

HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION

*John Kerr – Chair
David Thomas – Vice Chair
Amanda Carman – Sec*

*Heather Bay
Katie Dillion
Mitch Gregory*

*Author "AB" Harper
David Nollner
Cal Welch*

FEBRUARY 10, 2025 | 7:00PM | TC COMMUNITY CENTER

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting January 13, 2025

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

NEW BUSINESS

PRELIMINARY PLAT

- Preliminary Plat for a 10-lot subdivision on 9.72 acres at Thompson LN and McMurry Blvd (Map 027D B Parcel 21.01) by Tom P Thompson in the 7th Civil District.

DISCUSSION

- Food Trucks – Regulation outline
- RV Parks
- PUD – Planned Unit Developments

REPORT FROM CHAIRMAN

REPORT FROM BUILDING OFFICIAL

CLOSING REMARKS

ADJOURN

Hartsville/Trousdale County Planning Commission Regular Meeting Meeting Minutes

January 13, 2025 - 7:00 P.M. – Trousdale County Courthouse

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

Absent: None

Others Present: Jaret Shaffer(GNRC), Jim Carman, Bill Scruggs, Michael Nesbitt, Richard Angel

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 December 9th, 2024 meeting minutes. Mitch Gregory made a motion to approve minutes. Seconded by David Thomas. None opposed. **MOTION CARRIED**

Changes to the Agenda – None

Public Hearing – None

Old Business – None

NEW BUSINESS

- Rezone Request by Joann Adams for 1.92 acres from A1 to R1 at Sleepy Hollow Rd (Map 19 Parcel 19.01) in the 7th Civil District to bring a nonconforming lot to a buildable lot.**
Jim Carman spoke about an existing lot owned by the Adams since the early 50s. Carman Surveying had surveyed the property in the early 90s. The request for rezoning has been made to have a recorded plat. **David Thomas made a motion to send the rezone request to the County Commission with a favorable recommendation. Seconded by David Nollner. None opposed. MOTION CARRIED**
- Site Plan Amendment request by ARC to add additional building to Site Plan at 200 Smith Way (Map 35 Parcel 22.00) for a Flow Coater Processing Building in the 1st Civil District.**
Michael Nesbitt with Bouton Engineering in Cookeville, TN spoke to the Planning Commission about the Site Plan Amendment request by ARC. Rosalie Myhan told the Planning Commission Members the property is not in any flood zoning. Heather Bay made a motion to approve the site plan amendment providing they submit information to Ms. Myhan that TVA would allow the structure based on the letter Charly Lyons received from TVA in December 2024. **David Nollner made a motion to approve the final plat. Seconded by David Thomas. Prior to voting, Cal Welch recused from the vote due to his relationship with Richard Angel. None opposed. MOTION CARRIED**
- Sketch Plat for a 10-lot subdivision on 9.72 acres at Thompson Ln and McMurry Blvd (Map 027D B Parcel 21.01) by Tom P Thompson in the 7th Civil District**
Jim Carman spoke about the Thompson's dividing the land. Ms. Myhan had raised the question on whether Thompson Ln is a one or two lane road. Mr. Carman stated the boundary line is 25 ft from the center of the road. Bill Scruggs was in attendance of the meeting and stated that Thompson Ln is currently 14 ft wide. David Thomas brought up concerns for the increased infrastructure and the need for the road to be widened to two lanes. Mr. Scruggs did state there is money in the current budget to widen the road. **Cal Welch made a motion to approve the sketch plat. Seconded by Heather Bay. None opposed. MOTION CARRIED**

DISCUSSION – None

Report from Building Official

Closing Remarks from the Chair and Building Inspector

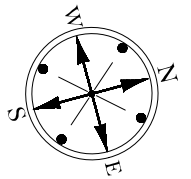
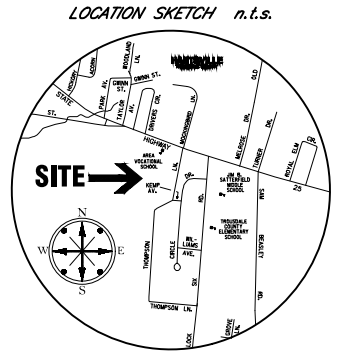
Adjourn

- David Nollner made a motion to adjourn. Seconded by Arthur Harper. None opposed **MOTION CARRIED**

LOT	SIZE - SQ. FT. +-
1	85,400
2	39,974
3	41,230
4	51,764
5	43,721
6	65,231
7	31,932
8	29,628
9	16,529
10	18,193

PRELIMINARY SUBDIVISION PLAT OF
THE THOMPSON
COMMUNITY PROPERTY TRUST
 LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

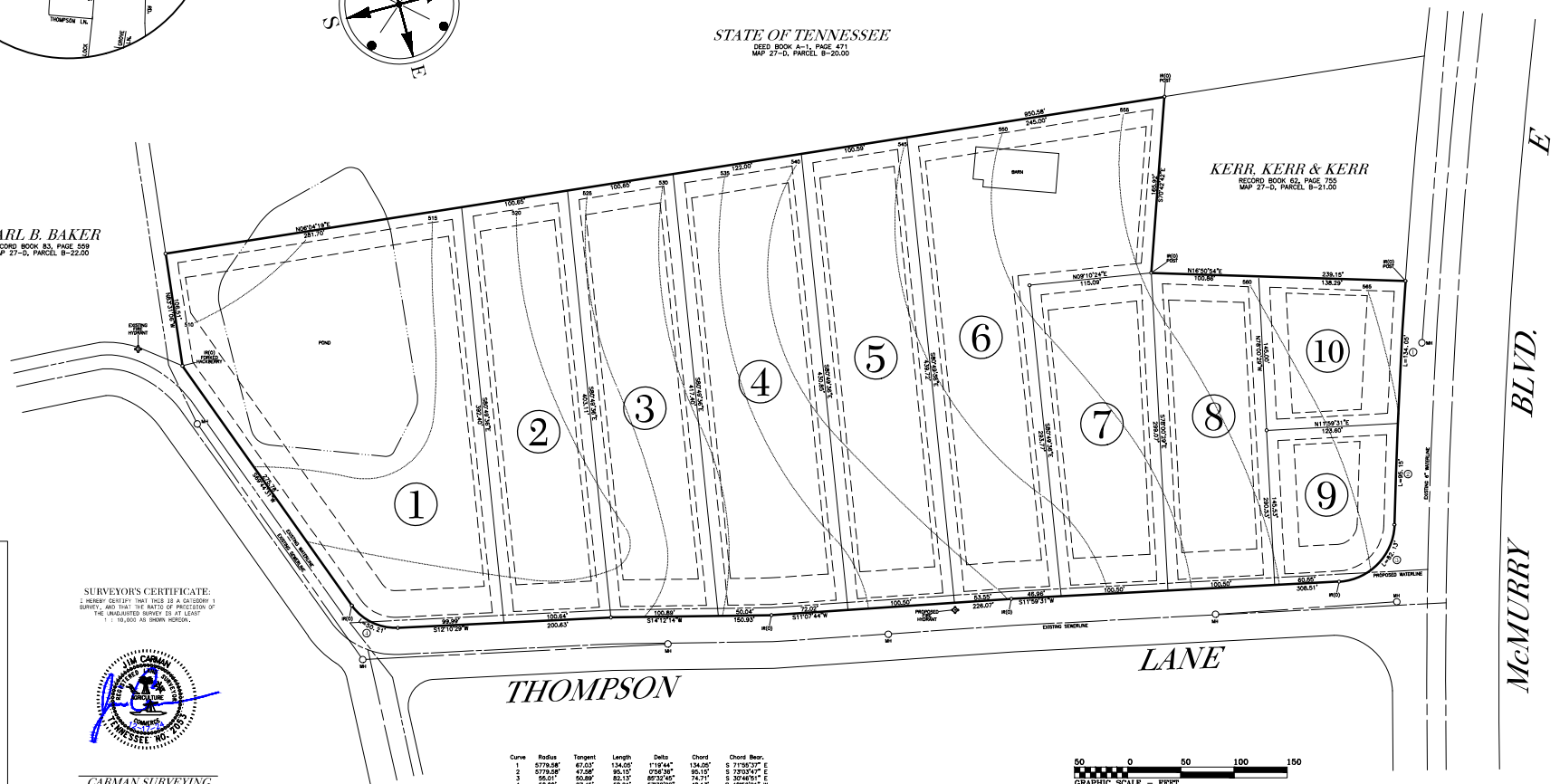
SCALE : 1" = 50'
 DATE : DECEMBER 17, 2024
 SIZE : 9.724 AC.+-
 DEED : R. B. 166, PG. 273, R.O.T.C.T.
 MAP : MAP 27-D, PAR. B-21.01, T.A.O.T.C.T.



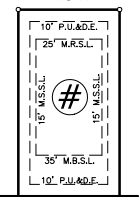
STATE OF TENNESSEE
 DEED BOOK A-1, PAGE 471
 MAP 27-D, PARCEL B-20.00

KARL B. BAKER
 RECORD BOOK 83, PAGE 509
 MAP 27-D, PARCEL B-22.00

KERR, KERR & KERR
 RECORD BOOK 82, PAGE 755
 MAP 27-D, PARCEL B-21.00



TYPICAL
 RESIDENTIAL
 LOT

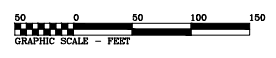


SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS IS A CORRECT & ACCURATE SURVEY, AND THAT THE DEGREE OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000 AS SHOWN HEREON.



CARMA SURVEYING
 1100 W. 10th Street
 Nashville, TN 37203
 PHONE: (615) 574-3834

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	5779.84'	42.88'	134.00'	1°18'44"	134.00'	S 71°50'27" E
2	5779.84'	42.88'	85.15'	0°56'36"	85.15'	S 75°17'14" E
3	50.00'	50.00'	82.15'	89°32'45"	74.71'	S 35°46'49" E
4	50.00'	27.45'	50.21'	57°32'28"	48.13'	S 40°58'21" W



STREET