

# 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*

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

## **AGENDA**

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

Regular meeting December 8, 2025

### **APPROVAL/CHANGES TO THE AGENDA**

### **PUBLIC HEARING**

### **NEW BUSINESS**

#### **REZONE**

- REZONE request at 4195 Hwy 25 West of 1.7 acres from C2 to R1 by property owner

#### **SKETCH PLAT**

- SKETCH PLAT request at Hwy 25 of acres (Map 018 Parcel 022.00) for a Major subdivision by owner.
- SKETCH PLAT request at Cemetery Ln /Herod Ln of 7.152 acres (Map 027 Parcel 014.01) by owner

### **DISCUSSION**

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

### **CLOSING REMARKS**

### **ADJOURN**

HARTSVILLE/TROUSDALE COUNTY  
PLANNING COMMISSION  
MINUTES

The Hartsville/Trousdale County Planning Commission met in regular session on Dec 8th at 7:00 pm, in the Trousdale County Courthouse.

CALL TO ORDER: 7:00 PM

ROLL CALL:

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

*Absent: David Thomas*

Public: Robert Powers, Jared Claiborne, Stephen Lancaster, Amber Reyes

**APPROVAL OF MINUTES**

Regular Nov 10<sup>th</sup> Planning Commission Meeting

**MOTION TO APPROVE: David Nollner 2<sup>nd</sup> Amanda Carman**

**MOTION PASSED**

CHANGES TO THE AGENDA- none

**NEW BUSINESS**

**SITE PLAN REVIEW:**

- Site Plan request at 103 White Oak St. on 0.88 acres by Tapan V Patel (Map 019 Group B Parcel 017.00) For the new site location of the White Oak Street Liquor Store in the 7th Civil District. Jared Claiborne was present to speak about the plans for the White Oak Liquor Store. The existing building will be used as storage not as a storefront. Stormwater management & parking requirements were addressed. With reference to local standards, all TDOT requirements have also been met. Staff confirmed all site plans checklist items have been satisfied and recommend approval.

**MOTION TO APPROVE: Amanda Carman, 2<sup>nd</sup> Heather Bay**

**MOTION PASSED**

- Site Plan request at 617 E Main St. on 0.65 acres by Robert Powers (Map 027-D Group C Parcel A-3.00). For the construction of 7 townhomes in the 7th Civil District. Jared Claiborne was present to speak about the project, including 7 townhomes divided into 2 building blocks, with 30-foot building spacing. Two stormwater ponds will be implemented; the nearest fire hydrant is approximately 250 from the site. Site approval checklist was reviewed and all comments resolved; staff recommended approval.

**MOTION TO APPROVE: Cal Welch 2<sup>nd</sup> AB Harper**

**MOTION PASSED**

- Site Plan request at 613 E Main St. on 0.60 acres by Robert Powers (Map 027-D Group C Parcel A-5.00). For the construction of 7 townhomes in the 7th Civil District. Jared Claiborne was present to speak about this project of 7 townhomes that is nearly identical to the 617 E Main St but with slight differences in the unit footprint of about 100 Sq Ft. The nearest fire hydrant is estimated to be within 100 feet of the site. Stormwater management and buffer strip requirements were discussed. Staff reported that all corrective comments were addressed. Staff recommended approval.

**MOTION TO APPROVE: Amanda Carman 2<sup>nd</sup> Cal Welch**

**MOTION PASSED**

**DISCUSSION**

- Ms. Myhan provided an update regarding ongoing blasting activity associated with construction of the Enbridge compressor station on Boat Dock Road and the solar array project on Puryears Bend. Numerous residents have contacted the office reporting vibration impacts and potential structural damage. The compressor station is being constructed on a portion of a 200-acre tract previously known as the Bratton Farm. Approximately 50 acres are dedicated to the compressor station.
- The solar array occupies 58 acres. Packets were Handed out with information on the project common questions and answers and links on how to file a complaint
- Statement of Interest packets were also handed out with the reminder of anyone wishing to apply to do so need to have done before Jan 31<sup>st</sup>, 2026
- 2026 Planning schedules were handed out to everyone.
- Mrs. Myhan stated that the end of year trainings are being updated to account for the 4 hrs. of training needed by Jan 31<sup>st</sup>, 2026 she also stated that last year’s joint trainings were beneficial, and recommends continuing training next year the same way.

**ADJOURN**

MOTION TO ADJOURN: Heather Bay 2<sup>nd</sup> Katie Dixon

MOTION PASSED



# Rezoning Permit Application

Date: 12/17/2025

## Applicant / Owner

Applicant Type: Property Owner  
Applicant Name: Jerry & Mary Helm  
Address: [REDACTED]  
City, State, Zip: Hartsville Tn, 37074  
Phone: [REDACTED]  
Email: [REDACTED]

Owner Name: Jerry & Mary Helm  
Owner Phone: 6 [REDACTED]  
Owner Email: [REDACTED]

## Property

Site Address: 4195 Hwy 25 W  
City, State, Zip: Hartsville Tn 37074  
Current Zoning: C2  
Requested Zoning: R-1  
Lot Size: 114  
Road Frontage: 0  
Easements: 0  
Tax Map #: 18

Group: 0  
Parcel: 009.00  
Record/Deed Book: 0  
Subdivision Name:  
Phase:  
Lot #:  
Water Source: Hartsville / Trousdale Water Dept.  
Sewer/Septic: Septic

Reason: Divide existing house on 1.7+ acres from the rest of property

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

[REDACTED]

Jerry Helm

12/17/2025

Date



TAX MAP 18 P/O PARCEL 9  
REMAINDER OF HELM PROPERTY  
DB 6, PG. 104  
R.O.T.C.T.  
ZONED: A-1

TAX MAP 18 P/O PARCEL 9  
REMAINDER OF HELM PROPERTY  
DB 6, PG. 104  
R.O.T.C.T.  
ZONED: PARTIALLY A-1; PARTIALLY C-2

1.7 ACRES ±

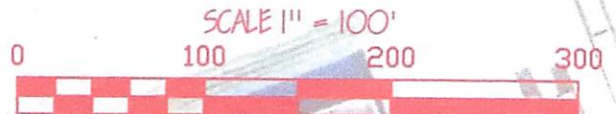
SULPHUR  
COLLEGE  
ROAD

TAX MAP 18 P/O PARCEL 9  
REMAINDER OF HELM PROPERTY  
DB 6, PG. 104  
R.O.T.C.T.  
ZONED: C-2

S.R. HWY. 25

EXHIBIT FOR RE-ZONING  
PORTION OF THE HELM PROPERTY

SEVENTH CIVIL DISTRICT  
HARTSVILLE, TROUSDALE COUNTY, TN  
TAX MAP 18, PORTION OF PARCEL 9  
PORTION OF DEED BK. 6, PG. 104





# Planning/BZA Permit Application

Date: 12/23/2025

Permit #: 25397

## Applicant / Owner

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

Owner Name: Hillview Farm  
Address: Hwy 25  
City, State: HARTSVILLE  
Zip: [REDACTED]  
Phone: [REDACTED]  
Email: CARMANSURVEYING@GMAIL.COM

## Project

Permit Type: Zoning - Planning / BZA  
Status: Pending  
Location:  
Tax Map #: 018  
Group: 0  
Parcel: 022.00  
Record/Deed: DB24-69

Subdivision: Hillview Farm  
Phase: 3  
Lot #:  
Request Type: Major Subdivision  
Water Source: Hartsville / Trousdale Water Dept.  
Sewer / Septic: Septic  
Zoning District: A1

Project Description: Major subdivision plat

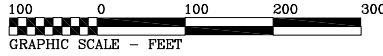
I do hereby certify that the information contained herein is true and correct.

  
JIM CARMAN

12/23/2025

Date

LOCATION SKETCH n.t.s.



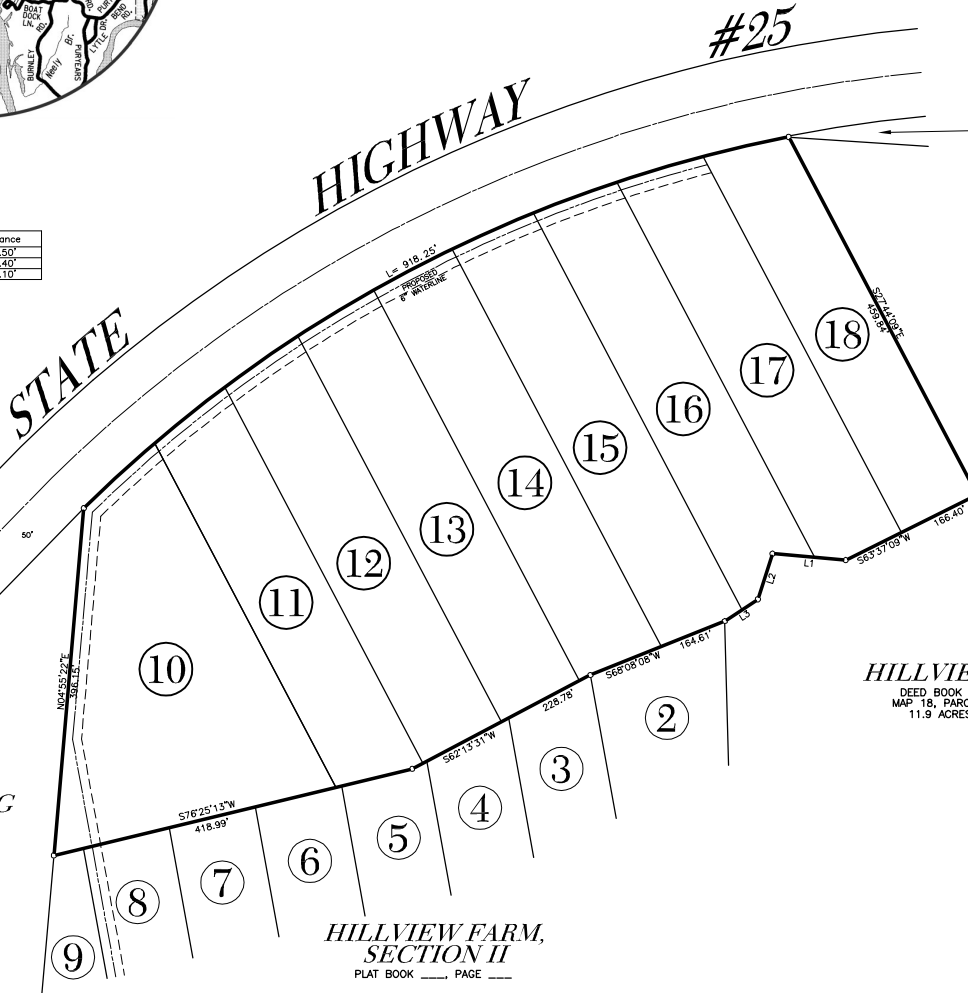
SKETCH PLAT OF SECTION III OF THE

# HILLVIEW FARM

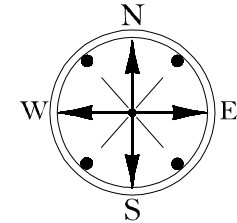
LOCATED IN THE 6TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'  
 DATE : DECEMBER 26, 2025  
 SIZE : 10.95 AC.+-  
 DEED : D. B. 24, PG. 69, R.O.T.C.T.  
 MAP : MAP 18, PAR. 22.00 P/O, T.A.O.T.C.T.

Course	Bearing	Distance
L1	N 84°57'37" W	83.50'
L2	S 17°52'41" W	54.40'
L3	S 56°30'03" W	45.10'



DWIGHT  
 A. JEWELL  
 DEED BOOK 35, PAGE 276  
 MAP 18, PARCEL 22.02



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.



HILLVIEW FARM  
 DEED BOOK 24, PAGE 69  
 MAP 18, PARCEL 22.00 P/O  
 11.9 ACRES REMAINING

CARMAN SURVEYING  
 50 LINDA LANE  
 HARTSVILLE, TENNESSEE  
 PHONE: (615) 374-5344

JOHNNY RAY YOUNG  
 RECORD BOOK 25, PAGE 182  
 MAP 18, PARCEL 21.01

HILLVIEW FARM,  
 SECTION II  
 PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

### NOTES:

- PROPERTY IS ZONED R-1.
- ALL LOTS TO BE MINIMUM OF 100' WIDE AND CONTAIN AT LEAST 1 ACRE.



# 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

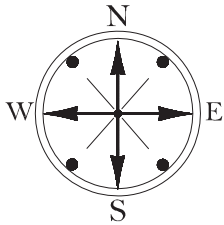
12/23/2025

Date

SKETCH PLAT FOR  
**JEREMY NEAL BARNES**  
 AND WIFE  
**THEIA JORDAN BARNES**  
 AND  
**SPENCER ANDERSON**  
 AND WIFE  
**CHELSEA ANDERSON**

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

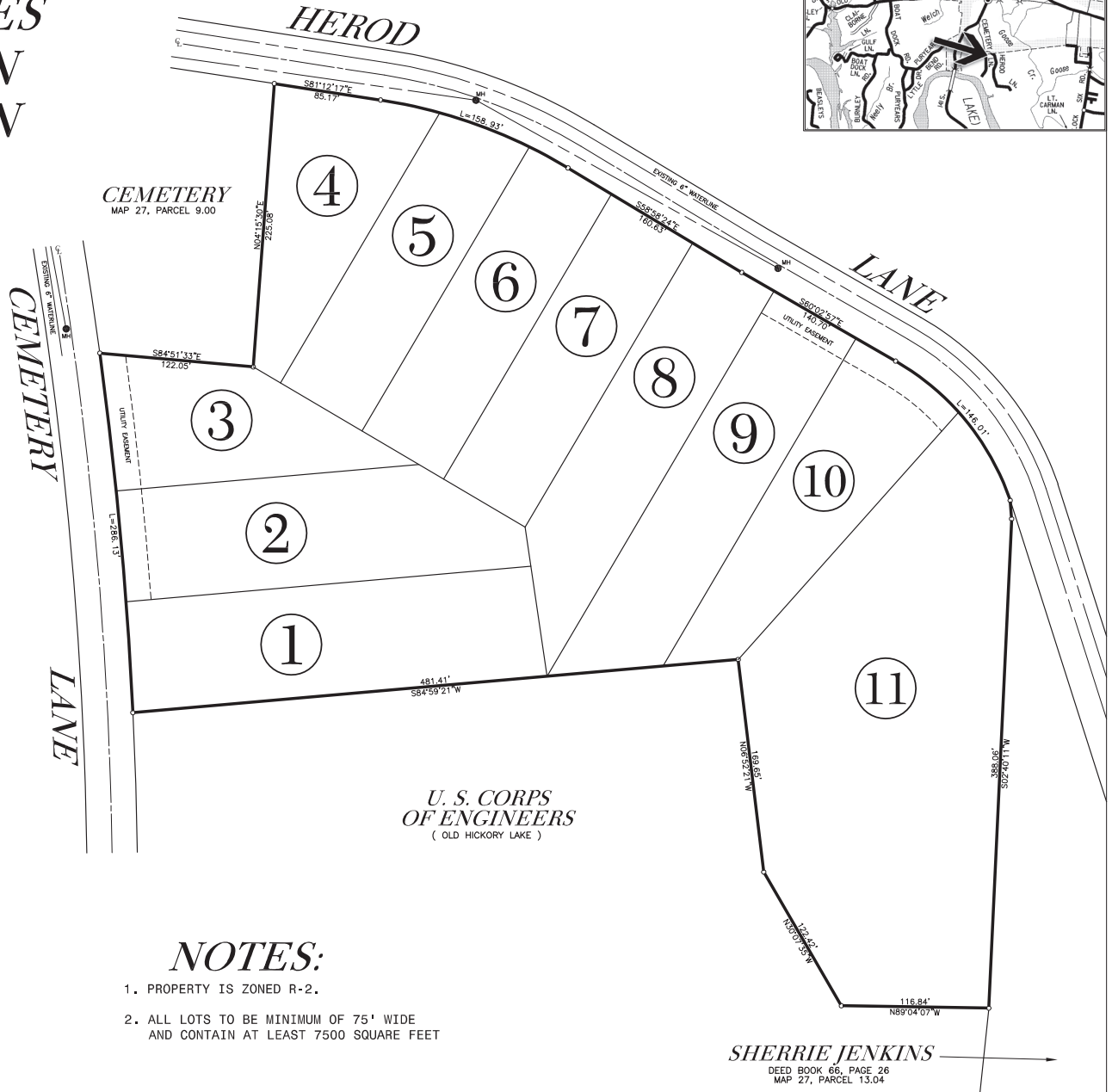
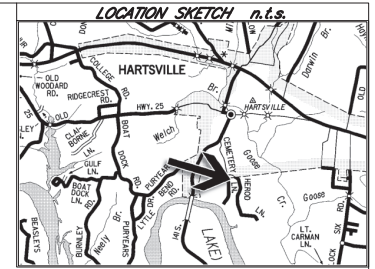
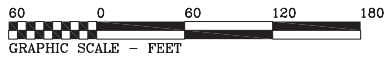
SCALE : 1" = 60'  
 DATE : DECEMBER 15, 2025  
 SIZE : 6.65 AC.+-  
 DEED : R. B. 192, PG. 749, R.O.T.C.T.  
 MAP : MAP 27, PAR. 14.01, T.A.O.T.C.T.



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



- NOTES:**
1. PROPERTY IS ZONED R-2.
  2. ALL LOTS TO BE MINIMUM OF 75' WIDE AND CONTAIN AT LEAST 7500 SQUARE FEET

**SHERRIE JENKINS**  
 DEED BOOK 66, PAGE 26  
 MAP 27, PARCEL 13.04