**

**ROLL CALL:**

**Present:** John Kerr, David Thomas, AB Harper, David Nollner, Cal Welch, Heather Bay, Mitch Gregory, Rosalie Myhan

**Absent:** Amanda Carman, Katie Dillon, Amanda Harrington

**Public:** Vivian Stafford, Taylor Todd, Jim Carman, Alison Turner, Amber Reyes

**APPROVAL OF MINUTES**

Regular Oct 13<sup>th</sup> Planning Commission Meeting

<b>MOTION TO APPROVE: Cal Welch, 2<sup>nd</sup> Heather Bay</b>	<b>MOTION PASSED</b>
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**CHANGES TO THE AGENDA- none**

**REZONE**

- **Rezone Request for 2745 Old Hwy 25 From A1-R1 by Vivian Stafford on 3.01 Acres (Map 028 Parcel 032.04) to subdivide into 2 parcels in the 6th Civil District.**

Mrs. Vivian Stafford was present to explain the purpose of her rezoning request. She stated that she intends to sell 1 acre of her property to Mr. Todd so that it can be combined with his existing farm. After the sale, her remaining acreage would be reduced to 2 acres, which no longer meets the minimum requirements for the A1 zoning classification. Therefore, she is requesting that the property be rezoned to R1 to allow the subdivision of property.

**SITE PLAN REVIEW**

- **Site Plan request at 515 Hwy 25 on 5 Acres by Ronak Patel (Map 029 parcel 004.01) add an addition to the Breakpoint Gas Station of 1,129 square feet in the 6th Civil District.**

Mrs. Alison Turner attended to present details regarding the proposed addition. A 20-foot addition is planned on the north side of the building. The new addition will be 28 feet away from the closest fuel pump. The requirements for any construction to fuel storage are 25 feet. She also noted that there will be more than enough parking the required is 23, there will be 25 spaces available for parking.

<b>MOTION TO APPROVE SITE PLAN: David Thomas 2<sup>nd</sup> Mitch Gregory</b>
<b>7 Yes 0 No MOTION PASSED</b>

## **FINAL PLAT**

- **Dennis Goke has Requested for a Major Subdivision on Morrison Street of 5.75 +- Acres (Map 027, Parcel 3.12) of 6 lots.**

Jim Carman represented Mr. Goke in talking about the Final Plat that has been brought back before the Planning Commission. The layout includes designated fire hydrant locations and a stormwater detention pond situated at the lower end of the lots. Concerns were raised regarding whether both existing and upgraded pumps could provide adequate fire flow.

Although two hydrants are located near the site, available flow does not meet the 500 gpm referenced for fire protection standards.

<b>MOTION TO APPROVE FINAL PLAT: David Thomas 2<sup>nd</sup> Amanda Carman 4Yes 3 No – David Nollner, AB Harper, Heather Bay</b>	<b>MOTION PASSED</b>
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## **CLOSING REMARKS**

- Myhan spoke about the Plans to update the building codes from ICC 2018 to ICC 2024.
- Training hour credits were distributed to all members. Members should review their hours, report discrepancies, and request any additional training they need to Amber Reyes.

## **ADJOURN**

<b>MOTION TO ADJOURN: David Nollner 2<sup>nd</sup> David Thomas</b>	<b>MOTION PASSED</b>
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