

# 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*

MARCH 9, 2026 | 7:00PM | TC COURTHOUSE

## AGENDA

### CALL TO ORDER

### ROLL CALL

### APPROVAL OF MINUTES

Regular meeting February 9, 2026

### APPROVAL/CHANGES TO THE AGENDA

### PUBLIC HEARING

### NEW BUSINESS

#### REZONE

- Rezone request on Broadway of 0.787 acres (Map 019K group B Parcel 019.02) from C1/I1 to C1 to unify zones for development by Cody Joe Haynes/Trent Maasen in the 7th Civil District

#### SITE PLAN

- Site Plan request at 515 Hwy 25 W. of 5.06 Acres (Map 029 Parcel 004.01) by Ronak Patel for proposed Building & revision of approved addition on existing building in the 6th Civil District.
- Site Plan request on Hwy 10 of 5.72 acres (Map 020 Parcel 024.02) for office by Craig Moreland in the 3rd Civil District.

#### PRELIMINARY PLAT

- Preliminary Plat approval request at 1275 Hwy 141 N of 9.97 acres (Map 007 Parcel 014.00) for a Major Subdivision of 7 lots by Lewis Cass Beasley III in the 4th Civil District.

#### FINAL PLAT

- Final Plat approval request at Cemetery Ln /Herod Ln of 6.65 acres (Map 027 Parcel 014.01) for a Major Subdivision of 11 lots by Barnes-Anderson in the 7th Civil District.
- Final Plat approval request at Stonehill LN of 7.15 acres (Map 019M Group C Parcel 017.02) for a Major Subdivision of 21 lots by James Byrnes in the 7th Civil District

### DISCUSSION

- **REPORT FROM CHAIRMAN**
- **REPORT FROM BUILDING OFFICIAL**

### CLOSING REMARKS

### ADJOURN

# HARTSVILLE/TROUSDALE COUNTY

## PLANNING COMMISSION

February 9, 2026 - Minutes

Chairman Kerr called the meeting to order at 7:05 P.M.

### Roll Call

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

Absent: Amanda Carman, Katie Dillon, Mitch Gregory

Others Present: Zach Taylor, Matthew Brown, Donald Bollings, Jim Carman, Clint Satterfield

### Approval of Minutes

Chairman Kerr asked for review of the Jan 13<sup>th</sup>, 2025, meeting. David Thomas made a motion to approve the minutes Cal Welch seconded the motion to approve the minutes as presented.

**MOTION CARRIED**

### REZONE

#### **Rezoning Request – (Map 019 Parcel 014.00)**

Applicants: Zach Taylor

Request: Rezone request for approximately 74.38 acres from A-1 (Agricultural) to I-1 (Industrial)

Location: (map 019 Parcel 014.00)

Mr. Zach Taylor was present to speak about the Rezoning request of the property he noted that they are asking to Rezone to I-1 to match surrounding properties. It was discussed that There are Fire Hydrants close to the property.

#### **Staff Report:**

Mrs. Rosalie Myhan provided an overview of the parcel, noting:

- The tract fronts two roads Halltown Rd /New Halltown Rd
- The requested area lies at the edge of the Urban Services District
- Surrounding zoning includes I-1 & A-1
- They also have Sewer access about to the middle of the property.
- There are several fire hydrants available at the corner on Halltown & Industrial Dr. do have the 500gpm thus making it eligible for fire prevention. Mrs. Myhan also notes that in the I1 zone any Commercial activity in C2 will also be allowed in an I1 zone.

Amanda indicated that the requested I-1 zoning designation is consistent with other properties in the surrounding area and aligns with the established zoning pattern. Utilities are available in the area and can serve the property upon annexation. Staff recommended approval.

Mrs. Myhan stated that the original growth plan for this property shows it being the Urban Services District of the City of Hartsville. With the various utilities there shows to be a good fit.

**Motion by David Thomas to forward the Rezoning request to the County Commission with a favorable recommendation, seconded by David Nollner. 5 yes 0 No MOTION CARRIED**

**Motion by David Thomas to send the Annexation Request with a Favorable recommendation, seconded by Heather Bay** **5 yes 0 No MOTION CARRIED**

**SITE PLAN REVIEW -**

**SITE PLAN – (Map 027C Group A Parcel 007.00)**

Applicant: Trousdale County Board Of Education

Request: Site Plan Review

Location: 200 East Main St. (Map 027C Group A Parcel 007.00)

Acreage: 16 acres

Mr. Kerr. Noted that he is on the School Board but would participate as he has no financial take in the matter. Mr. Matthew Brown was present to speak about the request for a concrete curb in addition to parking lot. Recently, the school board leadership requested the placement of a concrete curb between the double-sided bay of the parking lot. The curb is intended to be a safety feature in the parking lot by breaking up continuous asphalt. The total number of parking spaces remains unchanged at 66, despite the addition of the curb. Additional ADA-compliant handicap spaces were added per the school board's request. Drainage was discussed, with assurance that the parking lot has two cuts with landscape islands to allow water crossover toward the practice field. No major grading or overlay operations are proposed; water will be directed toward existing drains. The curb does not inhibit stormwater flow but is primarily designed for traffic and safety control.

**Staff report:**

Mrs. Myhan noted that the continuous curb having the slicing of the island will allow the water to drain there is only one stormwater vent that is at the half-moon. They are also numbering the parking spaces in adding more ADA-compliant parking spaces. Also they will be adding a traffic sign on the second entrance as College St. is a one-way street.

Mrs. Harrington had no additional comments to add to what Mrs. Myhan has said.

**Motion to approve made by Heather Bay Seconded by Cal Welch** **MOTION CARRIED**

**SKETCH PLAT REQUEST**

**SKETCH PLAT – MAP 007 PARCEL 014.00**

Applicant: Lewis Cass Beasley III

Request: Sketch Plat/Major Subdivision

Location: 1275 Hwy 141 N (Map 007 Parcel 014.00)

Acreage 9.97 acres

Jim Carman was present to speak about the request. The property was rezoned six months prior; current efforts focus on arranging lots although immediate construction is not planned. Existing fire hydrant in front of the Church of God of Prophecy will provide coverage for lots 1, 2, and 3. An additional fire hydrant must be installed near the north end of the property to serve lots 4-7.

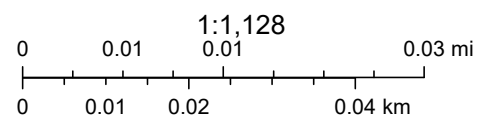


# Trousdale County - Parcel: 019K B 019.02



Date: March 2, 2026

County: TROUSDALE  
Owner: MAASEN TRENT JUSTIN ETAL CODY J HAYNES  
Address: BROADWAY  
Parcel ID: 019K B 019.02  
Deeded Acreage: 0.787  
Calculated Acreage: 0  
Vexcel Imagery Date: 2023



State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, 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.



# Rezoning Permit Application

Date: 02/24/2026

## Applicant / Owner

Applicant Type: Property Owner  
Applicant Name: Cody Joe Haynes  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: codyjoeh@gmail.com

Owner Name: Cody Joe Haynes  
Owner Phone: [REDACTED]  
Owner Email: codyjoeh@gmail.com

## Property

Site Address: Broadway  
City, State, Zip: Hartsville, TN 37074  
Current Zoning: I1  
Requested Zoning: C-1  
Lot Size: 0.79 AC  
Road Frontage: 117 ft.  
Easements: N/A  
Tax Map #: 019K

Group: B  
Parcel: 019.02  
Record/Deed Book: RB192; Page 752  
Subdivision Name:  
Phase:  
Lot #:  
Water Source: Hartsville / Trousdale Water Dept.  
Sewer/Septic: Sewer

Reason: Consistent Zoning, the Parcel has two (2) zones on the same property. Requesting C-1 to match surrounding properties.

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

[REDACTED]

\_\_\_\_\_  
Cody Joe Haynes

02/24/2026

\_\_\_\_\_  
Date

**Planning Staff Report**  
**Amanda Harrington, AICP, Planning Advisor**  
**March 9, 2026**

**Item:** Rezoning Request from C-1 & I-1 to C-1

**Location:** Unaddressed Broadway. (Tax Map 19K, Group B, Parcel 19.02)

**Current Zoning:** C-1 & I-1 (split zoned)

**Requested Zoning:** C-1

**Jurisdiction:** City of Hartsville

**Discussion/Review:** The applicant seeks rezoning of 0.79 acres of property from split zone C-1 & I-1 to C-1, with the intent to have their property match the surrounding zoning of adjacent properties. The zoning designation appears appropriate relative to other properties in the immediate and surrounding area.

Minimum Lot Size for C-1

**Minimum Lot Size** **None.**

**Lot Width at Building Setback** **None.**

Minimum Yard Requirements

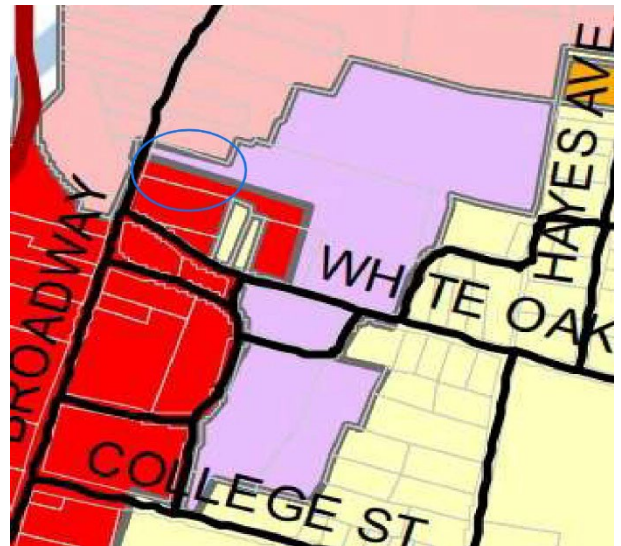
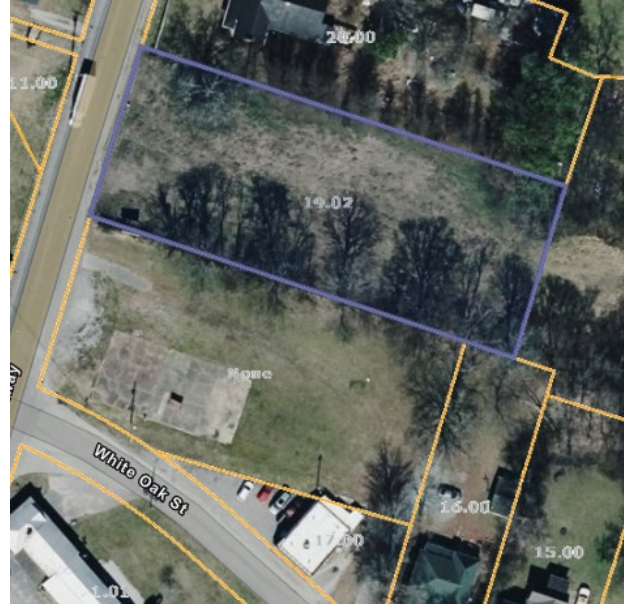
**Front Yard Setback** **25 ft.**

**Side** **None.**

**Rear** **15 ft.**

**Recommendation:** Staff respectfully recommends a positive recommendation to the County legislative body, finding that it meets the minimum bulk requirements of the C-1 district and the zoning scheme for the properties in the area.

**\*\* END COMMENTS \*\***

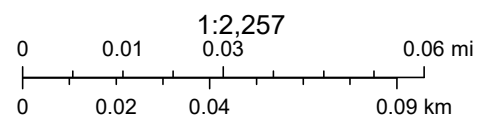


# Trousdale County - Parcel: 029 004.01



Date: March 2, 2026

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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# Planning/BZA Permit Application

Date: 02/20/2026

Permit #: 26055

## Applicant / Owner

Applicant Name: Ronak Patel  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: ronakp290@gmail.com  
Type: Property Owner

Owner Name: Krisha 810 llc  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: ronakp290@gmail.com

## Project

Permit Type: Zoning - Planning / BZA  
Status: Pending  
Location:  
Tax Map #: 029  
Group: 004  
Parcel: 01  
Record/Deed: RB136/827

Subdivision: Paynes Store  
Phase: 1  
Lot #: 1  
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.

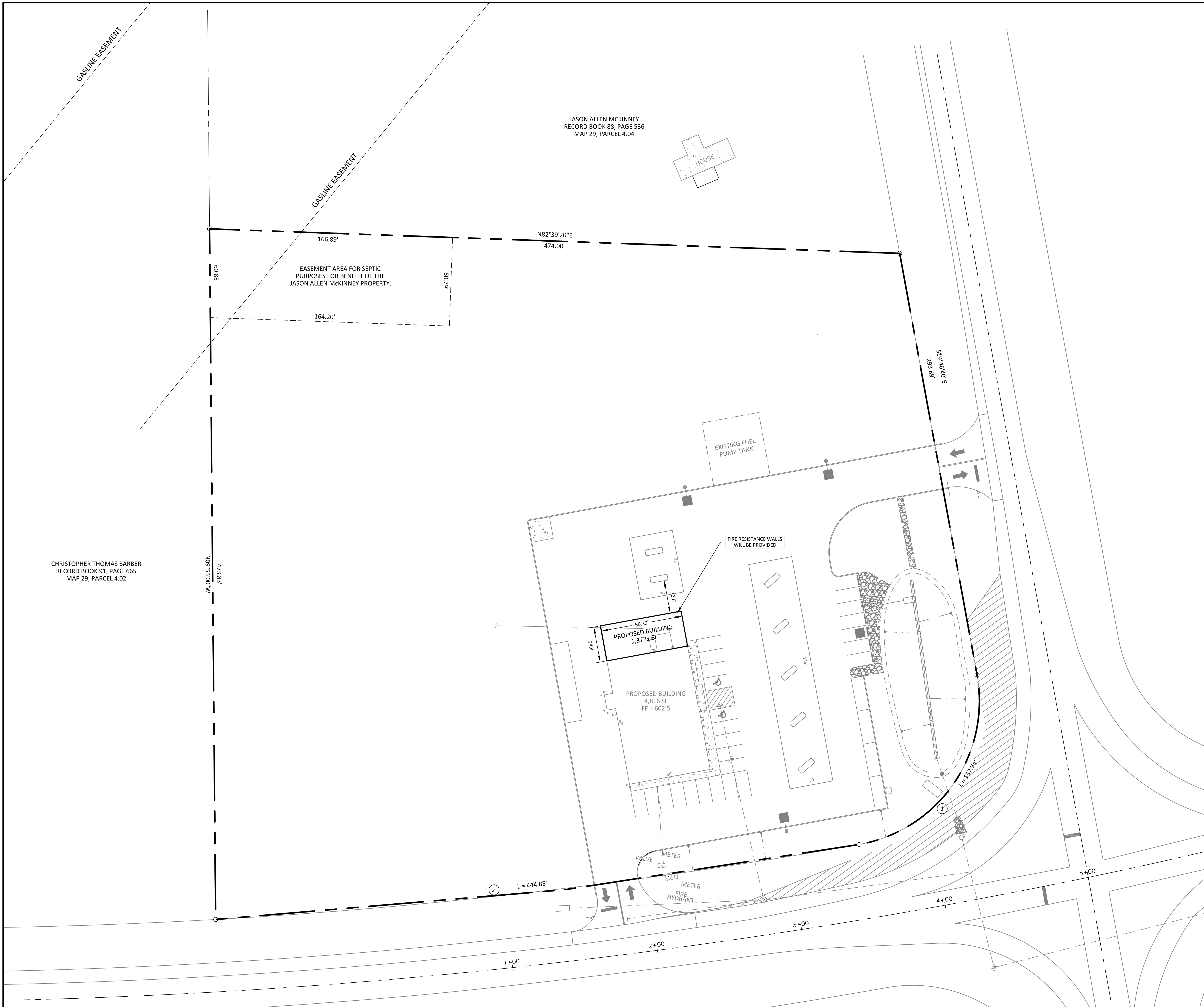
[REDACTED]

ronak patel

02/20/2026

Date

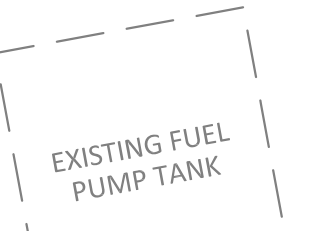
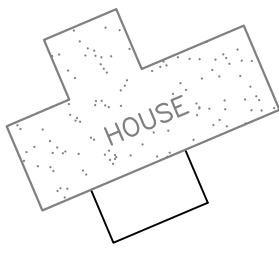




CHRISTOPHER THOMAS BARBER  
 RECORD BOOK 91, PAGE 665  
 MAP 29, PARCEL 4.02

JASON ALLEN MCKINNEY  
 RECORD BOOK 88, PAGE 536  
 MAP 29, PARCEL 4.04

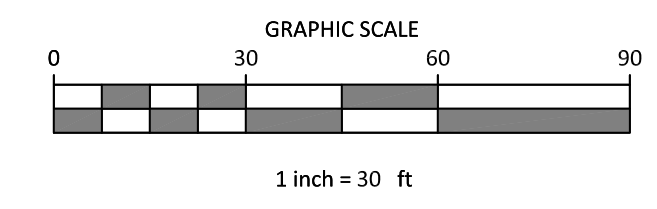
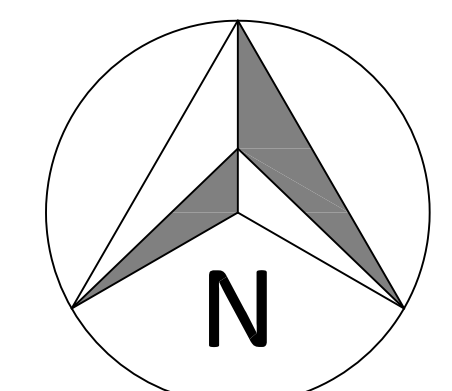
EASEMENT AREA FOR SEPTIC  
 PURPOSES FOR BENEFIT OF THE  
 JASON ALLEN MCKINNEY PROPERTY.



PROPOSED BUILDING  
 1,373± SF

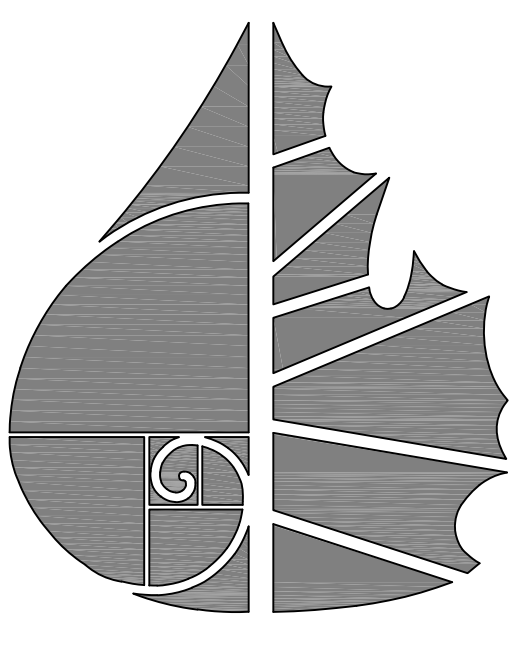
PROPOSED BUILDING  
 4,816 SF  
 FF = 602.5

FIRE RESISTANCE WALLS  
 WILL BE PROVIDED



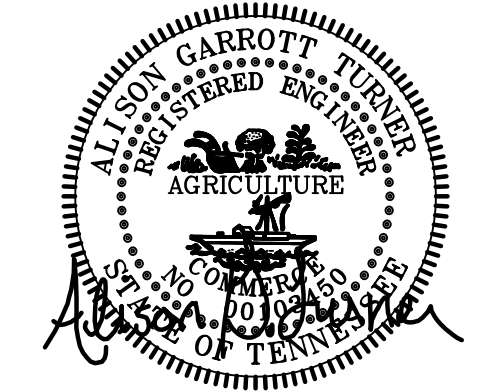
LEGEND

- CONCRETE MONUMENT (OLD)
- CONCRETE MONUMENT (NEW)
- IRON ROD (OLD)
- IRON ROD (NEW)
- ⊕ BENCHMARK
- BOUNDARY LINE
- BUFFER
- SETBACK / YARD
- PUDE
- EXTRUDED CURB
- SS SANITARY SEWER LINE
- W WATER LINE
- STORM SEWER
- G GAS LINE
- OHE OVERHEAD UTILITY LINE
- UGT UNDERGROUND UTILITY LINE
- FENCE
- TREE LINE
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- TELEPHONE MANHOLE
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- CABLE PEDESTAL
- SANITARY SEWER MANHOLE
- WATER METER
- WATER VALVE
- BLOW OFF VALVE
- AIR RELEASE ASSEMBLY
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- A/C PAD



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BRAKE POINT BP  
 SITE PLAN  
 515 HWY 25  
 CITY OF CASTALIAN SPRINGS  
 TROUSDALE COUNTY, TENNESSEE

SITE LAYOUT

NO.	DATE	REVISION

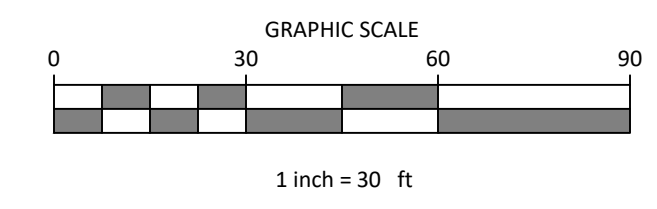
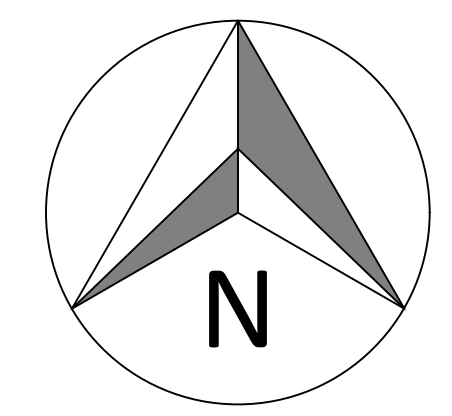
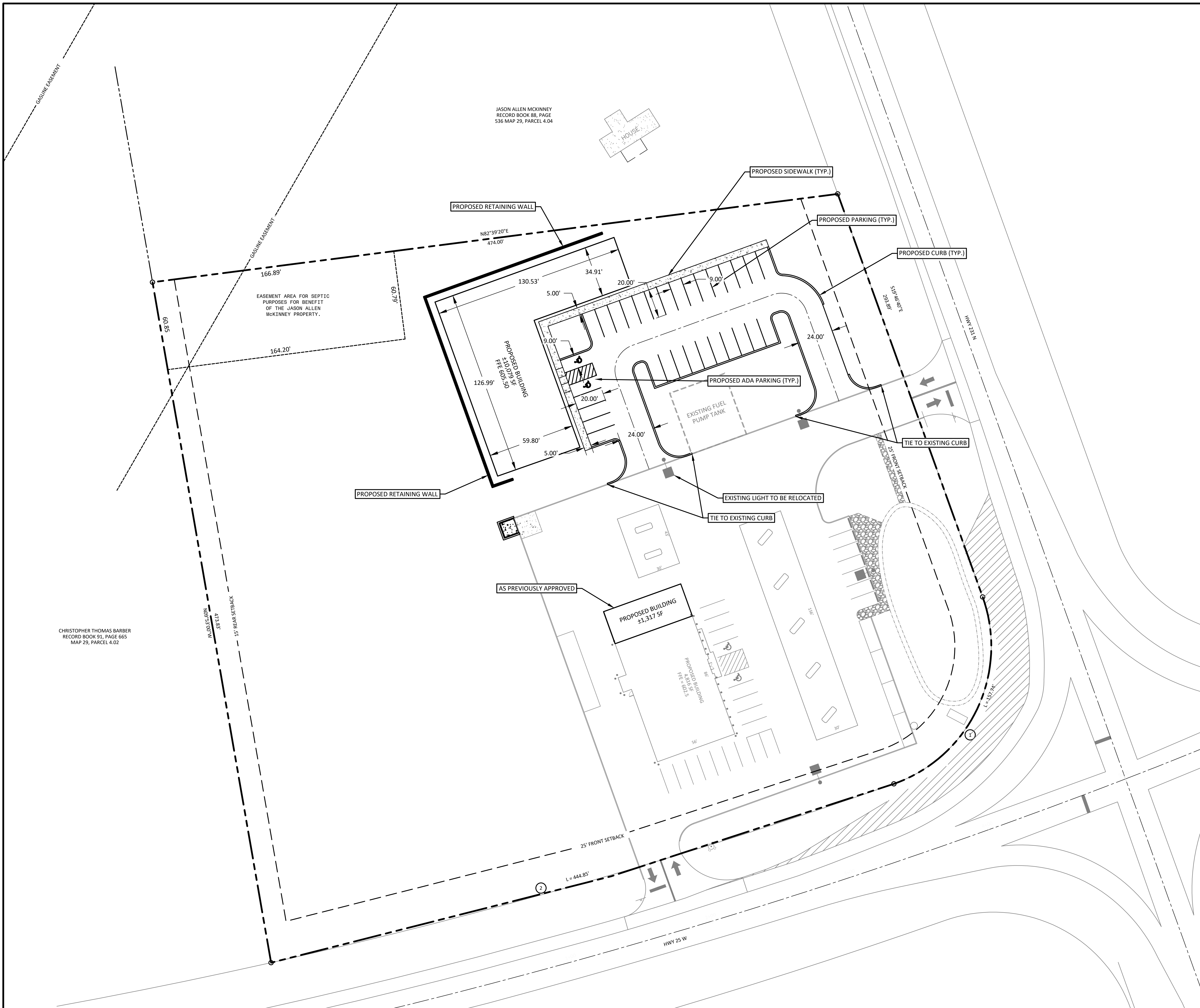


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 or (800) 351-1111 or (615) 366-1987  
 TENNESSEE ONE CALL IT'S THE LAW

SHEET NO.  
**C 2.0**

SHEET 2 OF 2





- LEGEND**
- CONCRETE MONUMENT (OLD)
  - CONCRETE MONUMENT (NEW)
  - IRON ROD (OLD)
  - IRON ROD (NEW)
  - ⊕ BENCHMARK
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  - ⊗ BLOW OFF VALVE
  - ⊗ AIR RELEASE ASSEMBLY
  - ⊗ FIRE HYDRANT
  - ⊗ GAS METER
  - ⊗ GAS VALVE
  - ⊗ A/C PAD
- RETAINING WALL DESIGN IS TO BE PROVIDED BY OTHERS

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 office@greendesign.com



**BRAKE POINT BP**  
 SITE PLAN  
 515 HWY 25  
 CITY OF CASTALIAN SPRINGS  
 SUMNER COUNTY, TENNESSEE

**SITE LAYOUT**

NO.	REVISION	DATE

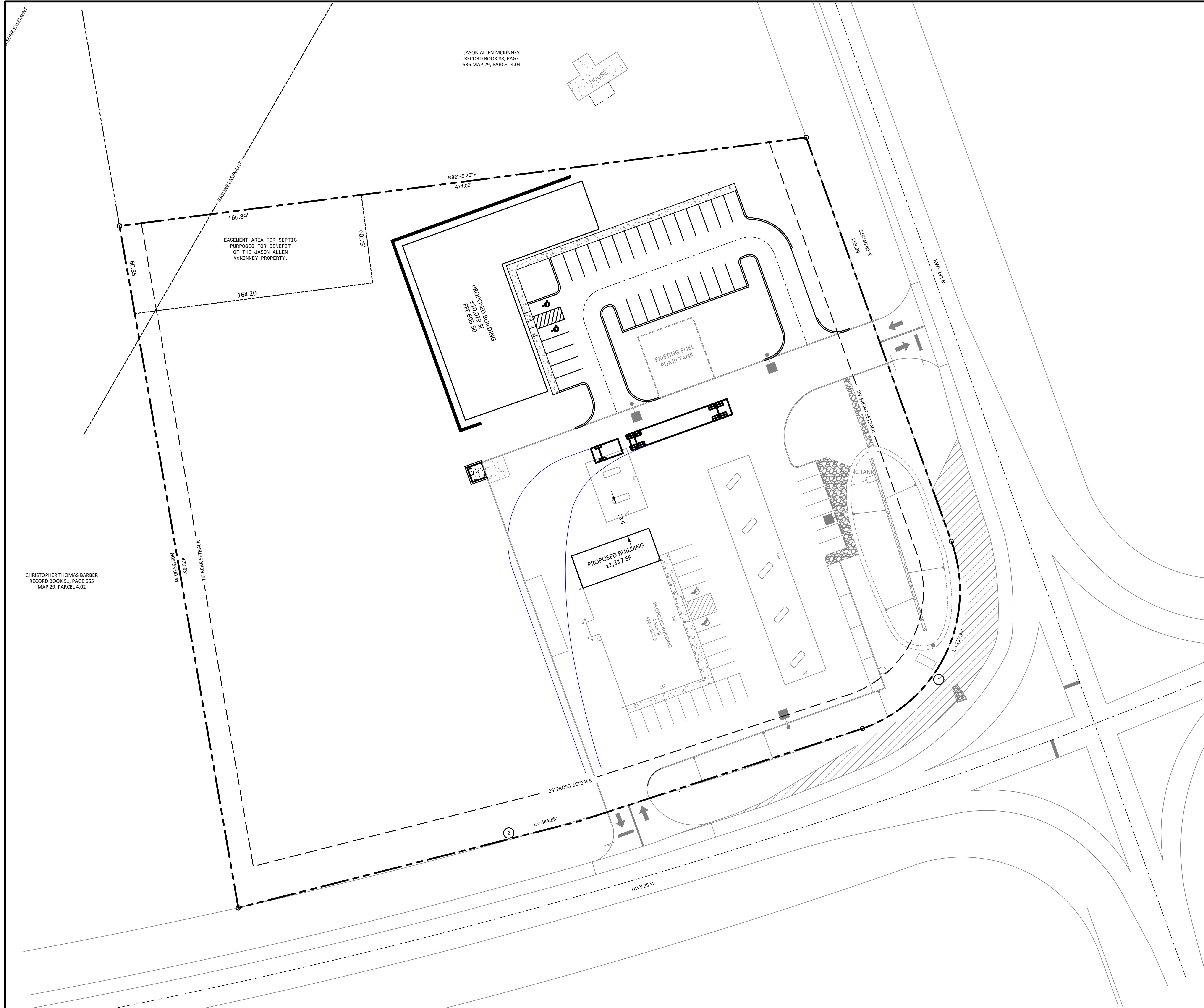


**SHEET NO.**  
**C 2.0**  
 SHEET 2 OF 6  
 PROJ. #25.063G DATE: 09 SEPTEMBER 2025









JASON ALLEN MCKINNEY  
RECORD BOOK 88, PAGE  
536 MAP 29, PARCEL 4.04

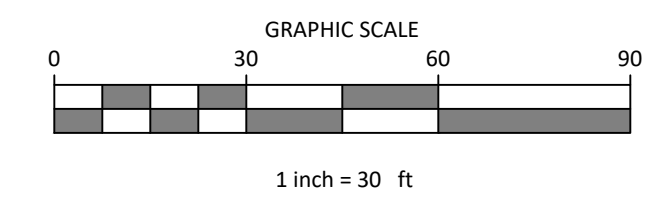
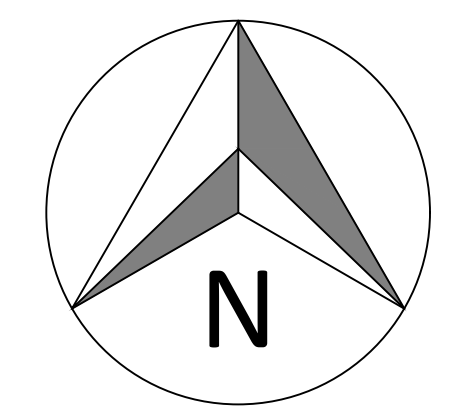
EASEMENT AREA FOR SEPTIC  
PURPOSES FOR BENEFIT  
OF THE JASON ALLEN  
MCKINNEY PROPERTY.

PROPOSED BUILDING  
±1,317 SF

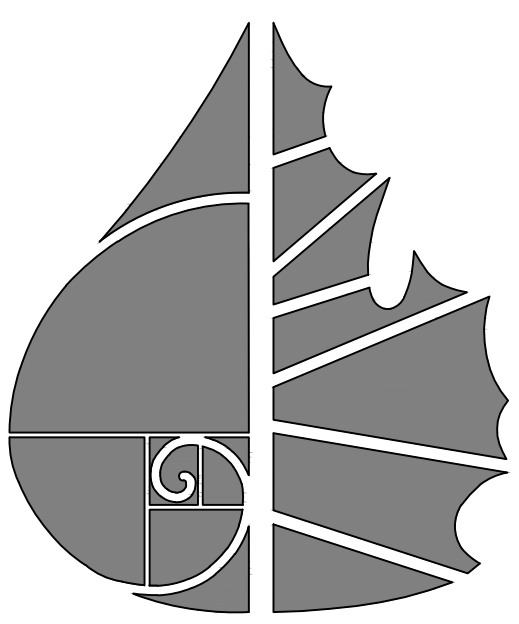
PROPOSED BUILDING  
±1,079 SF  
±1,603 SF

PROPOSED BUILDING  
±1,079 SF  
±1,603 SF

CHRISTOPHER THOMAS BARBER  
RECORD BOOK 91, PAGE 665  
MAP 29, PARCEL 4.02



- LEGEND**
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  - GAS VALVE
  - A/C PAD



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**BRAKE POINT BP  
SITE PLAN**  
515 HWY 25  
CITY OF CASTALIAN SPRINGS  
SUMNER COUNTY, TENNESSEE

TURNING TEMPLATE LAYOUT

NO.	DATE	REVISION



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**SHEET NO.  
C 6.0**

SHEET 6 OF 6

PROJ. #25.063G DATE: 09 SEPTEMBER 2025

**Planning Staff Report**  
**Amanda Harrington, Planning Advisor**  
**March 9, 2026**

**Item:** AMENDED Site Plan for Ronak Patel (Breakpoint Gas Station)

**Location:** 515 Hwy 25 (Tax Map 029, Parcel 004.01), Castalian Springs, TN

**Zoning:** C-1

**Jurisdiction:** Trousdale County

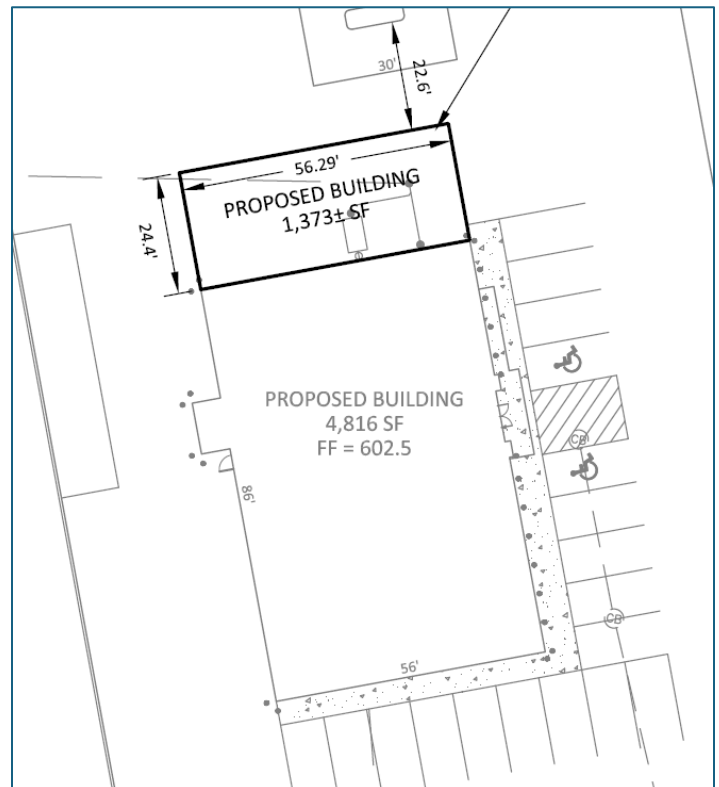
**Discussion/Review:**

Mr. Patel obtained prior approval from the Planning Commission in November 2025 for a separate 1,129-square-foot building to the existing 4,816-square-foot convenience shopping building. This application **amends** the approval Mr. Patel received in November to allow him to construct a 1,373-square-foot addition to the shopping building, instead of the 1,129-square-foot addition he was initially approved for.



The site plan was reviewed in accordance with Article 3, Section 3.080, Plot Plan Requirements, of the Hartsville/Trousdale County Government Zoning Resolution. From that review:

1. It is noted that the 5' topographic contours are missing from the site plan.
2. Please remove the word "proposed" from the building that was approved in November 2025 by the Planning Commission for proposal clarity.
3. Please verify that there are 34 parking spaces in total to accommodate the proposed on-site buildings.
4. Ten (10) percent of all parking areas shall be devoted to landscaping as approved by the planning commission (Article 5, Section 5.044(F)).



5. Please identify the off-street loading/unloading area per Article 4, Section 4.020.
6. Please adjust the front and side setback to 30'.
7. Please place the total lot coverage calculation on the site plan (maximum 40% per Article 5, Section 5.044, Trousdale County Zoning Resolution)

**Recommendation:** Staff recommends deferral of this site plan until the applicant addresses the deficiencies noted above.

**\*\* END COMMENTS \*\***

**Planning Staff Report**  
**Amanda Harrington, Planning Advisor**  
**March 9, 2026**

**Item:** New Building on Site Plan for Ronak Patel (Breakpoint Gas Station)

**Location:** 515 Hwy 25 (Tax Map 029, Parcel 004.01), Castalian Springs, TN

**Zoning:** C-1

**Jurisdiction:** Trousdale County

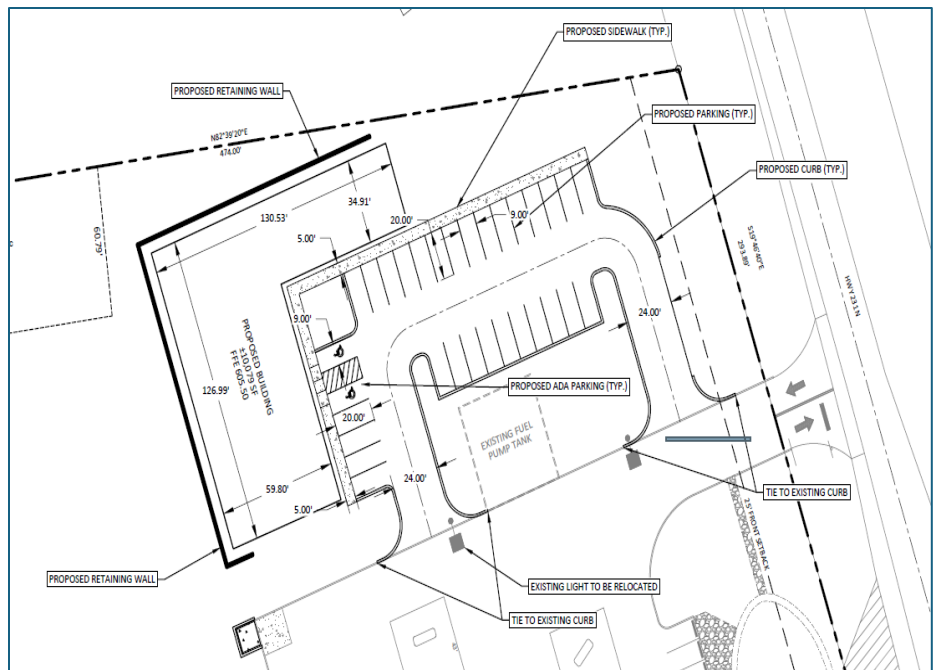
**Discussion/Review:**

The applicant proposes constructing a 10,079-square-foot building on a parcel intended to host a commercial gas/convenience shopping area on 5.06 acres of C-1-zoned property. The addition also includes 30 additional parking spaces to accommodate the newly proposed building.



The site plan was reviewed in accordance with Article 3, Section 3.080, Plot Plan Requirements, of the Hartsville/Trousdale County Government Zoning Resolution, as well as other relevant sections of the Zoning Resolution. From that review:

1. Per Article 3, Section 3.090, of the Trousdale County Zoning Resolution, a buffer strip is required along the northern part of the property where it abuts property zoned residential or agricultural.
2. Please verify that there are 50 parking spaces in



total to accommodate the proposed on-site buildings (Article 5, Section 5.044(F))

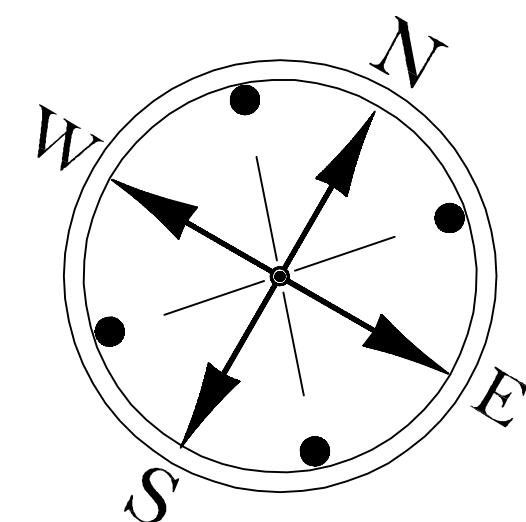
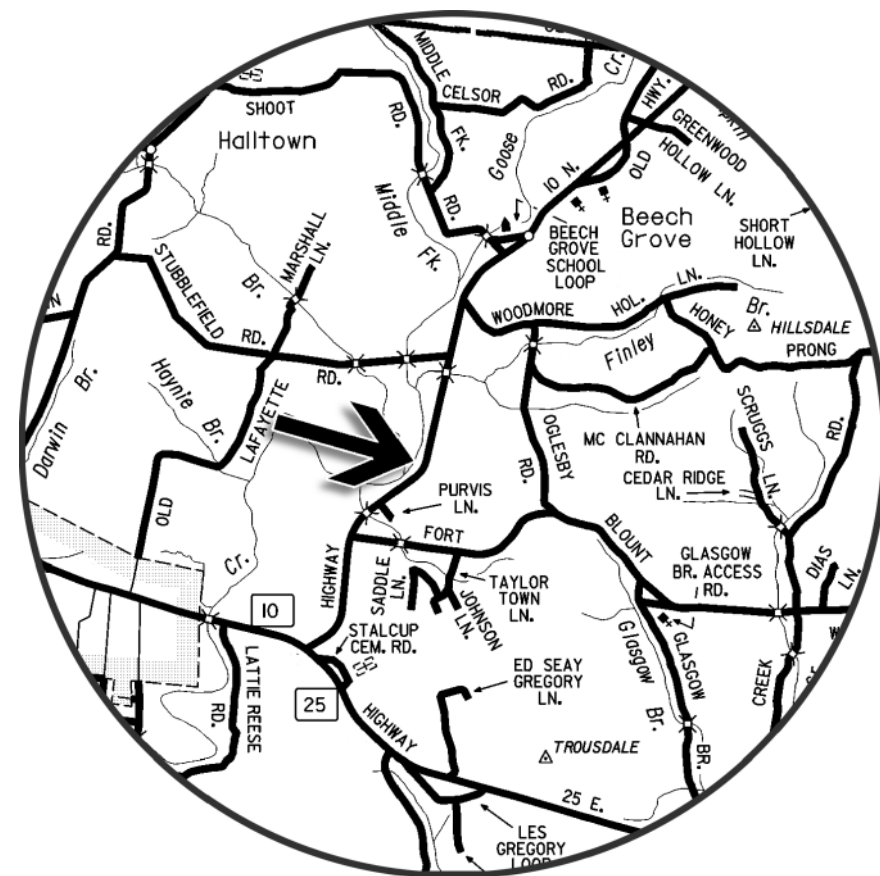
3. Ten (10) percent of all parking areas shall be devoted to landscaping as approved by the planning commission (Article 5, Section 5.044(F)).
4. Please identify the off-street loading/unloading area per Article 4, Section 4.020.
5. Please identify any signage on site and provide relevant details.
6. Please adjust the front setback to 30'.
7. Please place the total lot coverage calculation on the site plan (maximum 40% per Article 5, Section 5.044, Trousedale County Zoning Resolution).
8. Please label the width of the driveway to Hwy 231N (35' max)
9. Please label the width of the drive aisles (25' for 90-degree parking stalls)

**Recommendation:** Staff recommends deferring the site plan until the applicant addresses the identified deficiencies noted above.

**\*\* END COMMENTS \*\***



LOCATION SKETCH n.t.s.



SITE PLAN FOR  
**TENNESSEE TRUCKING, LLC**

LOCATED IN THE 3RD CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 50'  
 DATE : FEBRUARY 17, 2026  
 SIZE : 5.88 AC.+- PER DEED  
 DEED : R. B. 195, PG. 245, R.O.T.C.T.  
 MAP : MAP 20, PAR. 24.02, T.A.O.T.C.T.

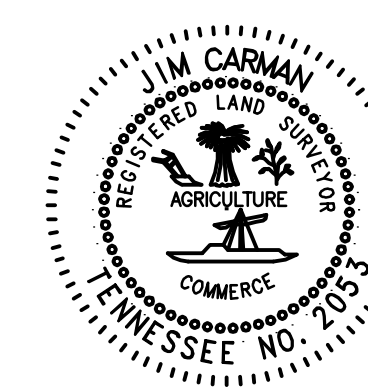
STEPHEN GRIFFIN  
 RECORD BOOK 186, PAGE 25  
 MAP 20, PARCEL 12.12

SONYA TAYLOR KEMP  
 RECORD BOOK 118, PAGE 541  
 MAP 20, PARCEL 24.01

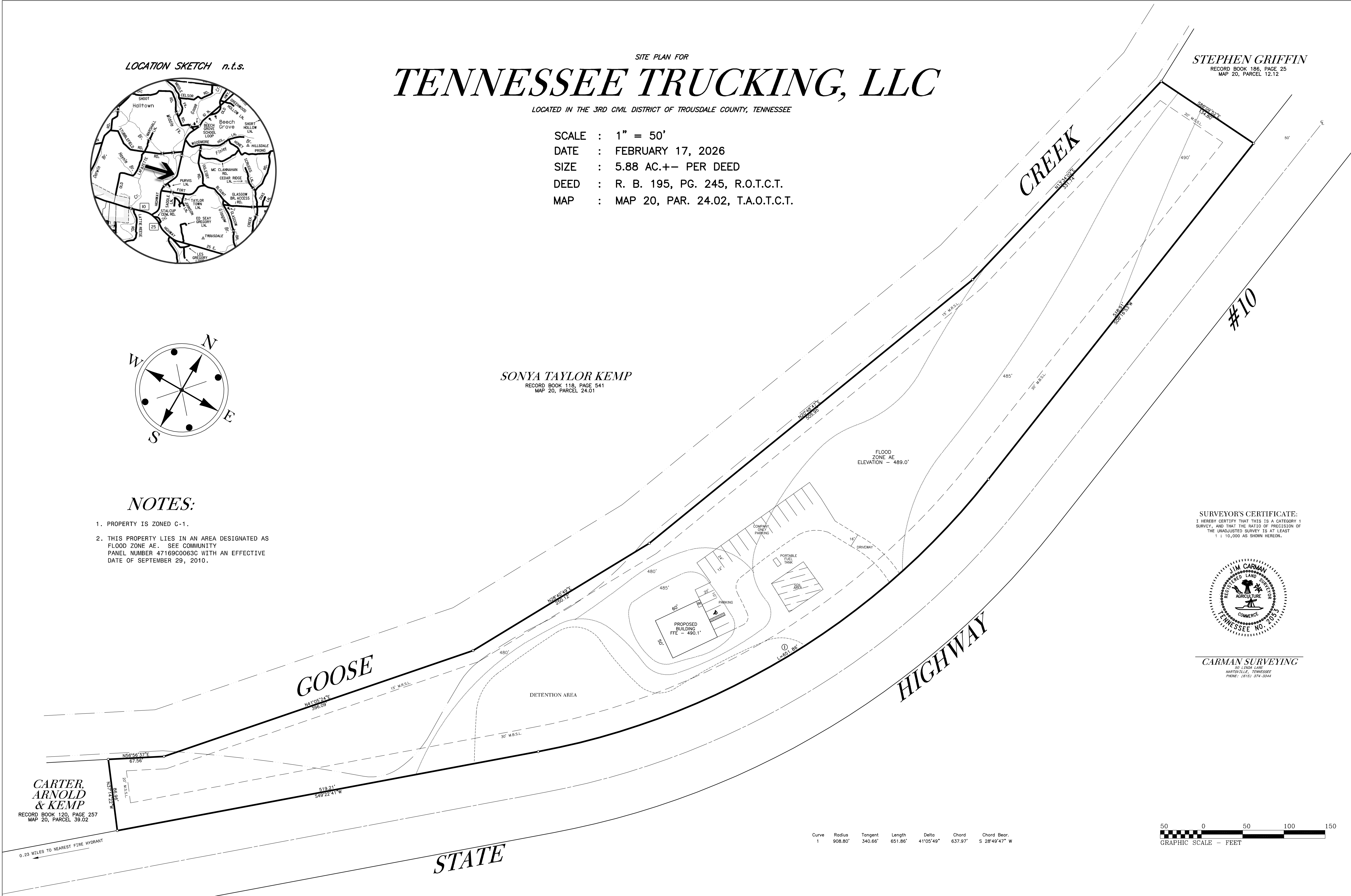
**NOTES:**

1. PROPERTY IS ZONED C-1.
2. THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONE AE. SEE COMMUNITY PANEL NUMBER 47169C0063C WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.

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  
 60 LINCOLN LANE  
 HARTSVILLE, TENNESSEE  
 PHONE: (615) 374-3343



CARTER, ARNOLD & KEMP  
 RECORD BOOK 120, PAGE 257  
 MAP 20, PARCEL 39.02

0.23 MILES TO NEAREST FIRE HYDRANT

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	908.80'	340.66'	651.86'	41°05'49"	637.97'	S 28°49'47" W





# Planning/BZA Permit Application

Date: 02/18/2026

Permit #: 26052

## Applicant / Owner

Applicant Name: Carman Surveying  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: carmansurveying@gmail.com  
Type:

Owner Name: Tennessee Trucking LLC  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: carmansurveying@gmail.com

## Project

Permit Type: Zoning - Planning / BZA  
Status: Pending  
Location:  
Tax Map #: 020  
Group: na  
Parcel: 024.02  
Record/Deed: RB195, PG 245

Subdivision:  
Phase:  
Lot #:  
Request Type: Site Plan  
Water Source: Hartsville / Trousdale Water Dept.  
Sewer / Septic: Septic  
Zoning District:

Project Description:

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

[REDACTED]

\_\_\_\_\_  
Jim Carman

02/18/2026

\_\_\_\_\_  
Date

**Planning Staff Report**  
**Amanda Harrington, AICP, Planning Advisor**  
**March 9, 2026**

**Item:** Site Plan for Tennessee Trucking

**Location:** State Highway #10 (Tax Map 20, Parcel 24.02)

**Current Zoning:** C-1

**Jurisdiction:** Trousdale County

**Discussion/Review:**

The applicant has submitted a site plan proposing construction of a 50' x 60' building on a 5.88-acre piece of property, zoned C-1.

*Review of the site plan utilizing the Hartsville Trousdale Zoning Resolution Regulations yielded the following comments:*

1. Please place a federal flood note on the site plan.
2. Please shade in the appropriate flood areas on the site plan.
3. Please submit a site plan in accordance with the provisions of the Hartsville/Trousdale Zoning Resolution, Article 8, Section 8.030, and Article 3, Section 3.080, Plot Plan Requirements, including but not limited to:
  - a. Please place the zoning designation on the site plan.
  - b. Please show parking spaces, labeled appropriately for dimension and proposed use of the property.
  - c. Please label the width of the driveway.
  - d. Please indicate the location of the nearest fire hydrant.
  - e. Please submit a proposed drainage plan

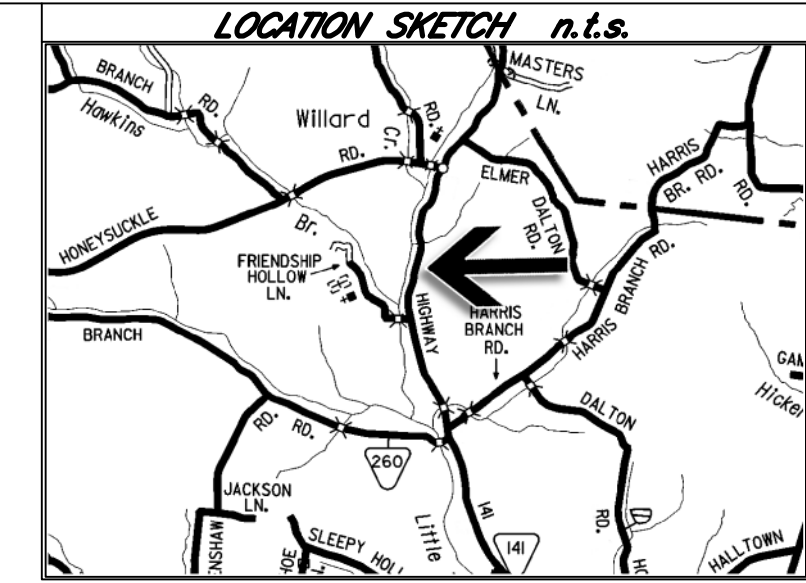
**Recommendation:** Staff respectfully recommends deferral of the site plan due to the submittal's incompleteness.

**\*\* END COMMENTS \*\***



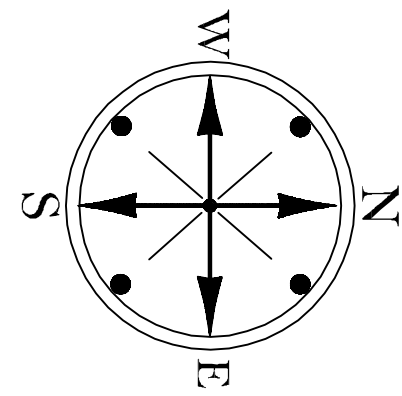
PRELIMINARY SUBDIVISION PLAT FOR  
**LEWIS CASS BEASLEY, III**

LOCATED IN THE 4TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

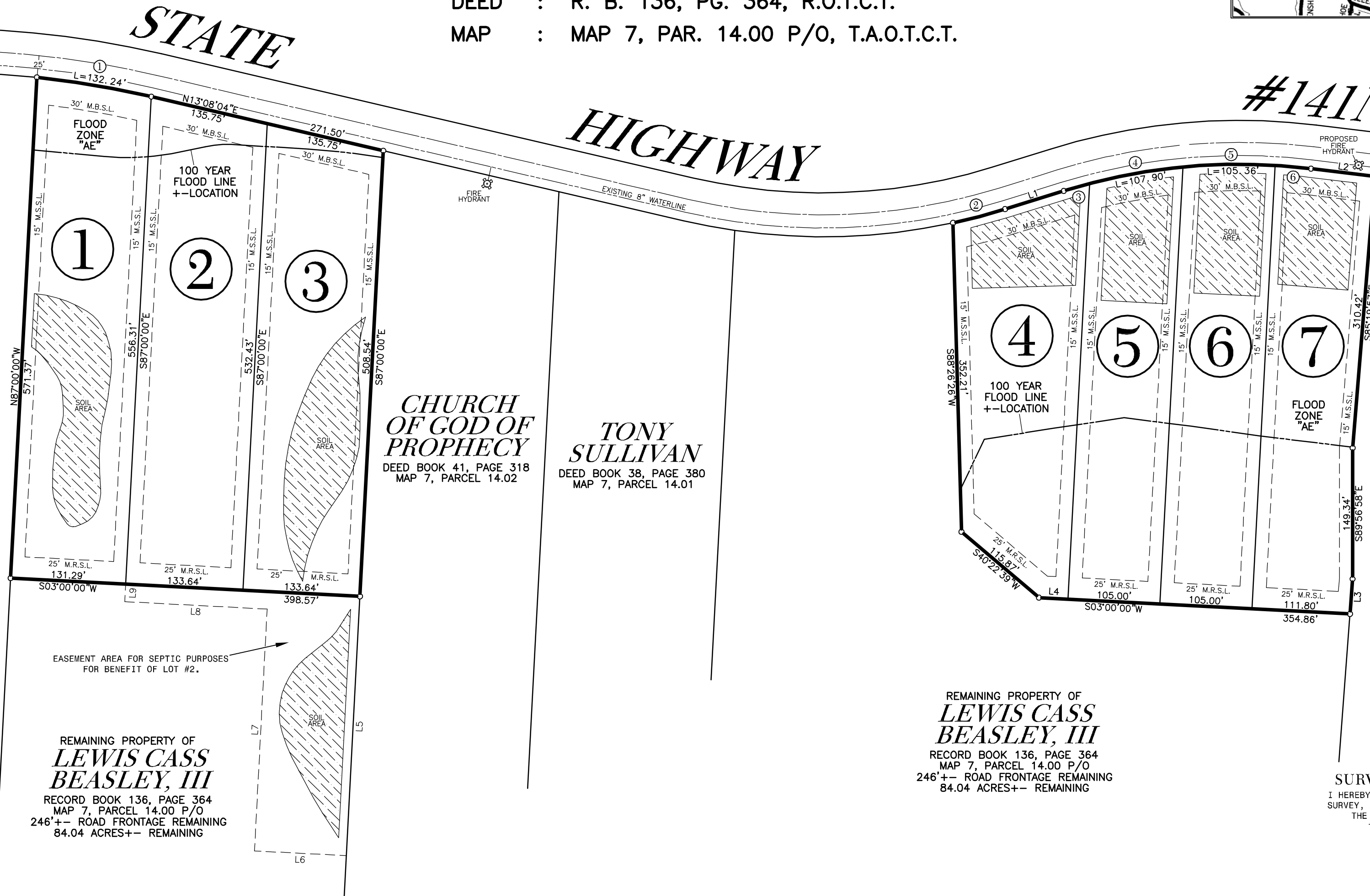


Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	1055.00'	66.20'	132.24'	7°10'54"	132.15'	N 09°32'37" E
2	700.00'	30.66'	61.27'	5°00'55"	61.25'	N 14°44'37" W
3	675.00'	15.40'	30.80'	2°36'53"	30.80'	N 15°56'40" W
4	675.00'	54.07'	107.90'	9°09'32"	107.79'	N 10°03'27" W
5	675.00'	52.79'	105.36'	8°56'37"	105.26'	N 01°00'23" W
6	675.00'	20.48'	40.95'	3°28'33"	40.94'	N 05°12'15" E

SCALE : 1" = 100'  
 DATE : JANUARY 20, 2026  
 SIZE : 9.97 AC.+--  
 DEED : R. B. 136, PG. 364, R.O.T.C.T.  
 MAP : MAP 7, PAR. 14.00 P/O, T.A.O.T.C.T.



**BLAKE YOUNCE**  
 RECORD BOOK 41, PAGE 533  
 MAP 7, PARCEL 14.05



**AUBREY E. GREGORY**  
 RECORD BOOK 88, PAGE 780  
 MAP 7, PARCEL 15.02

**AREA TABLE**

LOT	ACRES+-
1	1.70
2	1.67
3	1.60
4	1.34
5	1.18
6	1.21
7	1.27

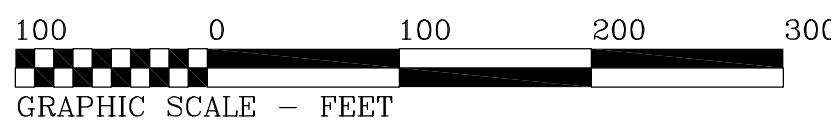
REMAINING PROPERTY OF  
**LEWIS CASS BEASLEY, III**  
 RECORD BOOK 136, PAGE 364  
 MAP 7, PARCEL 14.00 P/O  
 246'+- ROAD FRONTAGE REMAINING  
 84.04 ACRES+- REMAINING

REMAINING PROPERTY OF  
**LEWIS CASS BEASLEY, III**  
 RECORD BOOK 136, PAGE 364  
 MAP 7, PARCEL 14.00 P/O  
 246'+- ROAD FRONTAGE REMAINING  
 84.04 ACRES+- REMAINING

**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.

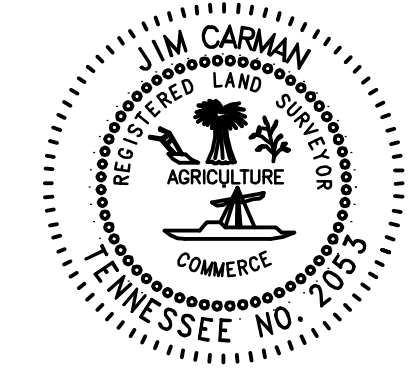
**CERTIFICATE OF PRELIMINARY APPROVAL**  
 Approved by the Hartsville / Trousdale County Planning Commission, with exceptions or conditions as are indicated in the Minutes of the Planning Commission dated February 9, 2026. Preliminary approval shall not constitute final approval of the Subdivision Plat.  
 Date: \_\_\_\_\_  
 Secretary Planning Commission

Course	Bearing	Distance
L1	N 17°15'08" W	69.99'
L2	N 06°56'29" E	73.30'
L3	S 85°44'21" E	40.00'
L4	S 03°00'00" W	33.06'
L5	S 87°00'00" E	295.88'
L6	S 03°00'00" W	104.85'
L7	N 87°00'00" W	275.68'
L8	S 03°00'00" W	162.42'
L9	N 87°00'00" W	20.00'



**NOTES:**

- PROPERTY IS ZONED R-1.
- THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONES \*AE\* AND \*X\*. SEE COMMUNITY PANEL NUMBER 47169C00330, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: LEWIS CASS BEASLEY, III  
 240 HARRIS BRANCH ROAD  
 HARTSVILLE, TENNESSEE 37074
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.



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



# Planning/BZA Permit Application

Date: 01/21/2026  
Permit #: 26020

## Applicant / Owner

Applicant Name: Carman Surveying  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: carmansurveying@gmail.com  
Type:

Owner Name: Cass Beasley  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: carmansurveying@gmail.com

## Project

Permit Type: Zoning - Planning / BZA  
Status: Pending  
Location:  
Tax Map #: 007  
Group: na  
Parcel: 014.00  
Record/Deed: RB 136/PG 364

Subdivision:  
Phase:  
Lot #:  
Request Type: Major Subdivision  
Water Source: Hartsville / Trousdale Water Dept.  
Sewer / Septic: Septic  
Zoning District: R1

Project Description: Major Subdivision 7 lots

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

[REDACTED]

\_\_\_\_\_  
Jim Carman

01/21/2026

\_\_\_\_\_  
Date

**Planning Staff Report**  
**Amanda Harrington, AICP, Planning Advisor**  
**March 9, 2026**

**Item:** Preliminary Plat for Cass Beasley III

**Location:** 1275 Hwy 141 N. (Tax Map 007.00, Parcel 014.00)

**Current Zoning:** R-1

**Jurisdiction:** Troupdale County

**Discussion/Review:**

The applicant has submitted a preliminary plat proposing a major subdivision of approximately 9.97 acres along State Highway 141. The plat shows the creation of seven (7) residential lots of record along the existing State Highway 141N.

Per Note #2 on the plat, this property is located in an area designated as Flood Zone "AE" and "X", Community Panel Number 47169C0033C, with an effective date of September 29, 2010. The Special Flood Hazard Area is outlined by a simple line on the plat.

*Review of the plat utilizing the Hartsville Troupdale Subdivision Regulations and relevant portions of the Zoning Resolution yielded the following comments:*

1. Please shade in the area of SFH of "AE" on the plat to differentiate it from Zone X.
2. Please correct the date in the Certificate of Preliminary Approval to March 9, 2026.
3. Please label the length of the lots across Lots 7, 4, and 1 and please label the depth of lots 4-7, keeping in mind Article 4, Section 4-102.9 *Width to Depth Ratio* (Added by Resolution, October 6, 1998) No lot when subdivided shall have a greater width to depth than one to five (1:5); therefor, when any lot is subdivided from an existing lot or tract, no side lot line shall be greater than five (5) times the length of the front lot line. Lots that front along the radius of a cul-de-sac and lots that are greater than five (5) acres in area are exempt from this requirement.

**Recommendation:** Staff respectfully recommends conditional approval of the plat, subject to the above-noted corrections being made to the preliminary plat.

**\*\* END COMMENTS \*\***

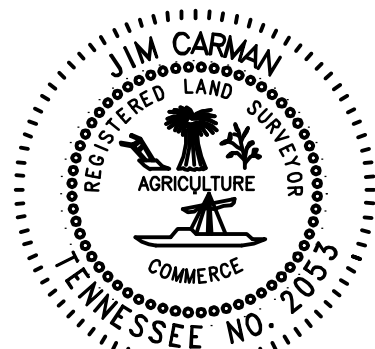


# FINAL SUBDIVISION PLAT FOR SERENITY 7

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

SCALE : 1" = 60'  
 DATE : JANUARY 20, 2026  
 SIZE : 6.65 AC.+/- / 289,818 SQ. FT.+/-  
 DEED : R. B. 192, PG. 749, R.O.T.C.T.  
 MAP : MAP 27, PAR. 14.01, T.A.O.T.C.T.

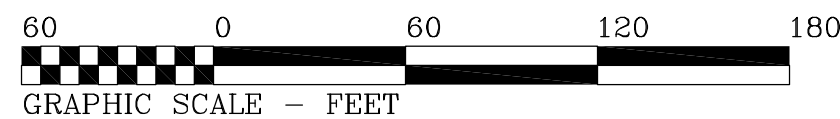
**SURVEYOR'S CERTIFICATE:**  
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.



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

**NOTES:**

- PROPERTY IS ZONED "R-2".
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 47169C0043C, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: JEREMY NEAL & THEIA JORDAN BARNES  
 SPENCER & CHELSEA ANDERSON  
 3165 BROWNING BRANCH ROAD  
 BETHPAGE, TN 37022
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.
- THIS AREA IS CONSIDERED NON-BUILDABLE DUE TO SLOPES IN EXCESS OF 15%. THE OWNER OF ANY LOT WHO DESIRES TO BUILD IN THIS AREA MUST SUBMIT AN INDIVIDUALIZED GRADING, SEDIMENT CONTROL, AND STABILIZATION PLANS TO THE COUNTY PLANNING OFFICIAL FOR REVIEW AND STAMP OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT. SAID PLAN SHALL BE STAMPED BY A STATE OF TENNESSEE LICENSED PROFESSIONAL ENGINEER (CIVIL OR GEOTECHNICAL) WITH A NOTE OF CERTIFICATION AS TO THE SOUNDNESS AND STABILITY OF PROPOSED STRUCTURES ON THE PROPERTY.



**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 192, Page 749, 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: \_\_\_\_\_  
 \_\_\_\_\_  
 JEREMY NEAL BARNES  
 Date: \_\_\_\_\_  
 \_\_\_\_\_  
 THEIA JORDAN BARNES  
 Date: \_\_\_\_\_  
 \_\_\_\_\_  
 SPENCER ANDERSON  
 Date: \_\_\_\_\_  
 \_\_\_\_\_  
 CHELSEA ANDERSON

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	3308.60'	44.02'	88.03'	1°31'28"	88.03'	N 03°32'20" W
2	3308.60'	44.00'	88.00'	1°31'26"	88.00'	N 05°03'47" W
3	3308.60'	55.05'	110.09'	1°54'23"	110.09'	N 06°46'42" W
4	409.60'	24.01'	47.96'	6°42'30"	47.93'	S 77°51'01" E
5	409.60'	38.21'	76.20'	10°39'30"	76.09'	S 69°10'01" E
6	409.60'	17.40'	34.77'	4°51'52"	34.76'	S 61°24'20" E
7	203.00'	32.51'	64.47'	18°11'44"	64.20'	S 50°57'05" E
8	203.00'	41.33'	81.55'	23°00'59"	81.00'	S 30°20'44" E

**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: \_\_\_\_\_  
 \_\_\_\_\_  
 JIM CARMAN  
 Registered Land Surveyor #2053

**CERTIFICATE OF APPROVAL OF SEWER SYSTEMS**

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled SERENITY 7 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 OF WATER SYSTEMS**

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled SERENITY 7 have been installed in accordance with current local and/or state government requirements, or a sufficient bond or other surety has been filed which will guarantee said installation.

Date: \_\_\_\_\_  
 \_\_\_\_\_  
 Name, Title, and Title  
 Agency or Authorized  
 Approving Agency

**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 guarantee completion of all required improvements in case of default.

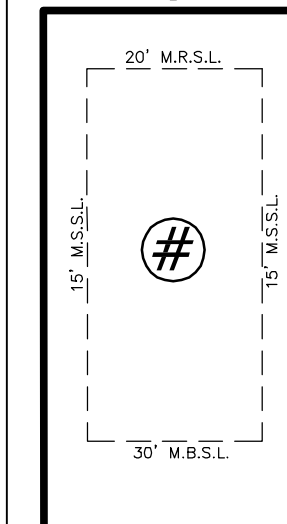
Date: \_\_\_\_\_  
 \_\_\_\_\_  
 Appropriate Government  
 Representative

**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

**TYPICAL RESIDENTIAL LOT**



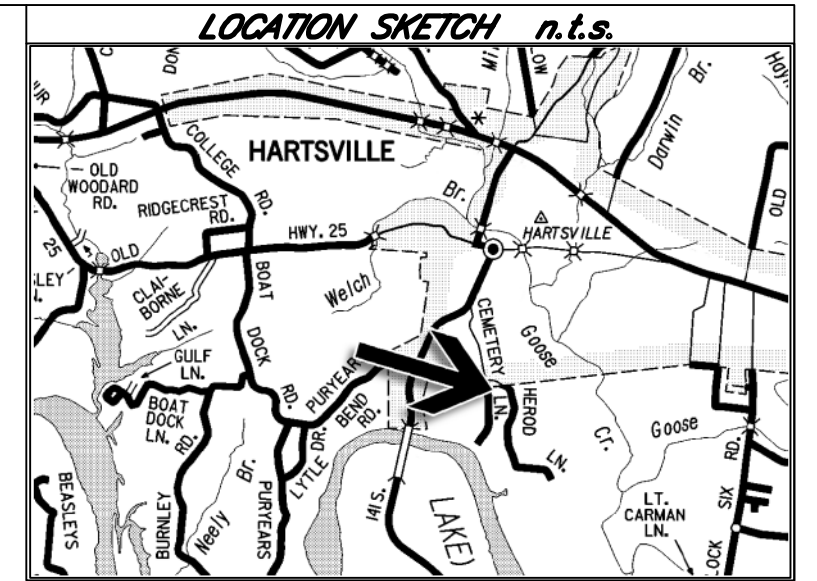
STREET

**AREA TABLE**

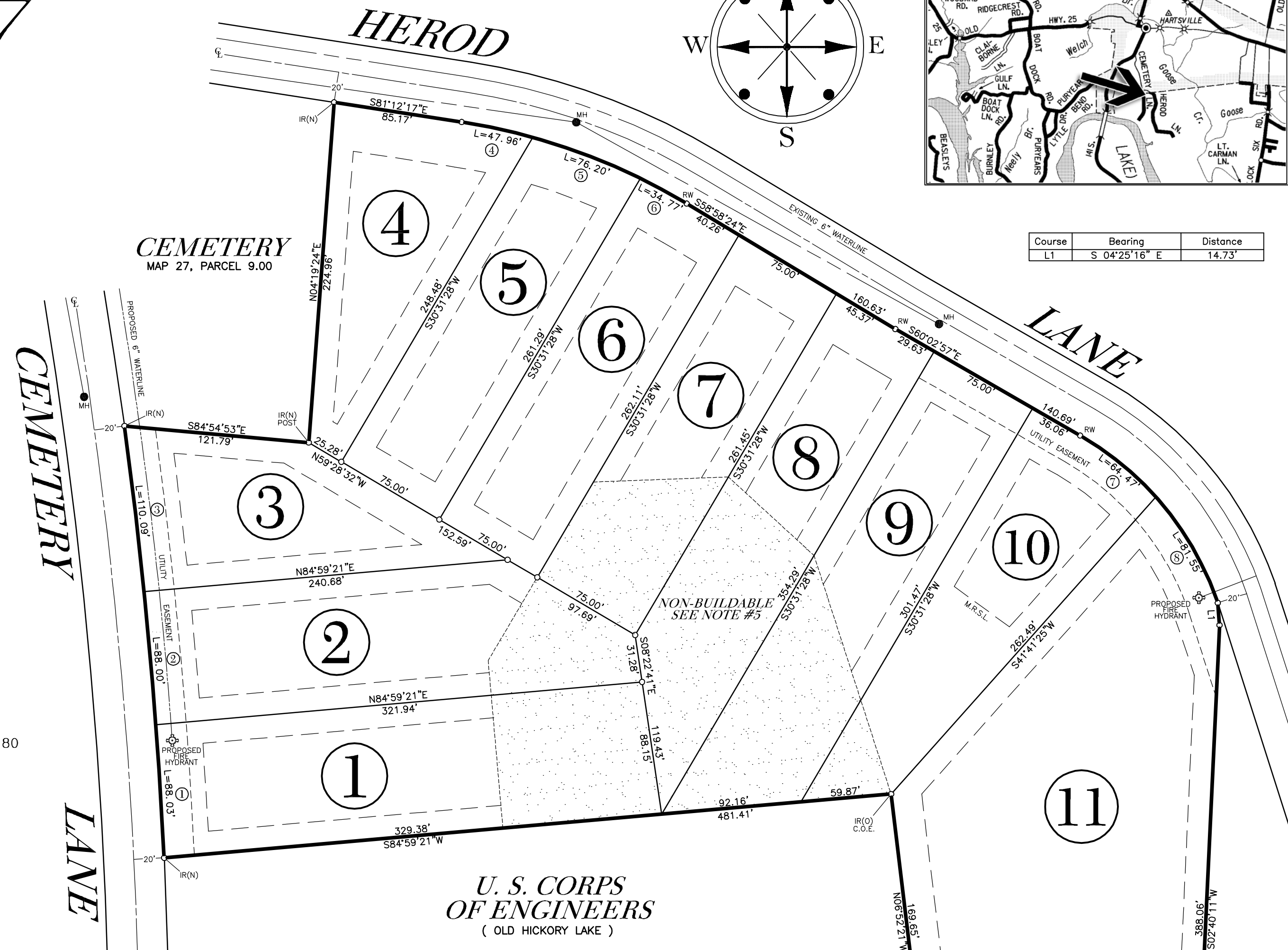
LOT	SQUARE FEET
1	28,641
2	25,927
3	17,199
4	18,175
5	19,206
6	19,666
7	19,633
8	23,078
9	24,591
10	20,687
11	73,015

**SHERRIE JENKINS**

DEED BOOK 66, PAGE 26  
 MAP 27, PARCEL 13.04



Course	Bearing	Distance
L1	S 04°25'16" E	14.73'





# Planning/BZA Permit Application

Date: 12/23/2025

Permit #: 25398

## Applicant / Owner

Applicant Name: CARMAN SURVEYING  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: CARMANSURVEYING@GMAIL.COM  
Type:

Owner Name: Barnes - Anderson  
Address: CEMETERY LN - HEROD LN  
City, State, Zip: HARTSVILLE  
Phone: [REDACTED]  
Email: CARMANSURVEYING@GMAIL.COM

## Project

Permit Type: Zoning - Planning / BZA  
Status: Pending  
Location:  
Tax Map #: 027  
Group: -  
Parcel: 014.01  
Record/Deed: RB 192-749

Subdivision: -  
Phase: -  
Lot #: -  
Request Type: Major Subdivision  
Water Source: Hartsville / Trousdale Water Dept.  
Sewer / Septic: Sewer  
Zoning District: A1

Project Description: Major Subdivision Plat

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

[REDACTED SIGNATURE]

JIM CARMAN

12/23/2025

Date

**Planning Staff Report**  
**Amanda Harrington, AICP, Planning Advisor**  
**March 9, 2026**

**Item:** Final Plat for Jeremy Barnes, Theia Barnes, Spencer Anderson, and Chelsea Anderson

**Location:** Tax Map 027, Parcel 014.01 (Cemetery Lane/ Herod Lane)

**Current Zoning:** R-2

**Jurisdiction:** City of Hartsville

**Discussion/Review:**

The applicants request approval of a final subdivision plat for a proposed residential development along Cemetery Lane and Herod Lane. The preliminary plat was approved by the Planning Commission at their February regular meeting.

The submitted plat, dated January 20, 2026, shows approximately 6.65 acres divided into eleven (11) residential lots, with access from existing public roads. Portions of Lots 7, 8, 9, 7,8,9,10, 2, and 1 are marked on the plat as “Non-Buildable” per Plat Note #5, due to slopes exceeding 15%. *This is a self-imposed restriction by the owner on himself on these lots.*



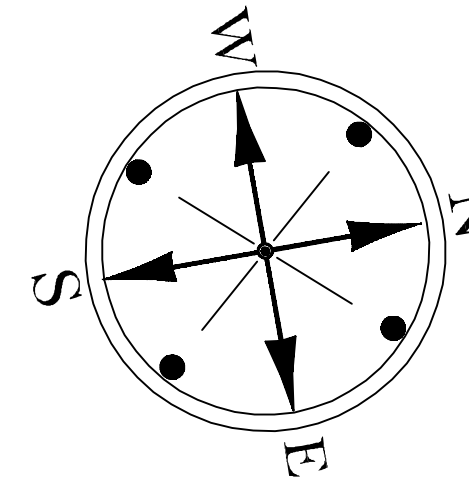
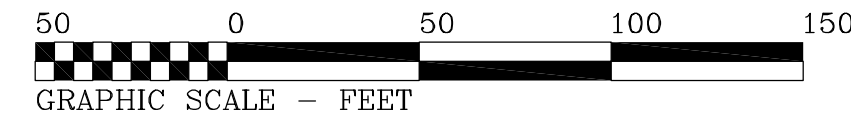
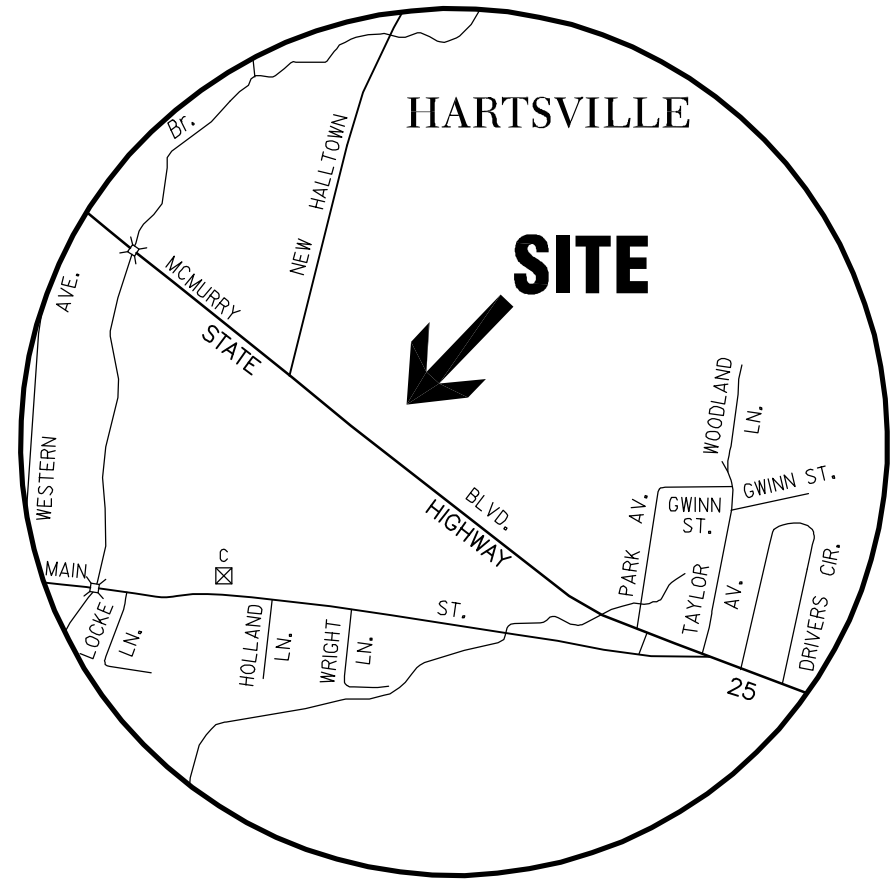
According to the Hartsville Zoning Ordinance, the minimum lot size in the R-2 zoning district is 7,500 square feet, or 9,000 square feet for duplexes. The eleven lots shown on the plat significantly exceed the minimum lot size requirement. The required front yard setback is 30 feet, side is 15 feet, and rear is 20 feet. The typical lot layout also shows these setbacks.

**Recommendation:** Staff respectfully recommends approval of the final plat. The proposed subdivision generally aligns with surrounding rural residential development patterns and substantially complies with the approved preliminary plat.

**\*\* END COMMENTS \*\***



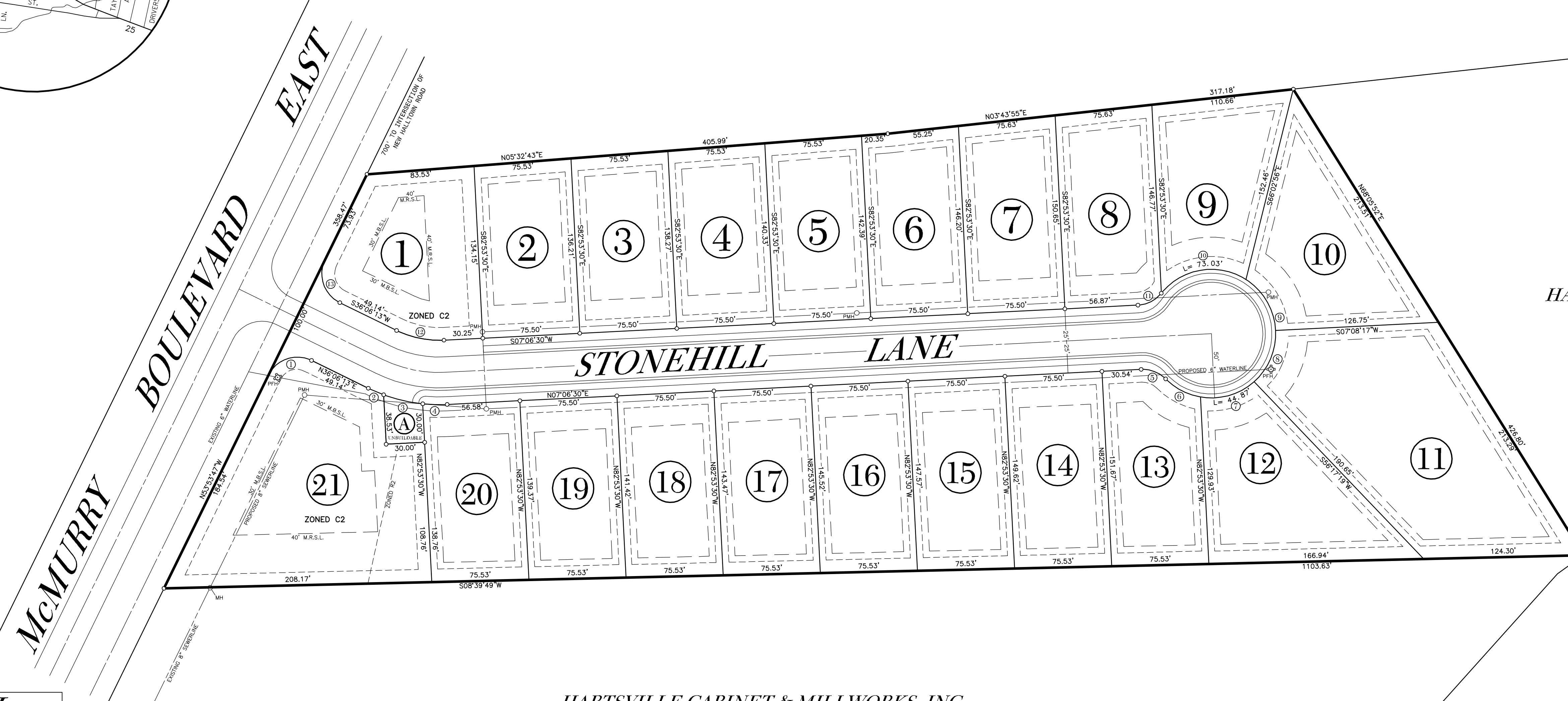
LOCATION SKETCH n.t.s.



**JAMES BYRNES**  
 RECORD BOOK 54, PAGE 295  
 MAP 19-M, PARCEL A-1.04  
 ZONED C2

FINAL SUBDIVISION PLAT OF  
**STONEHILL**  
 LOCATED IN THE 9TH CIVIL DISTRICT OF TROUSDAL COUNTY, TENNESSEE

SCALE : 1" = 50'  
 DATE : FEBRUARY 18, 2026  
 SIZE : 7.15 AC.+-  
 DEED : R. B. 165, PG. 311, R.O.T.C.T.  
 MAP : MAP 19-M, PAR. C-17.02, T.A.O.T.C.T.



**HARTSVILLE CABINET & MILLWORKS, INC.**  
 DEED BOOK 64, PAGE 274  
 MAP 19-M, PARCEL C-17.03  
 ZONED R1

**NOTES:**

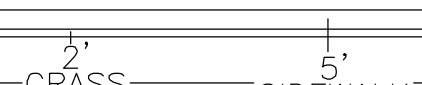
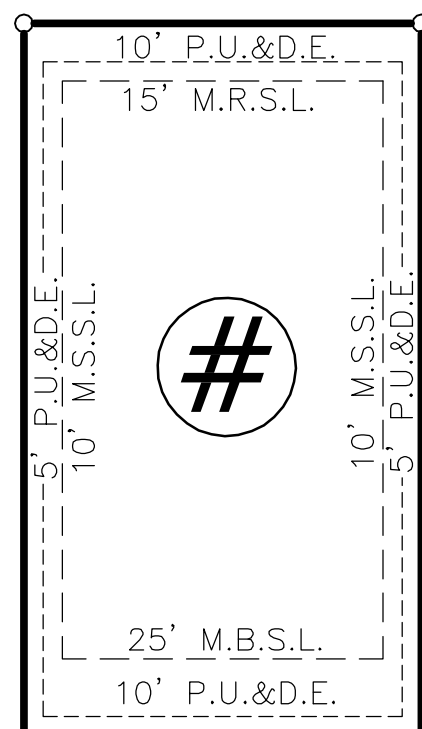
- PROPERTY IS ZONED R-3 & C-2.
- THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 471650004D, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
- OWNER: JAMES BYRNES  
 143 RIDDLINGTON CIRCLE  
 RIDDLINGTON, TENNESSEE 37151
- ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.
- A HOMEOWNERS ASSOCIATION HAS BEEN CREATED FOR THIS SUBDIVISION AND SAID HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALKS AND THE COMMON MAILBOX AREA (WHICH IS SHOWN AS LOT #4) OF THIS SUBDIVISION.

**HARTSVILLE CABINET & MILLWORKS, INC.**

DEED BOOK 64, PAGE 277  
 MAP 19-M, PARCEL C-17.01  
 ZONED R3

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	25.00'	25.00'	39.27'	90°00'00"	35.36'	N 08°53'47" W
2	125.00'	6.50'	12.99'	5°57'21"	12.99'	N 33°07'32" E
3	125.00'	15.72'	31.27'	14°20'00"	31.19'	N 22°58'52" E
4	125.00'	9.51'	18.99'	8°42'21"	18.97'	N 11°27'41" E
5	25.00'	11.18'	21.03'	48°11'23"	20.41'	N 31°12'12" E
6	50.00'	16.03'	31.03'	35°33'13"	30.53'	N 37°31'17" E
7	50.00'	24.07'	44.87'	51°25'12"	43.38'	N 05°57'55" W
8	50.00'	23.95'	44.87'	51°11'08"	43.20'	N 57°16'06" W
9	50.00'	25.77'	47.59'	54°32'07"	45.81'	S 89°52'16" W
10	50.00'	44.77'	73.03'	83°41'05"	66.71'	S 00°45'40" W
11	25.00'	11.18'	21.03'	48°11'23"	20.41'	S 16°59'11" E
12	75.00'	19.39'	37.95'	28°59'43"	37.55'	S 21°36'22" W
13	25.00'	25.00'	39.27'	90°00'00"	35.36'	S 81°06'13" W

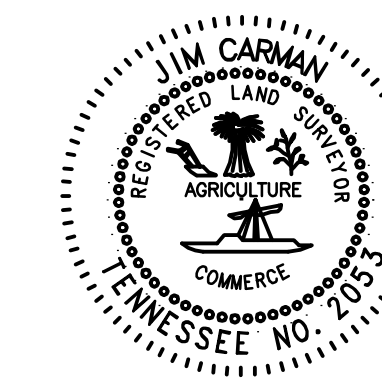
**TYPICAL RESIDENTIAL LOT**



**STREET**

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF COMMON AREA DEDICATION	CERTIFICATE OF SURVEY ACCURACY	CERTIFICATE OF APPROVAL OF WATER SYSTEMS	CERTIFICATE OF APPROVAL OF SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING	CERTIFICATE OF APPROVAL FOR RECORDING
<p>I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in Record Book 165, Page 311, 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.</p> <p>Date: _____</p> <p>JAMES BYRNES</p>	<p>Arthur B. Harper in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within rolling meadows for mail service related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision. "Declaration of covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made part of this plat.</p> <p>Date: _____</p> <p>JAMES BYRNES</p>	<p>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.</p> <p>Date: _____</p> <p>JIM CARMAN                  Registered Land Surveyor #2053</p>	<p>I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "ARTHUR B. HARPER" 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.</p> <p>Date: _____</p> <p>Name, Title, and Title Agency or Authorized Approving Agency</p>	<p>I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled "ARTHUR B. HARPER" 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.</p> <p>Date: _____</p> <p>Name, Title, and Title Agency or Authorized Approving Agency</p>	<p>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.</p> <p>Date: _____</p> <p>Appropriate Government Representative</p>	<p>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.</p> <p>Date: _____</p> <p>Secretary Planning Commission</p>

**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**  
 100 WISSELE CORY ROAD  
 HARTSVILLE, TENNESSEE  
 PHONE: (615) 374-3344

LOT	SIZE - SQ.FT.
A	1,007.6
1	13,335.2
2	10,205.9
3	10,361.4
4	10,517.0
5	10,672.5
6	10,876.3
7	11,206.1
8	11,494.6
9	12,198.1
10	14,087.5
11	26,654.0
12	14,356.6
13	11,009.1
14	11,373.8
15	11,219.0
16	11,064.3
17	10,909.5
18	10,754.8
19	10,600.0
20	10,454.3
21	25,260.7



# Planning/BZA Permit Application

Date: 02/18/2026

Permit #: 26051

## Applicant / Owner

Applicant Name: Carman Surveying  
Address: [REDACTED]  
City, State, Zip: [REDACTED]  
Phone: [REDACTED]  
Email: carmansurveying@gmail.com  
Type:

Owner Name: James Byrnes  
Address: McMurry Blvd  
City, State, Zip: Hartsville, TN 37074  
Phone: [REDACTED]  
Email: carmansurveying@gmail.com

## Project

Permit Type: Zoning - Planning / BZA  
Status: Pending  
Location:  
Tax Map #: 019M  
Group: C  
Parcel: 017.02  
Record/Deed: RB 165, PG 311

Subdivision: Stonehill  
Phase:  
Lot #:  
Request Type: Major Subdivision  
Water Source: Hartsville / Trousdale Water Dept.  
Sewer / Septic: Sewer  
Zoning District:

Project Description:

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

\_\_\_\_\_  
Jim Carman

02/18/2026

\_\_\_\_\_  
Date

**Planning Staff Report**  
**Amanda Harrington, AICP, Planning Advisor**  
**March 9, 2026**

**Item:** Final Plat for Stonehill Subdivision (James Byrnes)

**Location:** Tax Map 019M, Group C, Parcel 017.02)

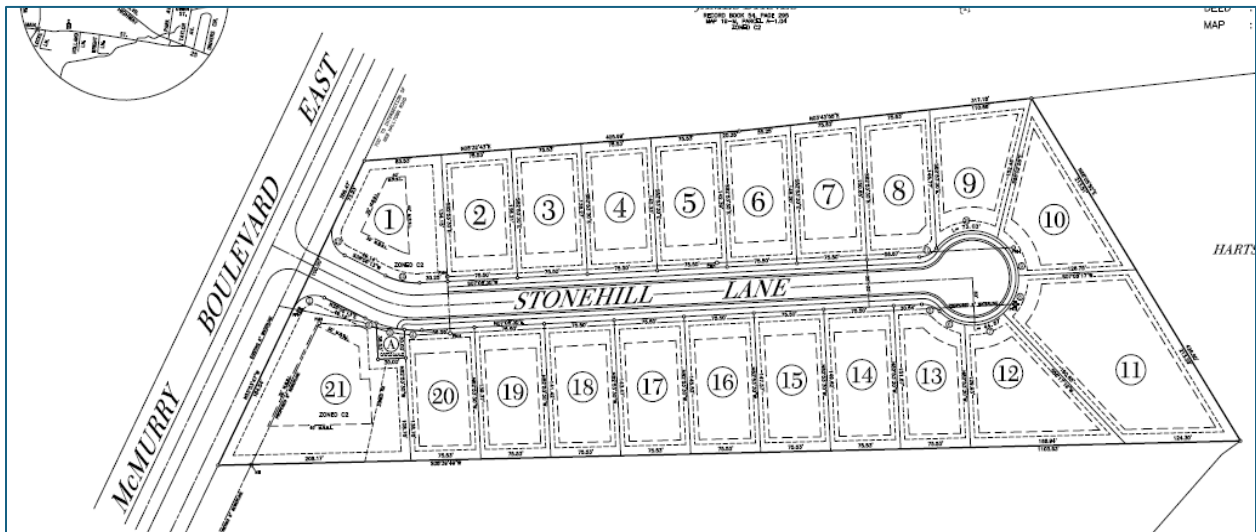
**Current Zoning:** R-3 & C-2

**Jurisdiction:** City of Hartsville

**Discussion/Review:**

The submitted plat, dated February 18, 2026, shows approximately 7.15 acres divided into twenty-one (21) residential lots, with access from existing public roads.

According to the Hartsville Zoning Ordinance, the minimum lot size in the R-2 zoning district is 7,500 square feet, or 9,000 square feet for duplexes. The 21 lots shown on the plat exceed the minimum lot size requirement.



The C-2 zoning district requires a minimum lot size of 10,000 square feet, with a front yard setback of 30', side yard setback of 40' when adjacent to residential, and rear setback of 40' when adjacent to residential. Lots 1 and 21 appear to meet these requirements.

Lot "A" is identified on the plat as an unbuildable lot, with a note stating it is reserved for a mail kiosk, to be maintained by the Homeowners' Association that has been formed for this subdivision. Per plat note #5, the HOA is also responsible for maintaining the subdivision's sidewalks.

The plat was reviewed in accordance with the Hartsville Trousdale 2021 Subdivision Regulations and applicable provisions of the Hartsville Zoning Ordinance. Review of the plat yielded the following corrective comments:

1. Please correct the name of the plat in the Certificate of Approval of Water and Sewer Systems.
2. Please correct the PUDE to 20' (Subdivision Regulations, Article 4, Section 4-109).
3. Please place a legend with symbology on the plat, including labels for fire hydrants labeled appropriately.
4. **2-103.5 Public Improvements** The planning commission may require that all public improvements be installed and dedicated prior to the signing of the final subdivision plat by the secretary of the planning commission. If the planning commission does not require that all public improvements be installed and dedicated prior to signing of the final subdivision plat, an adequate performance bond shall be approved. The amount of such bond shall be established by the planning commission based upon the recommendation of the appropriate governmental representative or by receipt of cost bids from two (2) or more independent contracting firms equal to the cost of all necessary improvements, plus an additional ten (10) percent to cover inflation shall be added. **It is the subdivider's responsibility to furnish these estimates to the planning commission.** Such bond shall be submitted by the applicant at the time of application for final subdivision plat approval. The planning commission shall require the applicant to indicate on the plat all public ways and improvements to be dedicated; all districts for water, fire, and utility improvements which shall be required to be established or extended; and any other special requirements deemed necessary by the planning commission in order for the subdivision plat to conform to the major street or road plan and the land development plan for the jurisdictional area.
5. **Is the new street to be public or private?**

**4-103.104 Private Streets** Where the ownership, control and maintenance of any street is proposed to remain in private ownership such streets shall be constructed to the design and construction standards for public ways as herein provided. A permanent access easement over such streets shall be provided to each and every parcel or lot which is to gain access therefrom. All such private improvements shall be maintained by the developer/owner or by a legally established homeowners' association or other similar group approved by the planning commission. *The legal documents establishing ownership and maintenance of the easement shall be submitted with the final plat for review and approval and shall be recorded with the final plat.*
6. All engineering and civil plans need to be recertified as they have expired since their last approval.

**Recommendation:** Staff respectfully recommends deferral of the final plat, given the incomplete nature of the submittal.

**\*\* END COMMENTS \*\***