

# 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*

NOVEMBER 10, 2025 | 7:00PM | TC COURTHOUSE

## AGENDA

### CALL TO ORDER

### ROLL CALL

### APPROVAL OF MINUTES

Regular meeting October 13, 2025

### APPROVAL/CHANGES TO THE AGENDA

### PUBLIC HEARING

### NEW BUSINESS

#### REZONING

- 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.

#### SITE PLAN

- 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 in the 6th Civil District

#### FINAL PLAT

- FINAL PLAT of a Major Subdivision on Morrison St by Dennis Goke (Map 027 Parcel 003.12) of 6 lots in the 7th Civil District

### DISCUSSION

- REPORT FROM CHAIRMAN
- REPORT FROM BUILDING OFFICIAL
  - Update ICC Building Codes to 2024
  - Training Hours
  - Annual Statement

### CLOSING REMARKS

### ADJOURN

## HARTSVILLE/TROUSDALE COUNTY PLANNING COMMISSION MINUTES

The Hartsville/Trousdale County Planning Commission met in regular session on Oct 13th at 7:00 pm, in the Trousdale County Courthouse.

### CALL TO ORDER: 7:00 PM

### ROLL CALL:

Present: John Kerr, David Thomas, Amanda Carman, AB Harper, David Nollner, Cal Welch, Heather Bay, Rosalie Myhan

*Absent: Mitch Gregory, Katie Dillon, Amanda Harrington*

Public: Rick Gregory, Michael Sutherland, Jim Carman, Cody Haynes, Sicily Saputo, Chris Barber, Amber Reyes

### APPROVAL OF MINUTES

Regular Sep 8th Planning Commission Meeting

**MOTION TO APPROVE: Cal Welch, David Thomas 2nd**

**MOTION PASSED**

### Officer Elections:

- John Kerr - Chairman David Nollner 2nd AB Harper Passed
- Cal Welch -Vice Chair Heather Bay 2nd Amanda Carman Passed
- Amanda Carman -Secretary David Thomas 2nd Heather Bay Passed

### CHANGES TO THE AGENDA- none

### SITE PLAN REVIEW:

- SITE PLAN: for two billboards on McMurry Blvd W (Map 019 Parcel 017.00) by Michael Sutherland-Scotty Outdoor LLC in the 7th Civil District.

Mr. Sutherland was present to speak about the plans for the billboards, location & lighting.

**MOTION TO APPROVE SITE PLAN:**

**David Nollner; 2<sup>nd</sup> Heather Bay 6 Yes / 1 No Amanda Carman**

**MOTION PASSED**

- SITE PLAN: for 850 River Valley Dr. (Map 027G B Parcel 28.00) on 1.24 acres by Cody Joe Haynes & Trent Maasen for 9 town homes in the 7th Civil District.

Cody Joe Haynes was present to speak about building site plan, Storm water engineering, water runoff

**MOTION TO APPROVE SITE PLAN:**

**David Thomas; 2<sup>nd</sup> Cal Welch 7 Yes / 0 No**

**MOTION PASSED**

### PLAT AMENDMENT:

- Update Phases 2 & 3 for Rockwall RV Park at 405 Hwy 25 (Map 029 Parcel 4.02) on 10 acres by Chris Barber in the 6th Civil District.

Mr. Barber was present to speak about the change of phase order to be able to keep construction going on this project.

**MOTION TO APPROVE PLAT AMENDMENT PHASE 3 NOW AS PHASE 2:**

**John Kerr; 2<sup>nd</sup> David Thomas 7 Yes / 0 No**

**MOTION PASSED**

**PRELIMINARY PLAT:**

- Dennis Goke has Requested for a Major Subdivision on Morrison Street of 5.75+- Acres (Map 027, Parcel 3.12)  
Jim Carman represented Mr. Goke in talking about the updated Plat that has been brought back before the Planning Commission. Rosalie Myhan requested silt fencing around each property during construction. The motion to approve is on the condition that a collection pond is put in between Morrison St. & Church St. property to collect storm water runoff.

**MOTION TO APPROVE PLAT AMENDMENT:**

**David Thomas; 2nd Amanda Carman      5 Yes / 2 No – David Nollner, AB Harper      MOTION PASSED**

**DISCUSSION**

- Rick Gregory continued to speak about the PUD and the combining of the Urban and General Services Ordinances.

**MOTION TO APPROVE PRELIM VERSION OF COMBINED ORDINANCE:**

**David Nollner; 2nd Cal Welch**

**MOTION PASSED**

**ADJOURN**

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

**MOTION PASSED**



# Rezoning Permit Application

Date: 09/29/2025

## Applicant / Owner

Applicant Type:

Applicant Name: Taylor Todd

Address:

City, State, Zip:

Phone:

Email:

Owner Name:

Vivian Stafford

Owner Phone:

Owner Email:

## Property

Site Address: 2745 Old Hwy 25

City, State, Zip: Hartsville, TN, 37074

Current Zoning: A1

Requested Zoning: R-1

Lot Size: 3.01

Road Frontage: 0

Easements: 0

Tax Map #: 028

Group: 0

Parcel: 032.04

Record/Deed Book: RB12/371

Subdivision Name:

Phase:

Lot #:

Water Source: Hartsville / Trousdale Water Dept.

Sewer/Septic: Septic

Reason: subdivide property

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

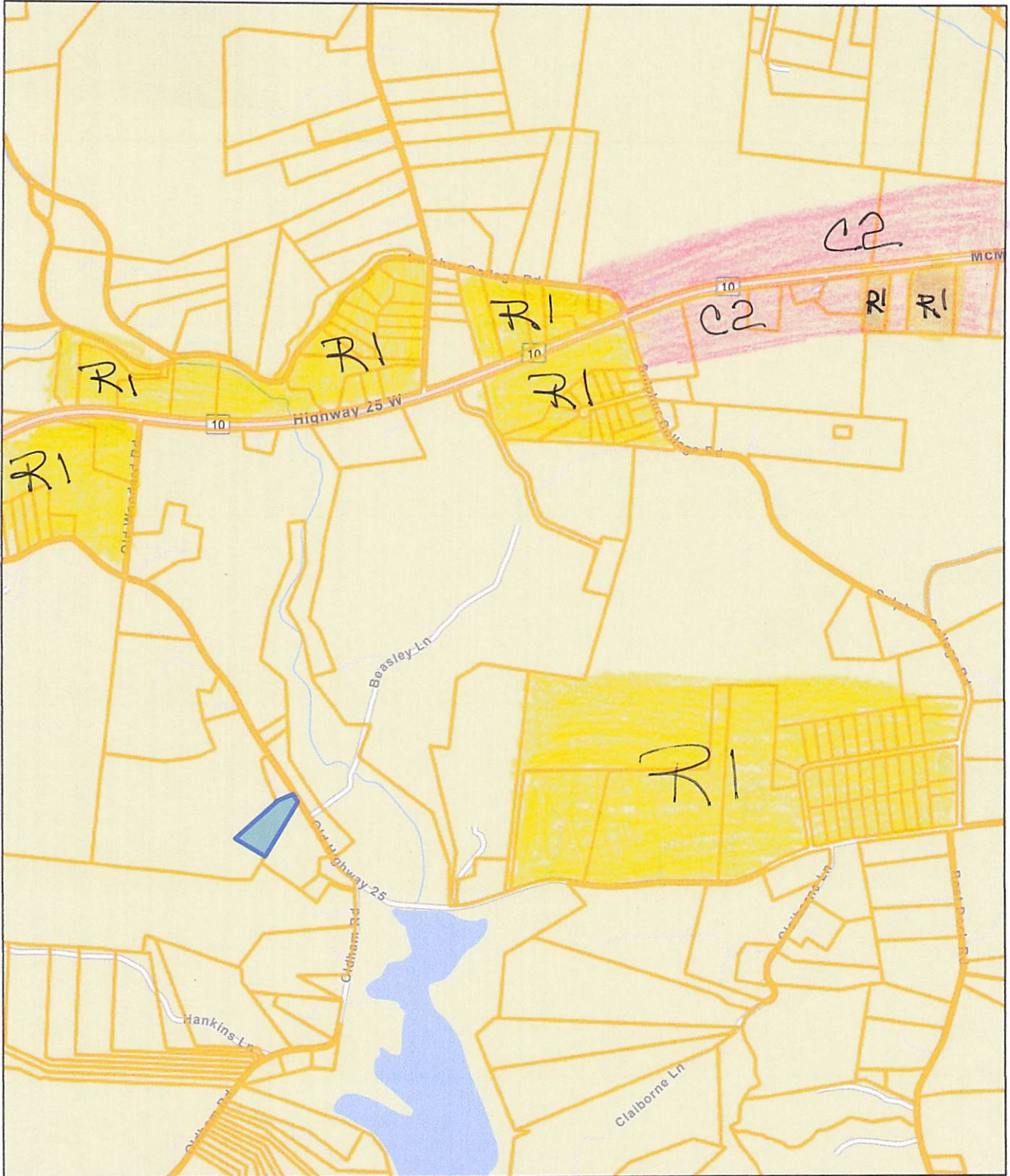
[Redacted Signature]

Taylor Todd / Vivian Stafford

09/29/2025

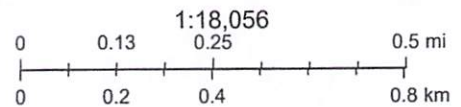
Date

Trousdale County - Parcel: 028 032.04



Date: November 4, 2025

County: TROUSDALE  
Owner: STAFFORD VIVIAN  
Address: OLD HWY 25 2745  
Parcel ID: 028 032.04  
Deeded Acreage: 0  
Calculated Acreage: 0



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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/BZA Permit Application

Date: 09/26/2025

Permit #: 25324

## Applicant / Owner

Applicant Name: ronak patel  
Address: 515 hwy 25 west  
City, State, Zip: castalian springs TN 37031  
Phone: [REDACTED]  
Email: [REDACTED]  
Type: Property Owner

Owner Name: Krisha810 LLC  
Address: 515 hwy 25 west  
City, State, Zip: castalian springs TN 37031  
Phone: [REDACTED]  
Email: [REDACTED]

## Project

Permit Type: Zoning - Planning / BZA  
Status: Pending  
Location:  
Tax Map #: 029  
Group:  
Parcel: 004.01  
Record/Deed:

Subdivision:  
Phase: 1  
Lot #:  
Request Type: Site Plan  
Water Source: Castalian Springs / Bethpage Water Dept.  
Sewer / Septic: Septic  
Zoning District: C1

Project Description:

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

[REDACTED]

Ron patel

09/26/2025

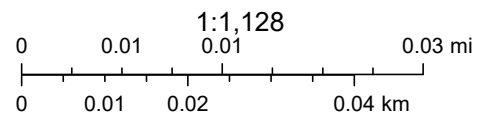
Date

# Trousdale County - Parcel: 029 004.01



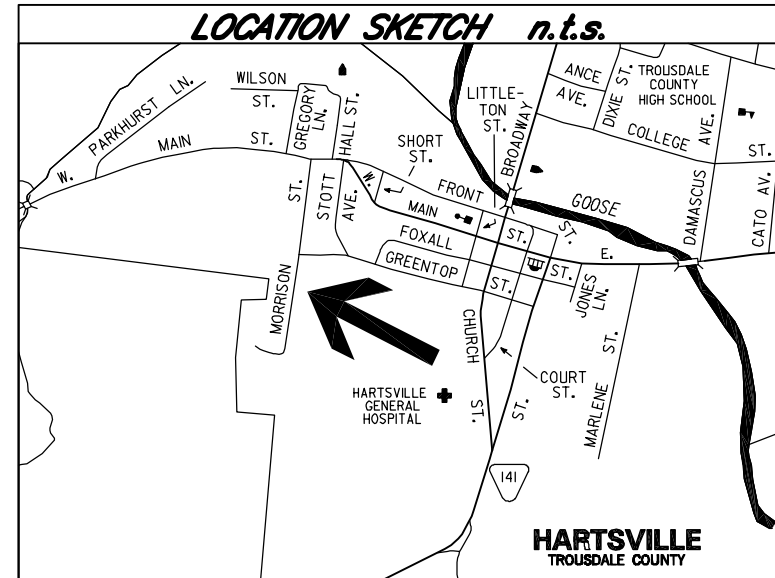
Date: November 4, 2025

County: TROUSDALE  
Owner: KRISHA 810 LLC  
Address: HWY 25 W 515  
Parcel ID: 029 004.01  
Deeded Acreage: 5  
Calculated Acreage: 5.06  
Vexcel Imagery Date: 2023



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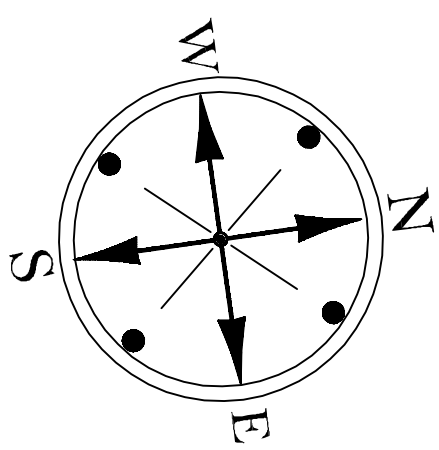
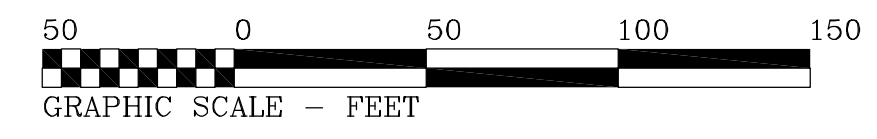


FINAL SUBDIVISION PLAT FOR  
**DENNIS GOKE**  
 LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 50'  
 DATE : SEPTEMBER 23, 2025  
 SIZE : 5.741 AC.+  
 DEED : R. B. 182, PG. 608, R.O.T.C.T.  
 MAP : MAP 27, PAR. 3.12 P/O, T.A.O.T.C.T.

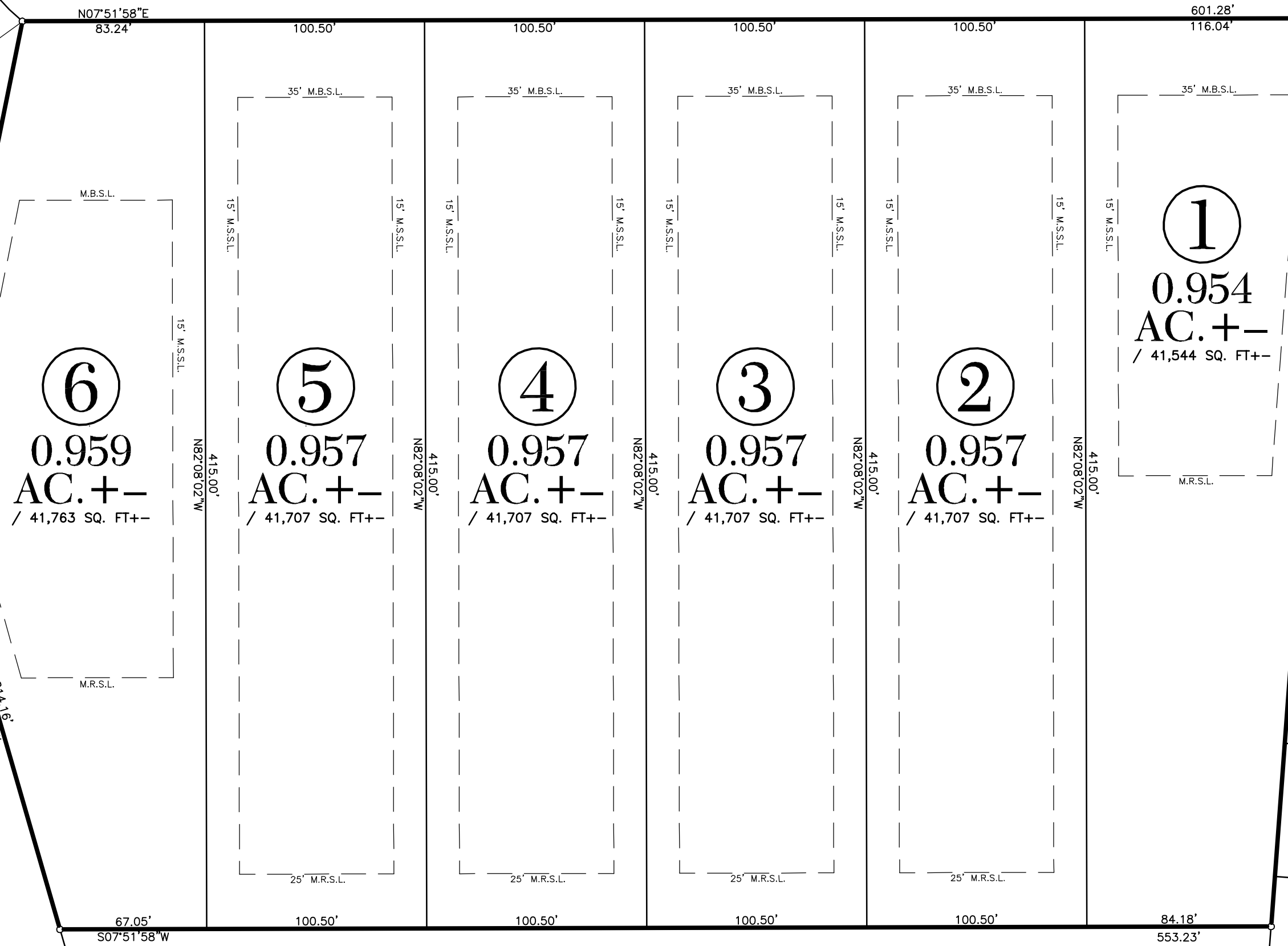
**NOTES:**

- PROPERTY IS ZONED R-1 - HARTSVILLE.
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 47169C0044C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: DENNIS GOKE  
2635 OLD LAFAYETTE ROAD  
HARTSVILLE, TENNESSEE 37074
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.
- CULVERT SIZES WILL BE DETERMINED BY THE APPROPRIATE GOVERNMENT OFFICIAL.

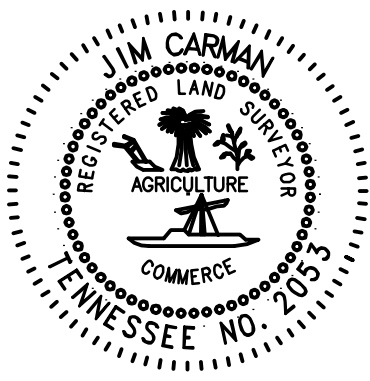


**MORRISON STREET**

**JOHN C. MAXWELL**  
 RECORD BOOK 82, PAGE 124  
 MAP 27, PARCEL 3.00



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



**CARMAN SURVEYING**  
 50 LINDA LANE  
 HARTSVILLE, TENNESSEE  
 PHONE: (615) 374-3344

REMAINING PROPERTY OF  
**DENNIS GOKE**  
 RECORD BOOK 182, PAGE 608  
 MAP 27, PARCEL 3.12 P/O  
 REMAINING ACREAGE: 5.04 AC.+  
 REMAINING FRONTAGE: 180 FEET

**MORRISON STREET CHURCH OF CHRIST**  
 DEED BOOK 41, PAGE 394  
 MAP 27-B, PARCEL D-1.00

**PACE & SCHMIDT**  
 RECORD BOOK 144, PAGE 729  
 MAP 27-B, PARCEL D-2.00

**HOWARD HICKS**  
 DEED BOOK 16, PAGE 198  
 MAP 27-B, PARCEL D-3.01

**LOCKE & LOCKE**  
 RECORD BOOK 67, PAGE 730  
 MAP 27-B, PARCEL D-3.00

**JOANNE WALLER**  
 RECORD BOOK 61, PAGE 76  
 MAP 27-B, PARCEL D-4.00

**JOHNNY RAY RANKIN**  
 DEED BOOK 11, PAGE 194  
 MAP 27-B, PARCEL D-5.00

**FRANCES KENNON**  
 RECORD BOOK 179, PAGE 416  
 MAP 27-B, PARCEL D-6.00

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 182, Page 608, Trousdale County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.  
 Date: \_\_\_\_\_  
 DENNIS GOKE

**CERTIFICATE OF SURVEY ACCURACY**  
 I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon, that this is a Category 1 Land Survey as defined in, Chapter 0820-3-.05, Tennessee Code Annotated and that the ratio of precision is greater than or equal to 1:10,000.  
 Date: \_\_\_\_\_  
 Registered Land Surveyor #2053

**CERTIFICATE OF APPROVAL OF WATER SYSTEMS**  
 I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled have been installed in accordance with current local and/or state government requirements, or a sufficient bond or cash has been filed which will guarantee said installation.  
 Date: \_\_\_\_\_  
 Name, Title, and Title Agency or Authorized Approving Agency

**CERTIFICATE OF APPROVAL PRIVATE SUBSURFACE SEWAGE DISPOSAL SYSTEMS**  
 General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local Department of Environment and Conservation, Division of Groundwater Protection.  
 Date: \_\_\_\_\_  
 Department of Environment and Conservation, Division of Groundwater Protection

**CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING**  
 I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Hartsville/Trousdale County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to assure completion of all required improvements in case of default.  
 Date: \_\_\_\_\_  
 Appropriate Government Representative

**CERTIFICATE OF APPROVAL FOR RECORDING**  
 I hereby certify that the subdivision plat shown hereon has been found to comply with the Hartsville/Trousdale County, Tennessee Subdivision Regulations, with the exceptions of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.  
 Date: \_\_\_\_\_  
 Secretary Planning Commission