

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes

June 8th, 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, Mitch Gregory, Amanda Harrington, Rosalie Myhan

Others Present: Jim Carman, Jeremy Barnes, Amber Reyes

Chairman Kerr called the meeting to order at 7:00 P.M.

Approval of Minutes

Chairman Kerr asked for review of the May 11th, 2025, meeting.

Amanda Carman made a motion to approve the minutes David Nollner seconded the motion to approve the minutes as presented. MOTION CARRIED

Site Plan Review:

Site Plan Review at 603 E Main St of 0.411 acres (Map 027D Group A Parcel 010.00) for Quadruplex by Redline Construction LLC.

Mr. Barnes was present to speak. He explained that the development consists of a 4-unit Townhome and is consistent with surrounding residential development patterns.

Mrs. Rosalie reviewed the submitted plans and noted that they included:

- Existing conditions plan, Demolition plan, site layout, grading plan, utility plan, drainage & paving details, stormwater & erosion control measures.
- Applicant had adequately addressed concerns regarding stormwater management and runoff.

Ms. Amanda stated that the site plan was reviewed under the March 2026 Hartsville/Trousdale County Zoning Ordinance and met all minimum requirements. Staff recommended approval.

MOTION TO APPROVE: 1ST Cal Welch 2nd Mitch Gregory MOTION CARRIED

Final Plat:

Final Plat review on Halltown Rd of 1.75 acres (Map 019F Group A Parcel 025.00) for Minor Subdivision of 3 lots by Ketco LLC.

Mr. Jim presented the Final Plat and explained that KETCO, LLC and Zack Taylor are one and the same. He noted that the property is part of a larger tract previously rezoned by the Commission and that the proposed subdivision would create three lots along existing frontage on Halltown Road. Public utilities, including water, sewer, and fire protection, are available to the property.

Discussion focused on:

- Continued sewer access for adjoining property and future development.
- Preservation of a 50-foot access easement to serve future development and utility access.
- Removal of an existing residence and carport located on Lot 3.
- Fire protection infrastructure and utility availability.
- Compliance with Subdivision Regulations and Zoning requirements.

Mitch Gregory recused himself from discussion and voting on the item with cause.

Mrs. Rosalie reported:

- The existing residence scheduled for demolition would require compliance with state demolition and asbestos regulations.
- The property has adequate infrastructure, including water, sewer, and fire protection.
- The plat accurately reflects zoning classifications and utility information.

Ms. Amanda reported that the plat was reviewed in accordance with the Hartsville/Trousdale County Subdivision Regulations and applicable Zoning ordinances. No corrective comments were identified, and staff recommended approval.

MOTION TO APPROVE, 1st Amanda Carman 2nd Katie Dillon

MOTION CARRIED

STAFF REPORT:

The department successfully completed a State Fire Marshal's Office Audit and Onsite Inspection. The County's Building Inspection and Code Enforcement program was found to be in compliance with state requirements.

Tennessee OSHA conducted safety inspections of County departments to ensure compliance with workplace safety standards. EMS and Public Works were inspected.

Mrs. Rosalie reported that the department received a request from the University of Tennessee State Date Center regarding residential development data from 2019 to present.

The data will be used to assist State Officials in evaluating population growth and funding allocations, including sales tax and gas tax distributions. Building, Codes, and Zoning Office will compile and submit permit and development data to support the effort.

MOTION TO ADJOURN: 1ST Katie Dillon 2nd Heather Bay