

HARTSVILLE/TROUSDALE COUNTY

PLANNING COMMISSION

January 13, 2026 - Minutes

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

Roll Call

Present: John Kerr, David Thomas, Amanda Carman, AB Harper, David Nollner, Cal Welch, Katie Dillon, Mitch Gregory, Rosalie Myhan, Amanda Harrington.

Absent: Heather Bay

Others Present: Jackie Dillehay, Jim Carman

Approval of Minutes

Chairman Kerr asked for review of the Dec 8th, 2025, meeting. Katie Dillon made corrections that she was present at the Dec 8th meeting, and her name was incorrect on pg. 3.

Motion to approve the minutes as presented by Cal Welch; second by David Thomas

MOTION CARRIED

New Business

REZONE

Rezoning Request – 4195 Highway 25 West

Applicants: Jerry and Mary Lynn Helm

Request: Rezone approximately 1.7 acres from C-2 (Commercial) to R-1 (Residential) Location: 4195 Highway 25 West (map 018 Parcel 009.00)

Mr. Jackie Dillehay spoke on behalf of the property owners. The request involves dividing approximately 1.7 acres containing an existing residence from a larger parcel. Access would be provided from Sulphur College Road rather than Highway 25, preserving future commercial potential along the highway.

Staff Report

Rosalie Myhan and Amanda Harrington provided an overview of the parcel, noting: The larger tract consists of approximately 114 acres

The requested area lies at the edge of the Urban Services District Surrounding zoning includes R-1, R-2, R-3, and A-1

Sewer service terminates near Sulphur College Road

Amanda Harrington reported that the requested R-1 zoning is consistent with surrounding development patterns and meets minimum lot size and setback requirements.

Staff recommended approval.

Motion by Mitch Gregory to forward the rezoning request to the County Commission with a favorable recommendation, seconded by David Thomas.

MOTION CARRIED

SKETCH PLAT

Sketch Plat Request – Hillview Farm Subdivision Section 111

Request: Sketch Plat for a major subdivision (9 residential lots) By Hillview Farm

Highway 25 (Map 018 Parcel 022.00)

Acreage approximately 10.95 acres

Disclosure: John Kerr disclosed ownership interest in Hillview Farm and recused himself from discussion and voting.

Mr. Jim Carman presented the Sketch Plat for Hillview Farm proposing nine (9) residential lots arranged linearly along State Highway 25. No new streets, utilities, grading, or stormwater features are included at this stage.

Sketch Plat Request – Hillview Farm Subdivision Section 111 (continued)

Staff Report

TDOT approval is required for all access points onto State Highway 25. Lot size, frontage, and zoning compliance must be verified during the preliminary plat phase. Utility availability and stormwater management plans must be submitted before final plat approval.

Staff recommended acceptance of the Sketch Plat as a conceptual layout subject to further review and compliance with all applicable regulations.

Motion to Approve Sketch Plat by Cal Welch; second by Amanda Carman MOTION CARRIED

Sketch Plat Request – Herod Ln/Cemetery Ln. Major Subdivision

Applicants: Barnes & Anderson

Request: Rezone approximately 1.7 acres from C-2 (Commercial) to R-1 (Residential) Location: Herod Ln / Cemetery Ln

Zoning: R-2, within the Urban Services District

Presentation:

Mr. Jim Carman presented the Sketch Plat for the next phase of development. The property has already been rezoned and annexed into the Urban Services District. Utility extensions, including water and sewer service, may be required along Cemetery Road.

Staff Review

Amanda Harrington presented the staff report, noting that the Sketch Plat is conceptual only and does not confer development rights. She stated that the applicant proposes eleven (11) residential lots, all of which appear to meet the minimum R-2 requirements for lot width (75 feet) and minimum lot area (7,500 square feet). Each lot fronts an existing public road, with no new streets or shared access drives proposed. The proposed density is consistent with R-2 zoning standards.

Amanda Harrington stated that final setbacks and building compliance would be verified during Preliminary and Final Plat review and permitting. Items to be addressed at later stages include utility service confirmation, stormwater management, floodplain considerations, U.S. Army Corps of Engineers compliance, and right-of-way verification.

Motion to Approve Sketch Plat by David Thomas; seconded by Mitch Gregory. MOTION CARRIED

REPORT FROM BUILDING OFFICIAL:

Rosalie Myhan spoke about the building permits not slowing down as well as the gas pipeline now starting to lay the new pipe. There are various places where one may see the work being done like Oldham Rd, Hwy 25 going to the four way stop and you will see a storage location in Carthage out next to the old Racetrack. Additional storage locations may be seen at Power Com. Rosalie mentioned blasting is still going with a separate blasting company that is working with the new pipe installation. We still have the information in the office. If anyone is concerned or incurring any type of problems, please don't hesitate to call the office and we can get you that information on who you will need to speak with.

ADJOURN

AB harper made a motion to adjourn; second by Katie Dillon

MOTION CARRIED