

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*

APRIL 13, 2026 | 7:00PM | TC COURTHOUSE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting March 9, 2026

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

NEW BUSINESS

REZONE

- Rezone request of property on Hwy 25 of 8.3 acres from A-1 to TC-1 (Map 029 Parcel 021.01) to Increase Marketability by Pamela Belcher

SITE PLAN

- Site Plan request on Hwy 10 of 5.72 acres (Map 020 Parcel 024.02) for Shop by property Tennessee Trucking LLC
- Site Plan request on 515 Hwy 25 W of 5.06 acres (Map 029 Parcel 004.01) for revision of previous building size by Ronak Patel

FINAL PLAT

- Final Plat request for 7 lots on 9.97 acres at 1275 Hwy 141 (Map 007 Parcel 014.00) by Lewis Cass Beasley III
- Final Plat request for 21 lots on 7.15 acres at Stonehill Ln (McMurry Blvd) Map 019M Group C Parcel 017.02) by James Byrnes

DISCUSSION

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

CLOSING REMARKS

ADJOURN

Hartsville/Trousdale Planning Commission

Regular Meeting

Meeting Minutes

Mar 9th, 2026 - 7:00 P.M. – Trousdale County Courthouse – 2nd Floor Courtroom

Present: John Kerr, David Thomas, AB Harper, David Nollner, Cal Welch, Mitch Gregory, Heather Bay, Rosalie Myhan, Amanda Harrington.
Absent: Amanda Carman, Katie Dillon
Others Present: Jim Carman, Ron Patel, Cody Joe Haynes, 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 Feb 9th, 2025, meeting. Cal Welch made a motion to approve the minutes David Nollner seconded the motion to approve the minutes as presented.

MOTION CARRIED

REZONING REQUEST – Applicants: Cody Joe Haynes and Trent Massen

Location: (map 019K Group B Parcel 019.02)

Rezone request for approximately 0.787 acres from C-1/I-1 to C-1

Mitch Gregory Recused himself as he was the previous owner of this property.

Presentation The applicants requested rezoning of approximately 0.787 acres located on Broadway from split zoning (C1 and I-1) to C1 zoning across the entire parcel. Mr. Haynes stated the purpose of the request is to develop the property with three commercial units at the front of the lot and four town homes at the rear. The design was described as compatible with the property size and layout.

Staff Report: Mrs. Myhan reviewed the zoning map and explained that the property currently contains two zoning designations. Staff noted that surrounding properties along Broadway are largely zoned C1, including nearby parcels near the intersection of Broadway and White Oak. She also indicated that C1 zoning would be consistent with nearby zoning patterns and the ongoing expansion of downtown commercial development. Mrs. Myhan also referenced the approved multimodal sidewalk project along Broadway extending toward McMurray Boulevard, noting the rezoning would align with anticipated corridor improvements.

Mrs. Harrington had nothing additional to add to this request.

Motion by Heather Bay to forward the Rezoning request to the County Commission with a favorable recommendation, seconded by David Thomas. 6 yes 0 No MOTION CARRIED

SITE PLAN REVIEW – Applicant: Ronak Patel

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

Request: Site Plan Review (Phase 1)

Acreage:5.06 acres

Presentation: Mr. Patel presented a request to amend a previously approved site plan. This would be noted as phase 1. The original approval included a 1,129 square foot building addition. The revised proposal increases the addition to approximately 1,373 square feet and references a future second phase that may include a 10,079 square foot building

Staff report: Mrs. Myhan and Mrs. Harrington reviewed the submitted site plan and identified several deficiencies that must be corrected before approval can be granted.

These are the required corrections that must be addressed:

- Topography: Provide five-foot topographic contour lines on the site plan.

- Labeling: Remove the “word proposed” labeling and clearly identify the previously approved 4,816 square foot building.
- Parking: Verify the total number of parking spaces (34 spaces are required).
- Landscaping: Provide parking lot landscaping equal to at least 10 percent of the parking area, in accordance with zoning requirements.
- Loading: Identify a designated off-street loading area.
- Setbacks: Correct the front and side setbacks to 30 feet, as required by the zoning ordinance.
- Lot Coverage: Provide total lot coverage calculations, ensuring the project remains within the 20 percent maximum coverage limit.

Staff recommended deferring the request until the applicant submits a revised plan addressing these issues.

Motion to defer until the applicant submits a revised plan with corrections made by David Thomas Seconded by Cal Welch **MOTION CARRIED**

SITE PLAN REVIEW – Applicant: Ronak Patel

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

Request: Site Plan Review (Phase 2)

Acreage: 5.06 acres

Mr. Patel also discussed a proposed future phase development, which may include a 10,079 square foot retail or commercial building located on the same property.

Staff Report: Mrs. Myhan Spoke about wanting to know the distance from septic field to the parking lot also the distance between the parking lot and existing underground fuel tank to the parking lot also the height of the retaining wall.

Mrs. Harrington advised that if both phases are intended for the same parcel, it would be beneficial to submit a single comprehensive site plan clearly showing both phases of development. This would allow staff and the Commission to verify parking requirements, setbacks, and other zoning compliance measures.

Staff identified several additional items required for review, including:

- Verification of adjacent property zoning
- Confirmation of 50 total required parking spaces
- Provision of 10 percent parking lot landscaping
- Identification of off-street loading and service areas
- Identification and details for on-site signage
- Adjustment of the front setback to 30 feet
- Calculation of total lot coverage (maximum 40 percent)
- Labeling of driveway width along Highway 231 North (maximum 35 feet)
- Labeling of driveway width for 90-degree parking aisles (maximum 25 feet)

Staff also noted that site plan approvals expire after three years if construction has not commenced.

A motion was made by David Thomas and seconded by David Nollner to defer review of the future phase site plan until a comprehensive site plan is submitted reflecting all required information. **MOTION CARRIED**

SITE PLAN REQUEST – Applicant: Craig Moreland

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 maintenance and service of company vehicles and equipment. A future office component may be added to the site later. Jim stated that the site currently sits at approximately 490 feet in elevation, while the floodplain elevation is approximately 489 feet. The proposed development plan includes raising the

building pad above the floodplain elevation to meet floodplain requirements. Craig also stated that current outdoor equipment storage will be moved inside the building once construction is complete, and that site cleanup will occur as part of the development. Jim mentioned that Craig has built up the pad 1 foot above the floodplain, but they are happy to get the stormwater taken care of and they will be building out in each direction eventually coming straight off the road and it will all be level to the shop. Jim noted that the closest hydrant is 0.23 miles from the property

Staff Report: Mrs. Myhan noted they do have a bathroom on the plans asking if they already know what the soils will perk for she also asked if they will have ADA parking spots as required by our Ordinances, She addressed she will need the approvals for the septic, the plans for the office, the stormwater information from the engineer when they are ready to go forward with the permit process. Amanda stated that just receiving the plans at the meeting she will need to check the information against the check list in the Trousdale County Zoning Resolution. She notes that she sees that the drive width is 16 feet and that the drive meeting Hwy 10 will need to be noted on the Site Plan.

Staff noted that several items remain outstanding, including:

- Completion of soil percolation testing for septic system placement
- Submission of stormwater engineering documentation
- Verification of compliance with the site plan checklist outlined in the zoning resolution

Motion to defer was made by David Thomas seconded by Cal Welch until such time the information can be turned in & verified. 5 yes 1 no *Heather Bay* **MOTION CARRIED**

PRELIMINARY PLAT REQUEST – Applicant: Lewis Cass Beasley III

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

Request: Sketch Plat/Major Subdivision of 7 Lots

Acreage 9.97 acres

Presentation: Jim Carman was present to speak about the request. He stated this will require a fire hydrant at the North end for lots 4 -7

Staff Report: Mrs. Myhan asked if the dates had been corrected on the Preliminary Plat. Jim Stated it was corrected in the certificate spot. Mr. Carman has made the Lines, lot frontage and length to width for the 5:1 Ratio or less very visible.

Mrs. Harrington stated that all three questions that she had asked have been addressed.

Staff respectfully recommend approval of the Plat.

Motion to Approve Preliminary Plat was made by Cal Welch by seconded by Mitch Gregory
MOTION CARRIED

FINAL PLAT REQUEST – Applicants: Barnes & Anderson

Request: Final Plat of approximately 6.65 ac of 11 Lots

Location: Herod Ln / Cemetery Ln

Zoning: R-2, within the Urban Services District

Presentation: Jim Carman was present to speak about the Final Plat.

Staff Report: Mrs. Myhan spoke about the last two times this Plat has been brought to Planning that it is noted where the locations of the Sewer going down Cemetery Ln/Herod Ln, the man holes there designated by the MH, the proposed Fire Hydrant located on Lot 1 and also on Lot 11 they already have some existing fire hydrants out there also that there will be fire suppression along Herod Ln.

Mrs. Harrington wanted to once again note for the record that per plat note number 5 due to slopes exceeding 15% that the owner has imposed a self-imposed restriction on those lots marking those lot unbuildable. This is a self-imposed restriction.

Staff respectfully recommends approval of the Final Plat.

Motion to Approve Sketch Plat was made by David Thomas seconded by Heather Bay.
6 yes 0 no **MOTION CARRIED**

FINAL PLAT REQUEST – Applicants: James Byrnes

Location: Stonehill Ln (Map 019M Group C Parcel 017.02)
Request: Final Plat Major Subdivision of 21 Lots
Acreage: 7.15 acres

Presentation: Jim was present to speak about this Final Plat noting this Subdivision has never been recorded stating he was waiting for them to come back to him to continue and no one came back he states it went through all 3 meetings, Sketch, Preliminary & Final receiving approval through each step.

Staff Report: Mrs. Myhan speaks about the history of this Subdivision noting that a road was never put in, utilities were never installed, water lines was not installed so they could not record this subdivision until all of the signatures have been obtained which means they would have been inspected, approved, and plat recorded. Mid Tenn Engineering received approval from Hartsville Water that the subdivision would have the infrastructure available. Mid-Tenn Engineering met with TDOT to obtain approval for the entrance. Mid Tenn Engineering has said that their plans are there for viewing but not for construction purposes so it will all have re-certified to make sure everything in that engineering design meets current TDOT regulations. The present owner and potential new owner are aware the TDOT and Engineering process will need to be updated.

Mrs. Harrington noted the corrections that need to be made.

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 government 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 recommend deferral of the final plat, given the incomplete nature of the submittal.

Motion to defer was made by David Thomas Seconded by David Nollner MOTION PASSED

Mrs. Myhan expressed her thanks to the members who were able to attend the recent training meeting.

As a reminder, all members are required to complete four hours of training per year. Next month, everyone will receive their training attendance records to help determine if anyone needs to make up any time to meet this requirement.

Adjourn

David Nollner made a motion to adjourn seconded by AB Harper

MOTION CARRIED



Rezoning Permit Application

Date: 03/26/2026

Applicant / Owner

Applicant Type: Property Owner

Applicant Name: [REDACTED]

Address: [REDACTED]

City, State, Zip: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Owner Name: Pamela Belcher

Owner Phone: [REDACTED]

Owner Email: [REDACTED]

Property

Site Address: Hwy 25 W

City, State, Zip: Castalian Springs TN 37031

Current Zoning: A1

Requested Zoning: TC-1

Lot Size: 8.3 acres

Road Frontage: 95 Ft

Easements: 0

Tax Map #: 029

Group: 0

Parcel: 021.01

Record/Deed Book: RB96/410

Subdivision Name:

Phase:

Lot #: 7

Water Source: Castalian Springs / Bethpage
Water Dept.

Sewer/Septic: Septic

Reason: Increase marketability

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

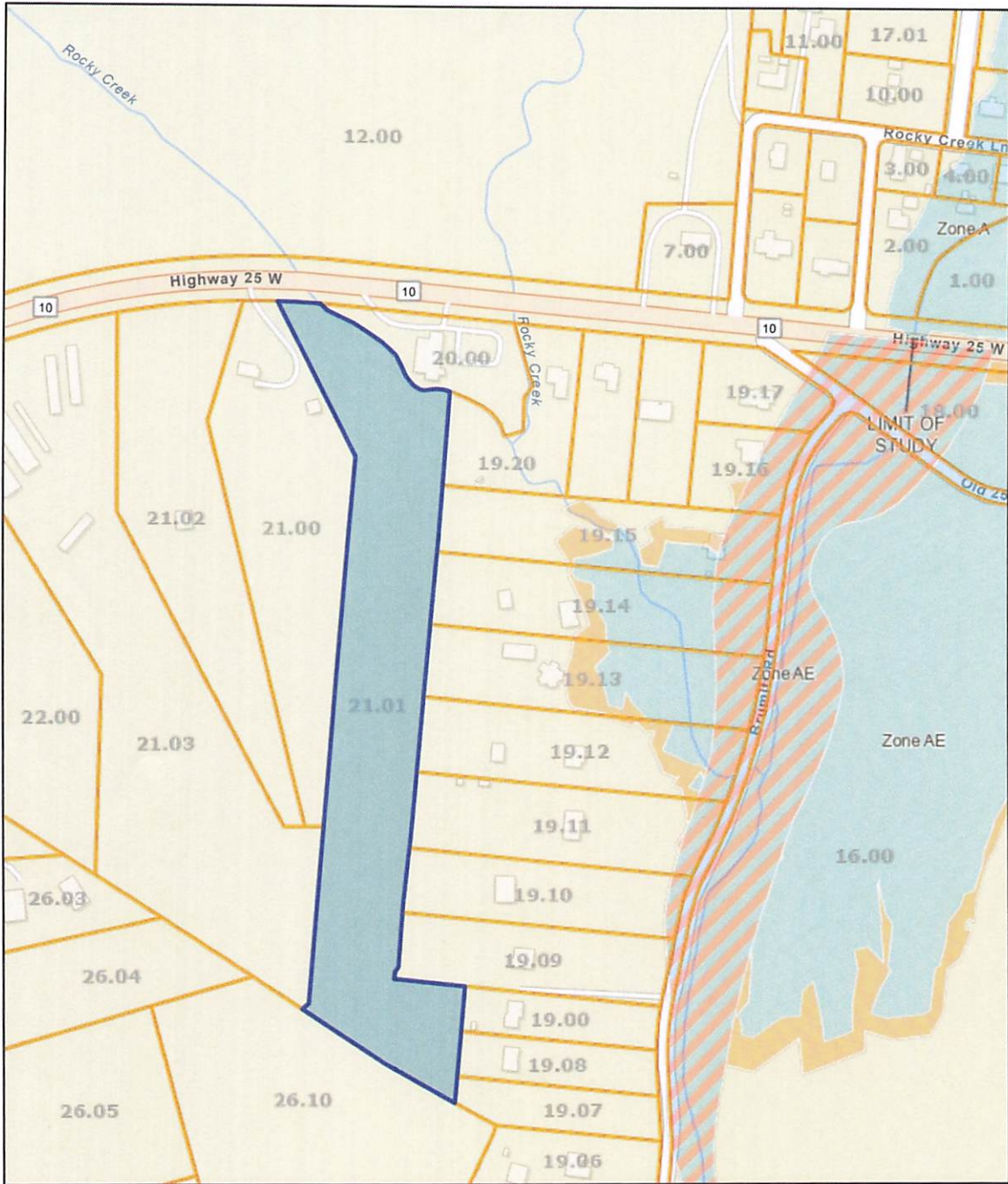
[REDACTED]

Pamela Belcher

03/26/2026

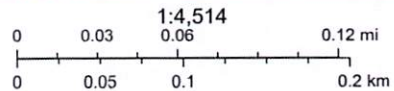
Date

Trousdale County - Parcel: 029 021.01



Date: April 6, 2026

County: TROUSDALE
Owner: BELCHER PAMELA
Address: HWY 25 W
Parcel ID: 029 021.01
Deeded Acreage: 8.3
Calculated Acreage: 0



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.

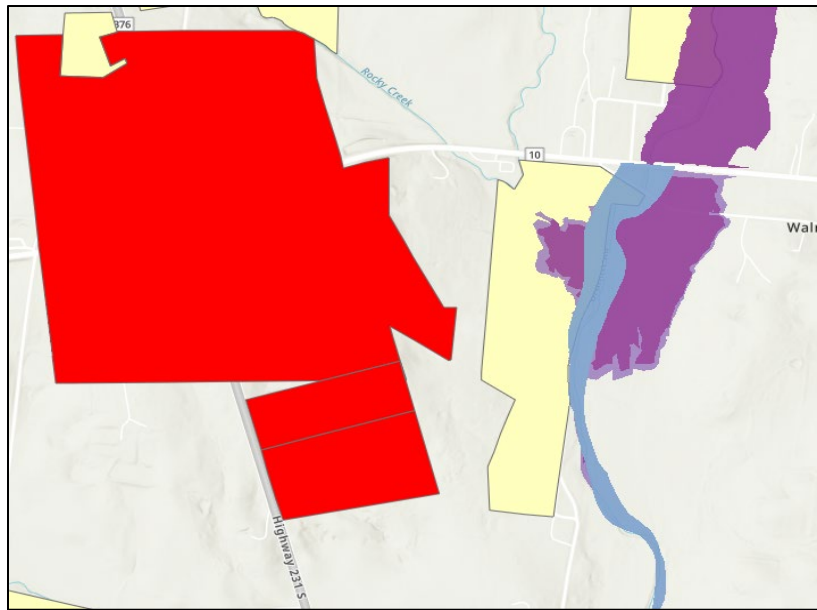
Planning Staff Report
Amanda Harrington, AICP, Planning Advisor
April 13, 2026

- **Item:** Zoning Request from A-1 to TC-1
- **Location:** Unaddressed Hwy 25 W
- *Tax Map 029, Parcel 021.01*
- **Current Zoning:** A-1
- **Requested Zoning:** TC-1 (General Commercial District)
- **Jurisdiction:** City of Hartsville

Discussion/Review: The applicant requests re-zoning of 8.3 acres from A-1 to TC-1 (General Commercial District) to market the property for sale. The zoning designation appears suitable compared to that of other properties in the area.

Minimum Lot Size for TC-1

- **Minimum Lot Size:** 30,000 sq ft (Only public water is available)
- **Setbacks:** None.



Legend

County Boundary

Flood Hazard Areas (FEMA)

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway

Hartsville Zoning

Hartsville

- A1 - Agricultural
- C1 - Central Commercial
- C2 - Highway Commercial
- I1 - General Industrial
- R1 - Low Density Residential
- R2 - Medium Density Residential
- R3 - High Density Residential

Trousdale Zoning

Trousdale

- A1 - Agricultural
- C1 - Central Commercial

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

**** END COMMENTS ****



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
April 13, 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 did not yield any corrective comments.

Recommendation: Staff respectfully recommends approval of the site plan, finding it meets the minimum requirements of the Hartsville Trousdale zoning regulations.

**** END COMMENTS ****



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: Krishna 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

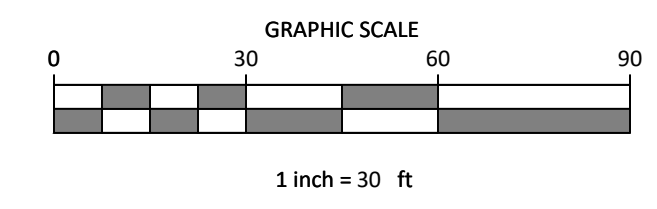
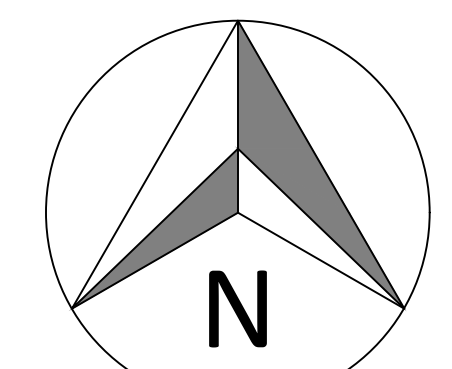
02/20/2026

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



- 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
 - UTILITY POLE
 - UTILITY POLE W/ LIGHT
 - GUY ANCHOR
 - TELEPHONE MANHOLE
 - ELECTRIC JUNCTION BOX
 - CABLE PEDESTAL
 - SANITARY SEWER MANHOLE
 - WATER METER
 - WATER VALVE
 - BLOW OFF VALVE
 - AIR RELEASE ASSEMBLY
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - A/C PAD

NOTE THAT OWNER MAY
 SUBSTITUTE PROPOSED
 CURBING FOR WHEEL STOPS.

GreenLID Design
 114 B West Main Street
 Gallatin, TN 37066
 615-230-7269
 office@greendesign.com



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

SITE LAYOUT

NO.	REVISION	DATE

811 IF YOU DIG IN TENNESSEE
 CALL 811 FIRST!
 or (800) 351-1111 or (615) 366-1987
 TENNESSEE ONE CALL IT'S THE LAW

SHEET NO.
C 2.0
 SHEET 2 OF 2
 PROJ. #25.063G DATE: 01 OCTOBER 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 1,317-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. Ten (10) percent of all parking areas shall be devoted to landscaping as approved by the planning commission (Article 5, Section 5.044(F)).

Recommendation: Staff recommends conditional approval of this site plan, contingent upon satisfactory resolution of the corrective comment noted above.

**** END COMMENTS ****





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

DEPARTMENT OF ENVIRONMENT AND CONSERVATION,
DIVISION OF WATER RESOURCES NOTES

- LOT #1 IS LIMITED TO A MAXIMUM OF 4 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #2 IS LIMITED TO A MAXIMUM OF 4 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #3 IS LIMITED TO A MAXIMUM OF 4 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #4 IS LIMITED TO A MAXIMUM OF 4 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #5 IS LIMITED TO A MAXIMUM OF 4 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #6 IS LIMITED TO A MAXIMUM OF 4 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOT #7 IS LIMITED TO A MAXIMUM OF 4 BEDROOMS. A CONVENTIONAL SEPTIC SYSTEM IS REQUIRED. A PUMP TO FIELDLINES AND A DOSING TANK MAY BE REQUIRED. THE PRIMARY AND RESERVE SEPTIC SYSTEMS SHALL BE LOCATED IN THE SHADED AREAS INDICATED ON THE PLAT.
- LOTS HAVE BEEN EVALUATED AND APPROVED FOR ONE (1) SINGLE FAMILY DWELLING PER LOT.
- APPROVAL IS BASED ON SOIL CONDITIONS SUITABLE FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND DOES NOT CONSTITUTE APPROVAL OF BUILDING SITES.
- PRIOR TO ANY CONSTRUCTION OF A STRUCTURE, MOBILE OR PERMANENT, THE PLANS FOR THE EXACT HOUSE/STRUCTURE LOCATION MUST BE APPROVED AND A SSD SYSTEM PERMIT ISSUED BY THE DIVISION OF WATER RESOURCES. WATER TAPS, WATERLINES, UNDERGROUND UTILITIES AND DRIVEWAYS SHOULD BE LOCATED AT THE SIDE PROPERTY LINES UNLESS OTHERWISE NOTED. ANY CUTTING, FILLING OR ALTERATIONS OF THE SOIL CONDITIONS MAY VOID THIS APPROVAL.
- IF SHOWN, SHADING ON LOTS REPRESENTS AN AREA RESERVED TO BE USED FOR THE INSTALLATION OF THE PRIMARY AND RESERVE SSD SYSTEMS, AND SHALL BE USED FOR NO OTHER PURPOSE SUCH AS HOUSE LOCATION, OTHER STRUCTURE LOCATION, BURIED UTILITIES, DRIVEWAYS, SWIMMING POOLS, ETC. OR ANY USE WHICH WOULD CONFLICT WITH THE REGULATIONS TO GOVERN SUBSURFACE SEWAGE DISPOSAL IN TENNESSEE. MODIFICATION OF THE SHADED AREA MAY BE CONSIDERED, PROVIDED SUFFICIENT SHADED AREA IS MAINTAINED.

CERTIFICATION OF APPROVAL OF ON-SITE SUBSURFACE
SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

APPROVAL IS HEREBY GRANTED FOR LOTS #1 THROUGH #7 DEFINED AS THE LEWIS CASS BEASLEY, III PROPERTY, LOCATED IN TROUSDALE COUNTY, TENNESSEE, AS BEING SUITABLE FOR SUBSURFACE SEWAGE DISPOSAL WITH THE LISTED OR ATTACHED RESTRICTIONS.

DATE _____ ENVIRONMENTAL SPECIALIST, TN DIVISION OF WATER RESOURCES

SURVEYOR'S CERTIFICATE:

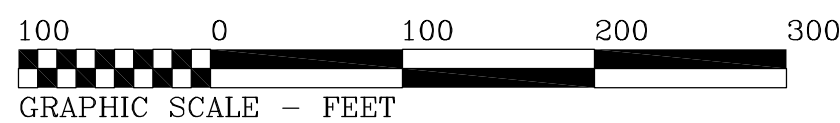
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1 : 10,000 AS SHOWN HEREON.

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



CARMAN SURVEYING

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



NOTES:

- PROPERTY IS ZONED R-1.
- THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONES "AE" AND "X". SEE COMMUNITY PANEL NUMBER 47169C0033C, 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.

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

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

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number 136, Page 364, 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>LEWIS CASS BEASLEY, III</p>	<p>CERTIFICATE OF SURVEY ACCURACY</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 0620-3-.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>CERTIFICATE OF APPROVAL OF WATER SYSTEMS</p> <p>I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled LEWIS CASS BEASLEY, III 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.</p> <p>Date: _____</p> <p>Name, Title, and Title Agency or Authorized Approving Agency</p>	<p>CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING</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 guarantee completion of all required improvements in case of default.</p> <p>Date: _____</p> <p>Appropriate Government Representative</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</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>
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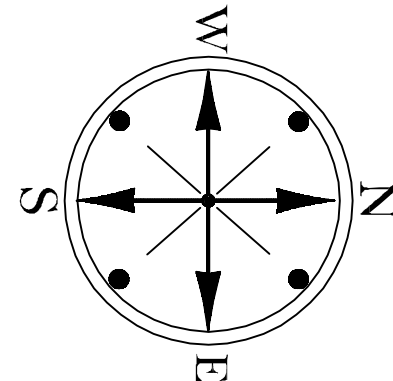
CHURCH OF GOD OF PROPHECY
DEED BOOK 41, PAGE 318
MAP 7, PARCEL 14.02

TONY SULLIVAN
DEED BOOK 38, PAGE 380
MAP 7, PARCEL 14.01

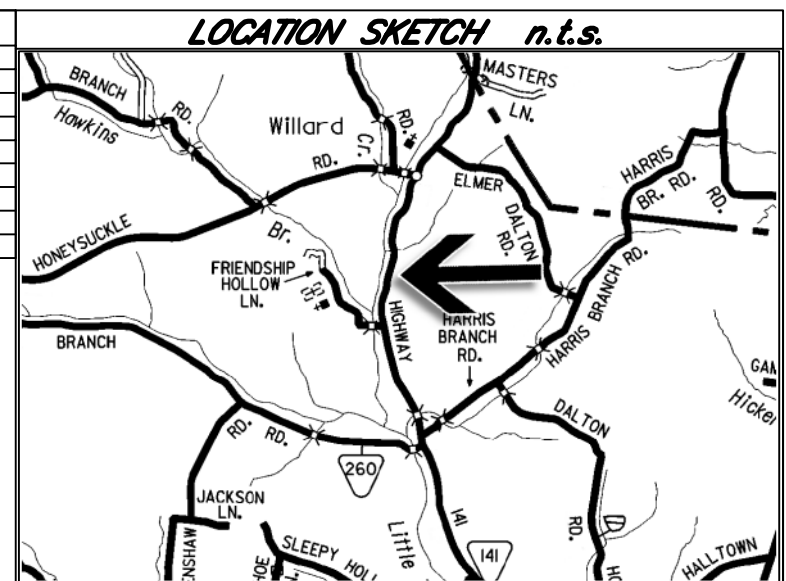
REMAINING PROPERTY OF
LEWIS CASS BEASLEY, III
RECORD BOOK 136, PAGE 364
MAP 7, PARCEL 14.00 P/O
246'+- ROAD FRONTAGE REMAINING
84.04 ACRES+- REMAINING

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

STATE HIGHWAY #141N



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	275.88'
L8	S 03°00'00" W	162.42'
L9	N 87°00'00" W	20.00'



Planning Staff Report
Amanda Harrington, AICP, Planning Advisor
April 13, 2026

Item: Final Plat for Cass Beasley III

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

Current Zoning: R-1

Jurisdiction: Trousdale County

Discussion/Review:

The applicant has submitted a final 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.

Review of the plat utilizing the Hartsville Trousdale Subdivision Regulations and relevant portions of the Zoning Resolution yielded no corrective comments.

Recommendation: Staff respectfully recommends approval of the plat, finding it meets the minimum requirements of the Hartsville-Trousdale subdivision regulations.

**** END COMMENTS ****



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.

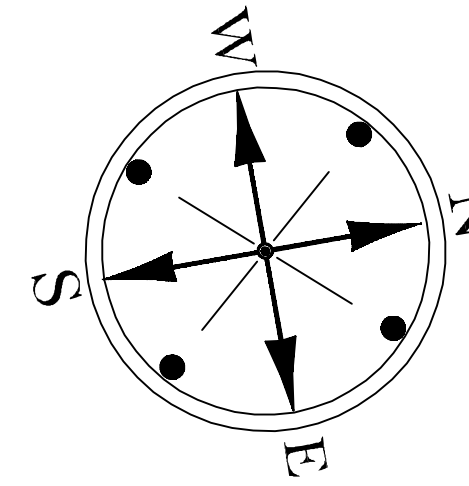
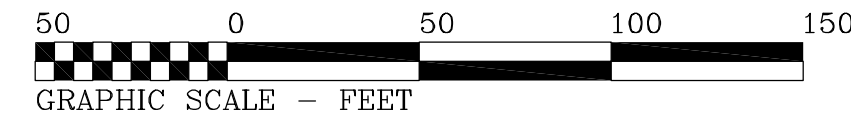
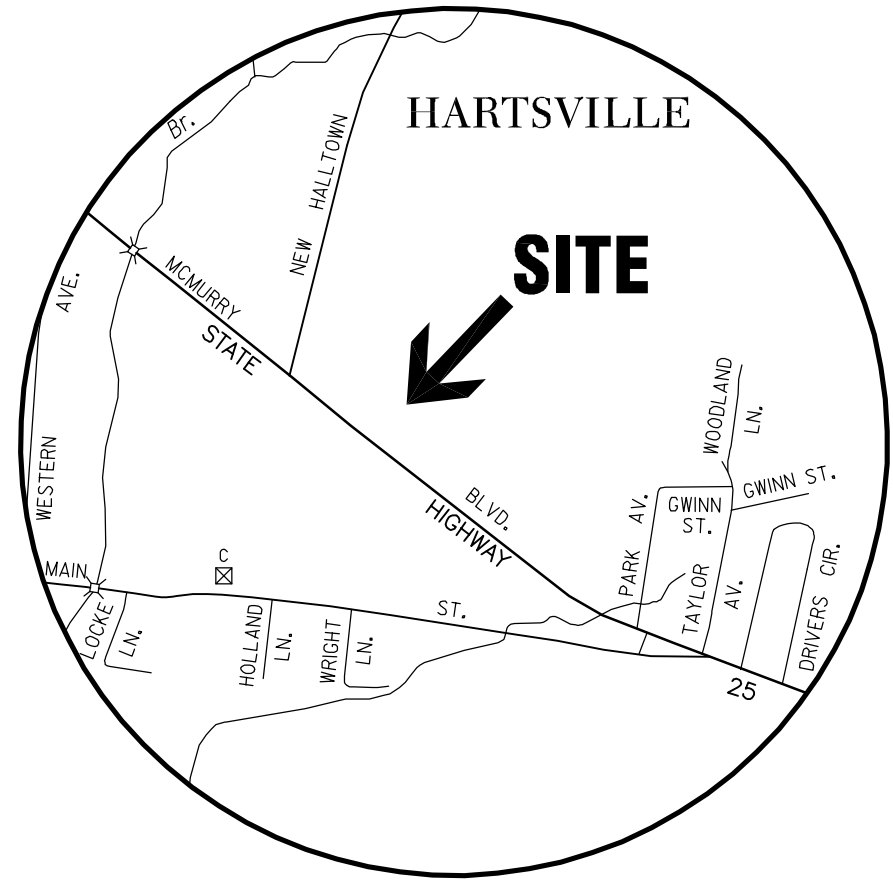
[REDACTED]

Jim Carman

02/18/2026

Date

LOCATION SKETCH n.t.s.



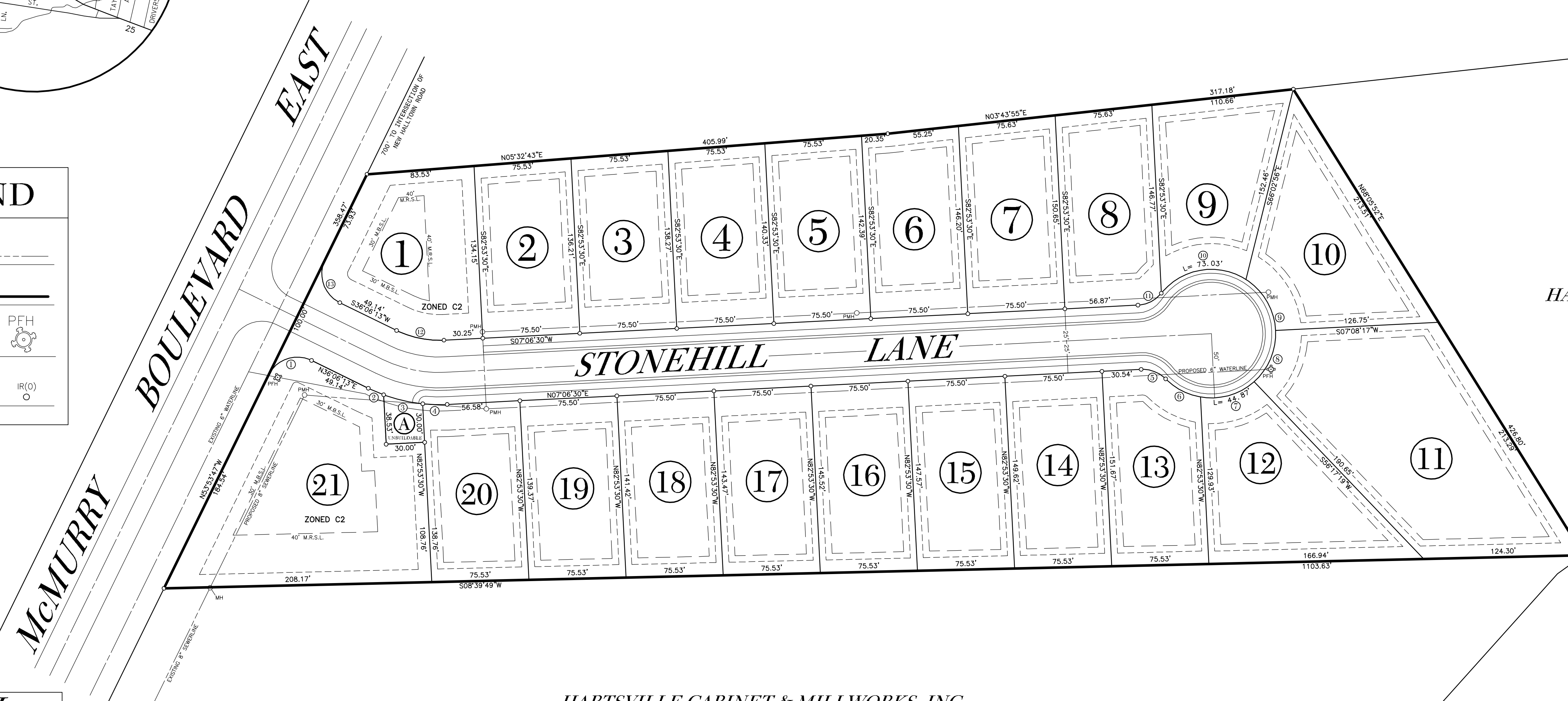
JAMES BYRNES
 RECORD BOOK 54, PAGE 295
 MAP 19-M, PARCEL A-1.04
 ZONED C2

FINAL SUBDIVISION PLAT OF
STONEHILL
 LOCATED IN THE 9TH CIVIL DISTRICT OF TROUSDALE 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.

LEGEND

- UTILITY LINE
- PROPERTY LINE
- PROPOSED FIRE HYDRANT PFH
- IRON ROD (OLD) IR(O)

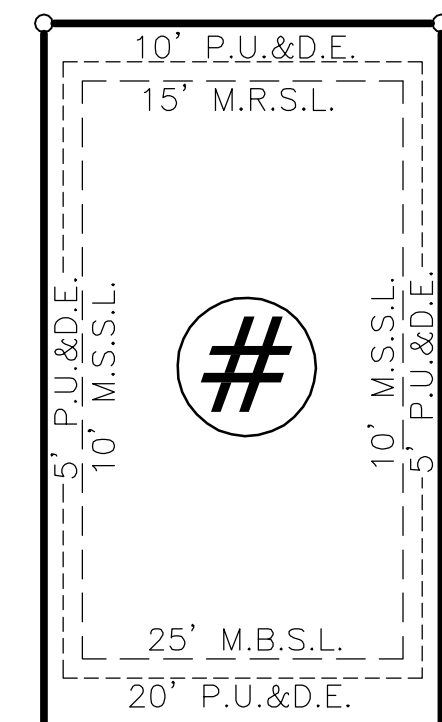


HARTSVILLE CABINET & MILLWORKS, INC.
 DEED BOOK 64, PAGE 274
 MAP 19-M, PARCEL C-17.03
 ZONED R1

NOTES:

1. PROPERTY IS ZONED R-3 & C-2.
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.
3. OWNER: JAMES BYRNES
 143 RIDGELTON CIRCLE
 RIDGELTON, TENNESSEE 37151
4. ALL CORNERS ARE NEW IRON RODS UNLESS OTHERWISE SPECIFIED.
5. 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.

TYPICAL RESIDENTIAL LOT



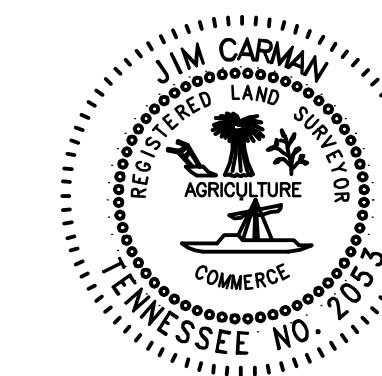
HARTSVILLE CABINET & MILLWORKS, INC.

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 3°30'732" 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

<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <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>CERTIFICATE OF COMMON AREA DEDICATION</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>CERTIFICATE OF SURVEY ACCURACY</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>CERTIFICATE OF APPROVAL OF WATER SYSTEMS</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>CERTIFICATE OF APPROVAL OF SEWER SYSTEMS</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>CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING</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>CERTIFICATE OF APPROVAL FOR RECORDING</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>
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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 CIRCLE
 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 Staff Report
Amanda Harrington, AICP, Planning Advisor
April 13, 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 PUDE to 20' (Subdivision Regulations, Article 4, Section 4-109).
2. **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 ... **It is the subdivider's responsibility to furnish these estimates to the planning commission. Such a bond shall be submitted by the applicant at the time of application for final subdivision plat approval.**

3. All engineering and civil plans need to be recertified as they have expired since their last approval (including storm water and drainage plans, as well as TDOT-approved entrance permit(s).)

Recommendation: Staff respectfully recommends conditional approval of the plat, subject to the correction of deficiencies as noted in Staff Comments above.

**** END COMMENTS ****