

HARTSVILLE/TROUSDALE COUNTY  
PLANNING COMMISSION  
MINUTES

The Hartsville/Trousdale County Planning Commission met in regular session on Dec 8th at 7:00 pm, in the Trousdale County Courthouse.

CALL TO ORDER: 7:00 PM

ROLL CALL:

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

*Absent: David Thomas*

Public: Robert Powers, Jared Claiborne, Stephen Lancaster, Amber Reyes

**APPROVAL OF MINUTES**

Regular Nov 10<sup>th</sup> Planning Commission Meeting

**MOTION TO APPROVE: David Nollner 2<sup>nd</sup> Amanda Carman MOTION PASSED**

CHANGES TO THE AGENDA- none

NEW BUSINESS

**SITE PLAN REVIEW:**

- Site Plan request at 103 White Oak St. on 0.88 acres by Tapan V Patel (Map 019 Group B Parcel 017.00) For the new site location of the White Oak Street Liquor Store in the 7th Civil District. Jared Claiborne was present to speak about the plans for the White Oak Liquor Store. The existing building will be used as storage not as a storefront. Stormwater management & parking requirements were addressed. With reference to local standards, all TDOT requirements have also been met. Staff confirmed all site plans checklist items have been satisfied and recommend approval.

**MOTION TO APPROVE: Amanda Carman, 2<sup>nd</sup> Heather Bay MOTION PASSED**

- Site Plan request at 617 E Main St. on 0.65 acres by Robert Powers (Map 027-D Group C Parcel A-3.00). For the construction of 7 townhomes in the 7th Civil District. Jared Claiborne was present to speak about the project, including 7 townhomes divided into 2 building blocks, with 30-foot building spacing. Two stormwater ponds will be implemented; the nearest fire hydrant is approximately 250 from the site. Site approval checklist was reviewed and all comments resolved; staff recommended approval.

**MOTION TO APPROVE: Cal Welch 2<sup>nd</sup> AB Harper MOTION PASSED**

- Site Plan request at 613 E Main St. on 0.60 acres by Robert Powers (Map 027-D Group C Parcel A-5.00). For the construction of 7 townhomes in the 7th Civil District. Jared Claiborne was present to speak about this project of 7 townhomes that is nearly identical to the 617 E Main St but with slight differences in the unit footprint of about 100 Sq Ft. The nearest fire hydrant is estimated to be within 100 feet of the site. Stormwater management and buffer strip requirements were discussed. Staff reported that all corrective comments were addressed. Staff recommended approval.

**MOTION TO APPROVE: Amanda Carman 2<sup>nd</sup> Cal Welch MOTION PASSED**

**DISCUSSION**

- Ms. Myhan provided an update regarding ongoing blasting activity associated with construction of the Enbridge compressor station on Boat Dock Road and the solar array project on Puryears Bend. Numerous residents have contacted the office reporting vibration impacts and potential structural damage. The compressor station is being constructed on a portion of a 200-acre tract previously known as the Bratton Farm. Approximately 50 acres are dedicated to the compressor station.
- The solar array occupies 58 acres. Packets were Handed out with information on the project common questions and answers and links on how to file a complaint
- Statement of Interest packets were also handed out with the reminder of anyone wishing to apply to do so need to have done before Jan 31<sup>st</sup>, 2026
- 2026 Planning schedules were handed out to everyone.
- Mrs. Myhan stated that the end of year trainings are being updated to account for the 4 hrs. of training needed by Jan 31<sup>st</sup>, 2026 she also stated that last year’s joint trainings were beneficial, and recommends continuing training next year the same way.

**ADJOURN**

MOTION TO ADJOURN: Heather Bay 2<sup>nd</sup> Katie Dixon

MOTION PASSED