

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes

Apr 13th, 2026 - 7:00 P.M. – Trousdale County Courthouse – 2nd Floor Courtroom

Present: John Kerr, David Thomas, Amanda Carman , AB Harper, David Nollner, Cal Welch, Katie Dillon, Heather Bay, Amanda Harrington.

Absent: Mitch Gregory, Rosalie Myhan

Others Present: Pamela Belcher, Jim Carman, Ron Patel, Craig Moreland, Amber Reyes

Roll Call

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

Approval of Minutes

Chairman Kerr asked for review of the Mar. 9th, 2025, meeting.

Heather Bay made a motion to approve the minutes David Nollner seconded the motion

MOTION CARRIED

New Business

REZONE:

Applicant: Pamela Belcher

Request: Rezone request for approximately 8.3 acres from A1 to TC-1

Location: (Map 029 Parcel 021.01)

Presentation

The applicants requested rezoning of approximately 8.3 acres located on Hwy 25 W from A1 to C-1 zoning across the entire parcel. Ms. Belcher addressed the Commission regarding the request, citing difficulty in selling the property as residential and a recent lost commercial sale opportunity. The property has commercial lots to the left and it also has TA-1 and TR-1 in front and on the sides. The design was described as compatible with the property size and layout.

Staff Report:

Mrs. Amanda provided a report indicating the property is consistent with surrounding zoning patterns, including adjacent commercial properties, and meets minimum lot size requirements. Staff recommended approval.

Motion by David Nollner to forward the Rezoning request to the County Commission with a favorable recommendation, seconded by Katie Dillon.

MOTION CARRIED

SITE PLAN REVIEW

Applicant: Craig Moreland (Tennessee Trucking LLC)

Location: Hwy 10 (Map 020 Parcel 024.02)

Acreage: 5.72 acres

Presentation: Jim Carman & Craig Moreland presented a proposal to construct a workshop facility used for fixing and storing equipment. Jim confirmed that all previously identified deficiencies had been corrected, Jim stated that they had sent information including stormwater and erosion control measures to Mrs. Rosalie at the Codes & Zoning Office.

Staff Report:

Mrs. Amanda stated that all the deficiencies noted from last month have all been corrected. Staff recommend approval of the Site Plan

MOTION to approve was made by Amanda Carman seconded by Heather Bay

MOTION CARRIED

Applicant: Ronak Patel Request: Site Plan Review

Location: 515 Hwy 25 W (Map 029 Parcel 004.01)

Acreage: 5.06 acres

Presentation: Mr. Patel presented a request to amend a previously approved site plan. The original approval included a 1,129 square foot building addition. The revised proposal increases the addition to approximately 1,314 square feet. He states that they have worked and made corrections asked for by Mrs. Myhan and Mrs. Amanada.

Staff Report:

Mrs. Amanda stated that just as a reminder this application amends the application that was approved in November. This site plan will allow him to construct the 1,314 Square feet instead of the 1,129 Mrs. Amanda thanked them for being so responsive with getting all the corrections taken care of.

Staff respectfully recommended approval of the site plan.

MOTION to approve made by Amanada Carman Seconded by Katie Dillon MOTION CARRIED

PRELIMINARY PLAT

Applicant: Lewis Cass Beasley III

Request: Sketch Plat/Major Subdivision of 7 Lots

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

Acreage 9.97 acres

Presentation:

Jim Carman was present to speak about the request. He stated we have looked over this for the past 2 months and he was ready to respond to any questions anyone might have.

Staff Report:

Mrs. Amanda Stated that staff finds that this plat meets the minimum requirements for subdivision of Hartsville Trousdale County and respectfully recommends approval.

MOTION to Approve Preliminary Plat was made by Cal Welch seconded by Heather Bay

MOTION CARRIED

FINAL PLAT REQUEST

Applicants: James Byrnes

Request: Final Plat Major Subdivision of 21 Lots

Location: Stonehill Ln (Map 019M Group C Parcel 017.02)

Acreage: 7.15 acres

Presentation:

Jim was present to speak about this Final Plat. He stated that the Bonds for all the infrastructure to make the subdivision will be \$645,000. This will include water, sewer, roads, sidewalks etc. Jim stated that Evan White has re-submitted all plans to be re- certified.

Mrs. Amanda spoke about now that the bond amount has been established for 645,000. stated that Mrs. Rosalie has made the comment about having the Engineered plans recertified as they have expired.

MOTION to grant conditional approval with the amount set at \$645,000.00 for the Bond being certified by the respected departments also that the Codes & Zoning Office receive the letters on their letterheads (Roads & Water Dept) Motion made by David Nollner Seconded By Cal Welch

MOTION CARRIED

David Nollner made a motion to adjourn seconded by Katie Dillon

MEETING ADJOURNED