

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*

MAY 12, 2025 | 7:00PM | TC COURTHOUSE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting March 10, 2025

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

NEW BUSINESS

REZONE

- Rezone A1 to R1 of 5.5 acres on Beasleys Bend Rd (Map 32 Parcel 10.29) by Ray Hubner, representative of the property owners for future development in the 8th Civil District.

SKETCH PLAT

- Sketch Plat for a 3-lot subdivision at 113 Planters ST, 7.46 acres (Map 019K B Parcels 24.00,24.03) by 113 Planters Street LLC in the 9th Civil District.

DISCUSSION

- THDA LIHTC (Low Income Housing Tax Credit) Proposals
 - Evaluate for Zoning/Land Use, Infrastructure, and Stormwater Runoff

REPORT FROM CHAIRMAN

REPORT FROM BUILDING OFFICIAL

CLOSING REMARKS

ADJOURN

Hartsville/Trousdale County Planning Commission Regular Meeting

Meeting Minutes

March 10, 2025 - 7:00 P.M. – Trousdale County Community Center

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

Absent: David Thomas

Others Present: Phillip Welker, George Welch, Anne Kemp, Mary Dale Welch, Andy Welch, Daniel Kemp, Carroll Carman, Craig Moreland, Jim Carman

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 February 10th, 2025 meeting minutes. Heather Bay made a motion to approve minutes. Seconded by David Nollner. None opposed **MOTION CARRIED**

Changes to the Agenda – None

Public Hearing – None

Old Business – None

NEW BUSINESS

- REZONE REQUEST FROM C2/A1 TO C2/R3 OF 11.73 ACRES ON McMURRY BLVD (Map 19 Parcel 18.25) BY PHILLIP WELKER, REPRESENTATIVE OF THE PROPERTY OWNERS, FOR FUTURE DEVELOPMENT IN THE 7TH CIVIL DISTRICT**

Phillip Welker spoke on behalf of the property owners. Mr. Welker stated they were looking to develop a 76 unit 2-3 bedroom townhome community with a 12,000 sq. ft. retail strip at the front of the property. Cal Welch recused himself from the vote due to the property being owned by his family. Chairman Kerr made a motion to send the rezone request to the County Commission with an approval by the Planning Commission. Seconded by Mitch Gregory. None opposed. Cal Welch recused.

MOTION CARRIED

- FINAL PLAT APPROVAL 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 on behalf of the property owners. Mr. Carman stated the plat has been updated with the easement of the septic line for a neighboring property owner. Mitch Gregory made a motion to approve the final plat presented by Mr. Carman. Seconded by Heather Bay.

MOTION CARRIED

- FINAL PLAT APPROVAL FOR AN 11-LOT SUBDIVISION ON 7.15 ACRES ON SAM BEASLEY ROAD BY L&E PROPERTY DEVELOPERS CONTRACTORS IN THE 7TH CIVIL DISTRICT**

Jim Carman spoke on behalf of the property owners. Mr. Carman requested a variance on the sidewalk requirements in the neck of the property coming from the main road. Heather Bay made a motion to approve the final plat and variance request presented by Mr. Carman with the final signatures presented to Ms. Rosalie Myhan. Seconded by Cal Welch. None opposed.

MOTION CARRIED

Report from Building Official

- **STORMWATER**

Ms. Myhan reported to the Planning Commission that she has found there were not any ordinances in Trousdale County outside of the Subdivision Regulations. Ms. Myhan hopes to present something to the Planning Commission members in May to look at for adoption in the county.

- **TBOA CONFERENCE APRIL 13 - 16TH**

Ms. Myhan updated the Planning Commission members about different items that would be discussed during the conference.

- **CODE CYCLE UPDATES**

Ms. Myhan updated the Planning Commission members about the Code Cycle updates and stated she would find out more about these at the conference.

Closing Remarks

Adjourn

- David Nollner made a motion to adjourn. Seconded by Katie Dillon. None opposed

MOTION CARRIED



Rezoning Permit Application

Date: 03/27/2025

Applicant / Owner

Applicant Type:

Applicant Name: Ray Hubner

Address:

City, State, Zip:

Phone:

Email:

Owner Name:

Dave Garretson

Owner Phone:

Owner Email:

Property

Site Address: Lot 10 Helm Farm

City, State, Zip: Lebanon, TN 37087

Current Zoning: A1

Requested Zoning: R1

Lot Size: 5.50 Acres

Road Frontage: 230

Easements: 0

Tax Map #: 032

Group: 010

Parcel: 29

Record/Deed Book: 170/549

Subdivision Name: Helm Farm

Phase:

Lot #: 10

Water Source: Lebanon Water Dept.

Sewer/Septic: Septic

Reason: Cutting 5.50 acres into 2 lots of equal value + or -

I do hereby certify that the information contained herein is true and correct.

Ray Hubner

03/27/2025

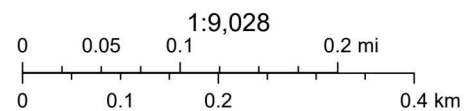
Date

Trousdale County - Parcel: 032 010.29



Date: May 7, 2025

County: TROUSDALE
Owner: GARRETSON DAVID N ETUX SUSAN J GARRETSON
Address: BEASLEYS BEND RD
Parcel ID: 032 010.29
Deeded Acreage: 5.5
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

PLANNING STAFF REPORT
Hartsville-Trousdale Planning Commission
Amanda Harrington, Planning Advisor

Project Name:

Rezoning Request – Beasley’s Bend Road

Applicant:

Ray Hubner

Location:

Lot 10, Helm Farm Subdivision, Beasley’s Bend Rd., Lebanon, TN
Tax Map 032, Group 10, Parcel 29

Request:

Rezoning from A-1 (Agricultural) to R-1 (Residential)

Project Description:

The applicant requests a rezoning of approximately 5.50 acres located on Beasley’s Bend Road from A-1 (Agricultural) to R-1 (Residential) to permit the development of residential uses consistent with the R-1 zoning district.

- **Parcel Size:** 5.50 acres
 - **Utilities:**
 - Water service provided by Lebanon Water Department
 - Septic system (onsite wastewater disposal)
 - **Road Frontage:** Approximately 230 feet along Beasley’s Bend Road
 - **Environmental Features:** A portion of the property includes a floodplain area toward the rear
-

Background:

The parcel is currently zoned A-1, which permits agricultural and limited residential uses. The R-1 zoning district is intended for low-density residential development. The requested rezoning aligns with comparable residential developments in the surrounding area.

Policy & Plan Consistency:

The request is generally consistent with Trousdale County's future land use plans and growth management policies. The surrounding properties feature a mix of agricultural and residential uses, and the proposed R-1 zoning is compatible with the development pattern in the vicinity.

Staff Analysis:

- The proposed rezoning to R-1 will facilitate residential development on a parcel of sufficient size and frontage.
 - The parcel's access to water service and road frontage meets minimum subdivision and zoning requirements for R-1.
 - The use of septic is common in the area, and a floodplain exists at the rear of the parcel, which may limit the development of that portion.
 - No known objections have been submitted as of the date of this report.
 - The change is not expected to impact surrounding properties or infrastructure significantly.
-

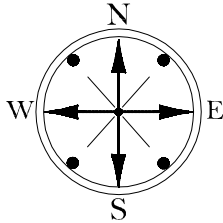
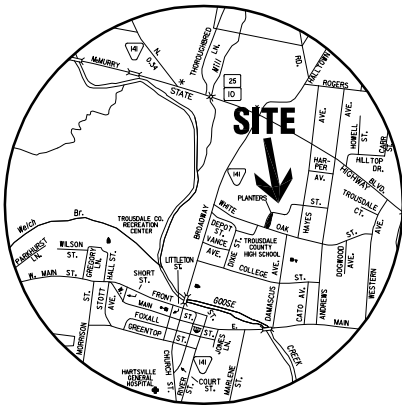
Findings:

1. The proposed rezoning is compatible with surrounding land uses and zoning designations.
 2. Adequate public services and infrastructure (water and road access) are available.
 3. The request supports the orderly growth of the community.
 4. Environmental constraints (floodplain) have been identified and should be considered during future development or subdivision reviews.
-

Recommendation:

Approval of the rezoning request from A-1 to R-1, subject to any future development conforming with subdivision regulations and environmental limitations related to the floodplain.

LOCATION SKETCH n.t.s.



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	100.00'	11.49'	22.89'	13°06'46"	22.84'	S 84°42'23" W
2	64.50'	26.39'	50.10'	44°30'08"	48.65'	S 55°53'29" W

NOTES:

1. PROPERTY IS ZONED I-1
2. MINIMUM REQUIREMENTS TO BE MET.

SIZE - 20,000 SQ. FT.
WIDTH - 125 FEET
SETBACKS - FRONT 50'
SIDE 30' - 40'
REAR 30' - 40'

HARTSVILLE/TROUSDALE COUNTY

RECORD BOOK 87, PAGE 489
RECORD BOOK 112, PAGE 221
MAP 19-K, PARCEL B-26.00

ROBERT
A. WARD, SR.
RECORD BOOK 130, PAGE 373
MAP 19-K, PARCEL B-24.01

KACI SMITH
RECORD BOOK 173, PAGE 818
MAP 19-K, PARCEL B-23.00

ROSALIE MYHAN
DEED BOOK 53, PAGE 128
MAP 19-K, PARCEL B-22.00

G & B PROPERTIES
RECORD BOOK 113, PAGE 368
MAP 19-K, PARCEL B-19.00

DUSTIN DILLEHAY

RECORD BOOK 188, PAGE 27
MAP 19-K, PARCELS B-1.00 & B-24.02

MICHAEL W. REESE
FAMILY LP

DEED BOOK 54, PAGE 511
MAP 19-K, PARCELS B-4.00 & B-5.00

HARPER AVENUE
UNIMPROVED EXTENSION OF HARPER AVENUE

KELSEY
DAVID EVERET
RECORD BOOK 126, PAGE 111
MAP 19-K, PARCEL B-6.00

KENNY
LINVILLE
DEED BOOK 34, PAGE 394
MAP 19-K, PARCEL B-7.00

BP PROPERTIES
RECORD BOOK 92, PAGE 261
MAP 19-K, PARCELS B-7.01 & 7.02

ERIC HOLDER
RECORD BOOK 83, PAGE 382
MAP 19-K, PARCEL B-8.00

ERICK
REYES
RECORD BOOK 163, PAGE 777
MAP 19-K, PARCEL B-8.01

DENNIS GOKE

RECORD BOOK 91, PAGE 485
MAP 19-N, PARCEL B-34.01

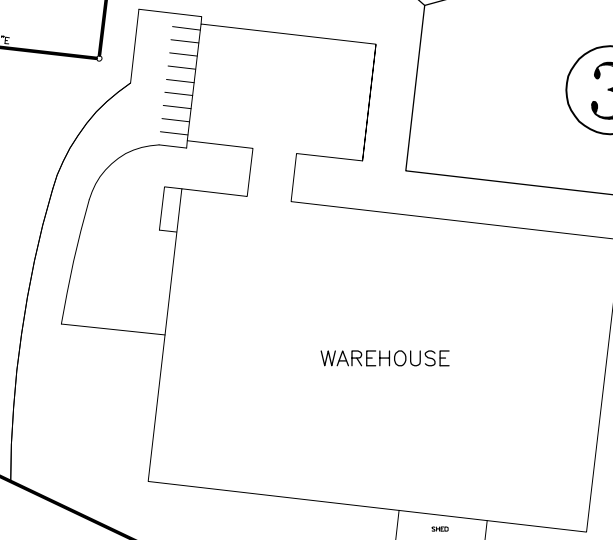
SKETCH PLAT FOR
113 PLANTERS STREET LLC

LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 60'
DATE : APRIL 23, 2025
DEED : R. B. 129, PG. 54, R.O.T.C.T.
: R. B. 151, PG. 262, R.O.T.C.T.
MAP : MAP 19-K, PARS. B-24.00
& B-24.03, T.A.O.T.C.T.

PLANTERS STREET

HAYES AVENUE



HARTSVILLE/TROUSDALE COUNTY
PLANNING OFFICE | CODES, ZONING, AND BUILDING

328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | cell (615) 374-5066
htcgplanning@trousdalecountyttn.gov

<input type="checkbox"/> SITE PLAN APPLICATION - \$250.00	<input type="checkbox"/> MINOR SUBDIVISION APPLICATION - \$250.00 <i>(5 lots or less)</i>
<input type="checkbox"/> PLAT AMENDMENT APPLICATION - 200.00	<input checked="" type="checkbox"/> MAJOR SUBDIVISION APPLICATION - \$500.00

PARCEL INFORMATION

Property Owner 113 Planters Street LLC Phone [REDACTED]
Property Address 113 Planters St City Hartsville TN Zip code 37074
Tax Map Number 019K Group B Parcel 24.00 Record/Deed Book 129 / 54 = 151 / 262
Subdivision Name 113 Planters Street LLC Phase _____ Lot# _____
Water Source Hartsville Sewer or Septic _____

APPLICANT INFORMATION

Applicant Name Corman Surveying Phone [REDACTED]
Mailing Address 50 Linda Lane City Hartsville TN Zip code 37074
Email Cormansurveying@gmail.com
Applicant Signature [Signature] Date Submitted 4/25/2025

IMPACT INFORMATION

Public Utilities _____
Affected Roads _____
Schools Affected _____

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____
Passed _____ Failed (State Reason) _____

Reset Form

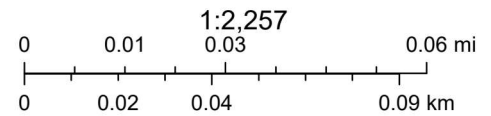
Save As

Trousdale County - Parcel: 019K B 024.00



Date: May 12, 2025

County: TROUSDALE
Owner: 113 PLANTERS STREET LLC
Address: PLANTERS ST 113
Parcel ID: 019K B 024.00
Deeded Acreage: 5.15
Calculated Acreage: 0
Vexcel Imagery Date: 2023



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The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property

PLANNING STAFF REPORT

Hartsville-Trousdale Planning Commission

Amanda Harrington, Planning Advisor

Project Name:

113 Planters Street LLC – Sketch Plat Review

Applicant:

113 Planters Street LLC

Location:

113 Planters Street, Hartsville, TN

Request:

Sketch Plat Review for a proposed 3-lot subdivision

Project Description:

The applicant has submitted a sketch plat for a 3-lot subdivision at 113 Planters Street. The property lies within the I-1 (Industrial) zoning district. The submittal does not currently label lot sizes, and the total acreage for the site has not been specified.

- **Zoning:** I-1 (Industrial)
 - **Proposed Lots:** 3
 - **Ingress/Egress:**
 - The proposed extension of Harper Avenue would terminate in a cul-de-sac to provide access to proposed Lots 2 and 3.
 - The primary point of ingress/egress appears to come from an existing driveway off Planters Street, which also functions as a Public Utility and Drainage Easement (PUDE).
 - **Utilities:** Not specified on the sketch plat.
-

Staff Analysis:

- The sketch plat does not currently show lot dimensions or total site acreage, which will need to be provided for a full evaluation and future preliminary plat submittal.
- The use of an extended Harper Avenue as a cul-de-sac requires further review for right-of-way dedication, turnaround design, and road standard compliance.

- The existing access off Planters Street, functioning as both ingress/egress and PUDE, may require additional clarification and/or improvements based on intended industrial uses or traffic loads.
 - Utility service connections and easements are not labeled; coordination with the appropriate utility providers will be necessary during the next review phase.
-

Findings:

1. The sketch plat generally aligns with subdivision layout practices in the I-1 zoning district.
 2. Additional information, including lot sizes, total acreage, and utility details, is needed to determine full compliance with subdivision regulations. Please refer to the Sketch Plat Checklist in Article 5, Section 5-101.2, Features, of the Subdivision Regulations.
 3. The proposed Harper Avenue extension is conceptually acceptable but will require full engineering and coordination with public works.
 4. Clarification is needed on how existing access off Planters Street is intended to function regarding traffic flow and any potential additional easements.
-

Recommendation:

Approval with Conditions

Staff recommends approval of the sketch plat subject to the following conditions:

- Submission of a complete sketch plat with labeled lot sizes, and total acreage.

Evaluate Project 1

TN ID Assigned: 25-035

Development Name: Magnolia Park

Address: 38 Sam Beasley Road
Hartsville, Tennessee 37074
Trousdale County

Total Number of Buildings: 4

Total Number of Units: 72

Contact: Byron Burkhalter
byron@theparkcompanies.com
(601) 321-7600

Mark Willson
mark@theparkcompanies.com
(601) 321-7600

Evaluate Project 2

TN ID Assigned: 25-036

Development Name: Little Goose Landing

Address: 280 West McMurray Blvd
Hartsville, Tennessee 37074
Trousdale County

Total Number of Buildings: 10

Total Number of Units: 50

Contact: Winton Yerby
wyerby@hollyhand.com
(205) 563-8153

Charles Ramsey
cjramsey@waypointhousing.org
(256) 577-5044

Evaluate Project 3

TN ID Assigned:	25-045
Development Name:	Greens of Leone
Address:	0 West McMurry Blvd Hartsville, Tennessee 37074 Trousdale County
Total Number of Buildings:	8
Total Number of Units:	72
Contact:	Phillip Welker phillip@bna-re.com (917) 325-4055
	David Case dave@caseenterprises.com (520) 907-7704