

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

FEBRUARY 9, 2026 | 7:00PM | TC COURTHOUSE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting January 13, 2026

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

NEW BUSINESS

REZONE & ANNEXATION

- REZONE Halltown Rd of 74.38 acres (Map 019 Parcel 014.00) from A1 to I1 by Zach Taylor in the 7th Civil District.
- ANNEXATION of 74.38 acres (Map 019 Parcel 014.00) by Zach Taylor in the 7th Civil District.

SITE PLAN

- SITE PLAN REVISION for New Trousdale County Field House at 200 E Main St. of 16 Acres (Map 027 Parcel 007.00) By Trousdale County Board of Education in the 7th Civil District.

SKETCH PLAT

- SKETCH PLAT at 1275 Hwy 141 N of 9.97 acres (Map 007 Parcel 014.00) for a Major Subdivision of 7 lots by Lewis Cass Beasley III in the 4th Civil District.

PRELIMINARY PLAT

- PRELIMINARY PLAT at Cemetery Ln /Herod Ln of 6.65 acres (Map 027 Parcel 014.01) for a Major Subdivision of 11 lots by Barnes-Anderson in the 7th Civil District.

DISCUSSION

- **COMBINED ZONING ORDINANCE**
- **REPORT FROM CHAIRMAN**
- **REPORT FROM BUILDING OFFICIAL**

CLOSING REMARKS

ADJOURN

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



Rezoning Permit Application

Date: 01/14/2026

Applicant / Owner

Applicant Type:
Applicant Name: Zach Taylor
Address: 204 Court Street
City, State, Zip: Hartsville, TN 37074
Phone: [REDACTED]
Email: [REDACTED]

Owner Name: William Stetson Holder
Owner Phone: [REDACTED]
Owner Email: [REDACTED]

Property

Site Address: Halltown Rd.
City, State, Zip: Hartsville, TN 37074
Current Zoning: A1
Requested Zoning: I1
Lot Size: 74.38
Road Frontage: 450ft
Easements: 0
Tax Map #: 019

Group: 0
Parcel: 0.14.00
Record/Deed Book: 45/832
Subdivision Name:
Phase:
Lot #:
Water Source: Hartsville / Trousdale Water Dept.
Sewer/Septic: Sewer

Reason: To make the property marketable and to match the adjoining property zoning.

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

[REDACTED SIGNATURE]

Zach Taylor

01/14/2026

Date

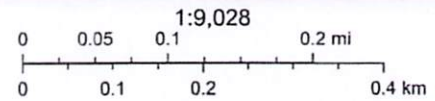
Trousdale County - Parcel: 019 014.00



Date: January 7, 2026

County: TROUSDALE
Owner: HOLDER WILLIAM STETSON
Address: HALLTOWN RD
Parcel ID: 019 014.00
Deeded Acreage: 74.38
Calculated Acreage: 0
Vexcel Imagery Date: 2023

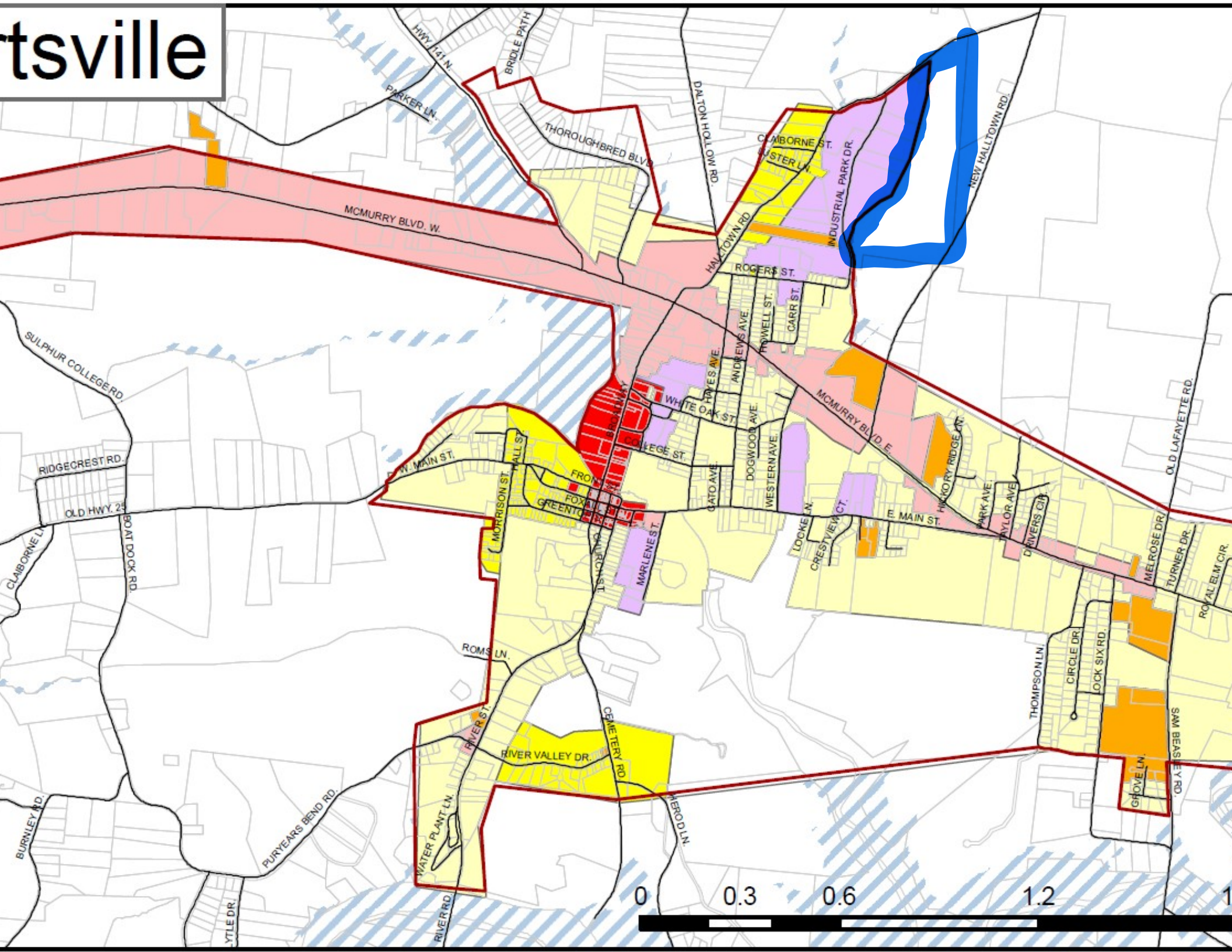
E. Holder
Swamp



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.

tsville





Planning/BZA Permit Application

Date: 01/28/2026

Permit #: 26027

Applicant / Owner

Applicant Name: Trousdale County Board of Education
Address: 200 East Main St
City, State, Zip: [REDACTED]
Phone: [REDACTED]
Email: [REDACTED]
Type: Property Owner

Owner Name: Trousdale County Board of Education
Address: 200 East Main St
City, State, Zip: Hartsville TN 37074
Phone: [REDACTED]
Email: [REDACTED]

Project

Permit Type: Zoning - Planning / BZA
Status: Pending
Location:
Tax Map #: 027C
Group: A
Parcel: 007.00
Record/Deed:

Subdivision:
Phase:
Lot #:
Request Type: Property Variance
Water Source: Hartsville / Trousdale Water Dept.
Sewer / Septic: Sewer
Zoning District: R1

Project Description: Athletic Field House- Parking lot variance

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

[REDACTED]

01/28/2026

Date



Planning/BZA Permit Application

Date: 01/21/2026

Permit #: 26020

Applicant / Owner

Applicant Name: Carman Surveying
Address: 50 Linda Lane
City, State, Zip: Hartsville, TN 37074
Phone: [REDACTED]
Email: [REDACTED]
Type:

Owner Name: Cass Beasley
Address: 1275 Hwy 141 N
City, State, Zip: Hartsville, TN 37074
Phone: [REDACTED]
Email: [REDACTED]

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.

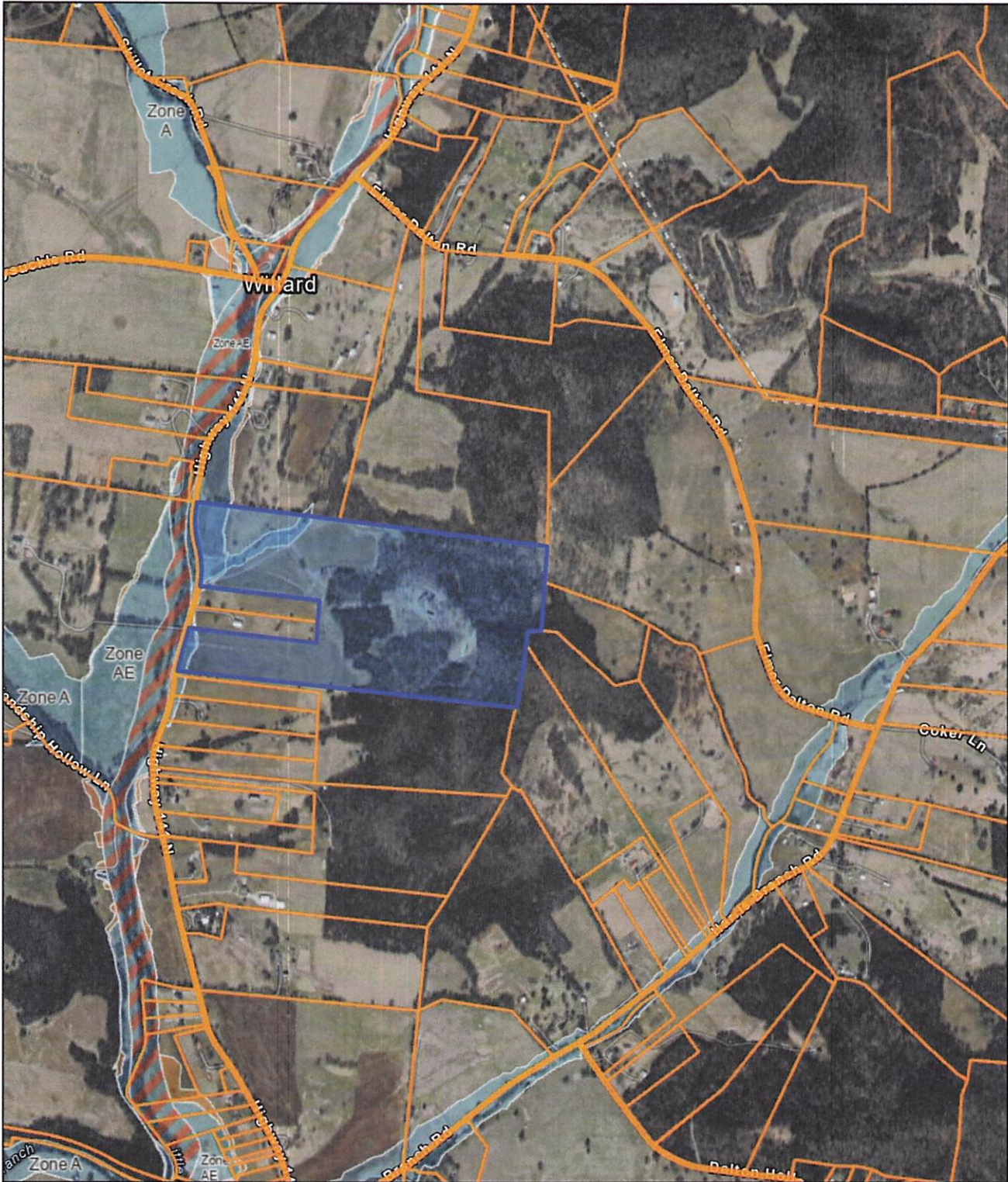
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Jim Carman

01/21/2026

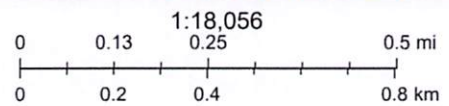
Date

Trousdale County - Parcel: 007 014.00



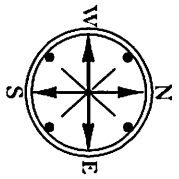
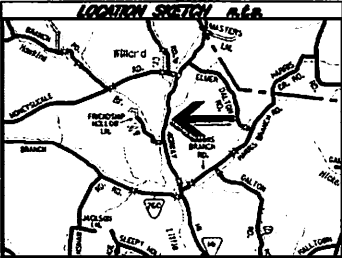
Date: January 28, 2026

County: TROUSDALE
Owner: BEASLEY CASS
Address: HWY 141 N 1275
Parcel ID: 007 014.00
Deeded Acreage: 94.01
Calculated Acreage: 0
Vexcel Imagery Date: 2023

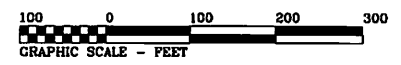


State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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.



SKETCH PLAT FOR
LEWIS CASS BEASLEY, III
 LOCATED IN THE 4TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

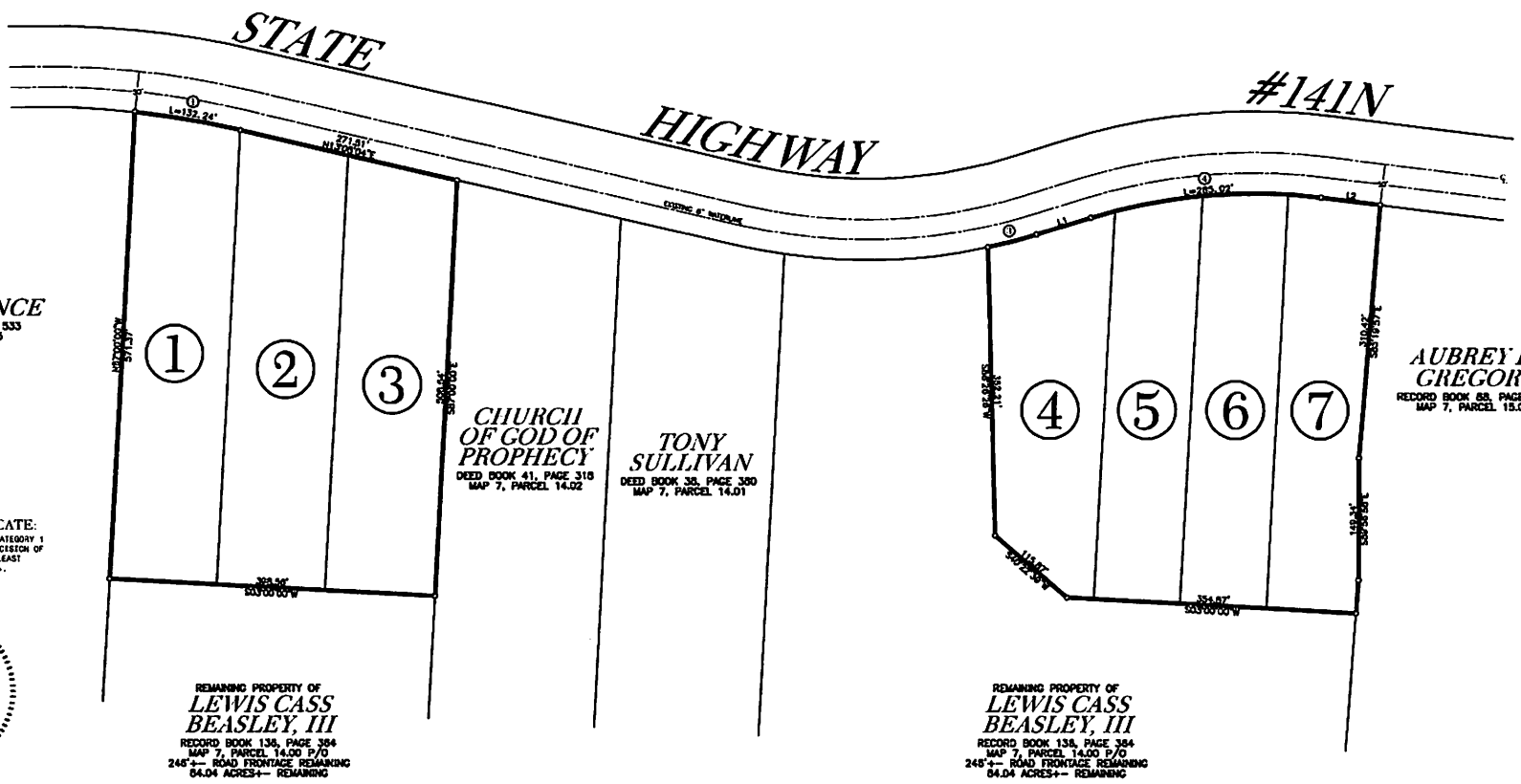


SCALE : 1" = 100'
 DATE : JANUARY 20, 2028
 SIZE : 9.97 AC.+
 DEED : R. B. 136, PG. 364, R.O.T.C.T.
 MAP : MAP 7, PAR. 14.00 P/O, T.A.O.T.C.T.

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	1035.00'	66.20'	132.24'	7°10'54"	132.15'	N 09°32'37" E
2	700.00'	25.82'	56.80'	4°32'43"	56.59'	N 10°41'42" E
3	700.00'	126.64'	311.63'	22°52'27"	309.06'	N 04°20'53" W
4	675.00'	144.68'	283.02'	24°11'35"	282.91'	N 03°06'19" W

NOTES:

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



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
 30 LINDSAY LANE
 HARTSDALE, TENNESSEE
 PHONE: (615) 274-3244



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

PRELIMINARY SUBDIVISION 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 : JANUARY 20, 2026
 SIZE : 6.65 AC.+- / 289,818 SQ. FT.+-
 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 HEREIN.

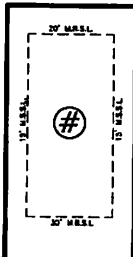


CARMAN SURVEYING
 100 FISH LAKE
 HARTSVILLE, TENNESSEE 37074
 PHONE: (615) 374-2341

NOTES:

1. PROPERTY IS ZONED "R-2".
2. THIS PROPERTY DOES NOT LIE IN AN AREA DESIGNATED AS "SPECIAL FLOOD HAZARD". SEE COMMUNITY PANEL NUMBER 471600000, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
3. THIS PROPERTY LIES IN AN AREA DESIGNATED AS FLOOD ZONE A AND FLOOD ZONE C. SEE COMMUNITY PANEL NUMBER 471600000, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010.
4. OWNER: NAME OWNER ADDRESS LINE 1 OWNER ADDRESS LINE 2 OWNER HARTSVILLE, TENNESSEE 37074
5. ALL CORNERS ARE NEW IRON PEGS UNLESS OTHERWISE SPECIFIED.
6. THIS AREA IS CONSIDERED NON-BUILDABLE DUE TO SLOPES IN EXCESS OF 15%. THE OWNER OF ANY LOT WHO DESIRES TO BUILD IN THIS AREA MUST SUBMIT AN INDIVIDUALIZED GRADING, SEDIMENT CONTROL, AND STABILIZATION PLANS TO THE COUNTY PLANNING OFFICIAL FOR REVIEW AND STAMP OF APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT. SAID PLAN SHALL BE STAMPED BY A STATE OF TENNESSEE LICENSED PROFESSIONAL ENGINEER (CIVIL OR GEOTECHNICAL) WITH A JUDICIAL CERTIFICATION AS TO THE SOUNDNESS AND STABILITY OF PROPOSED STRUCTURES ON THE PROPERTY.

TYPICAL RESIDENTIAL LOT



AREA TABLE

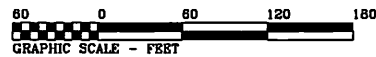
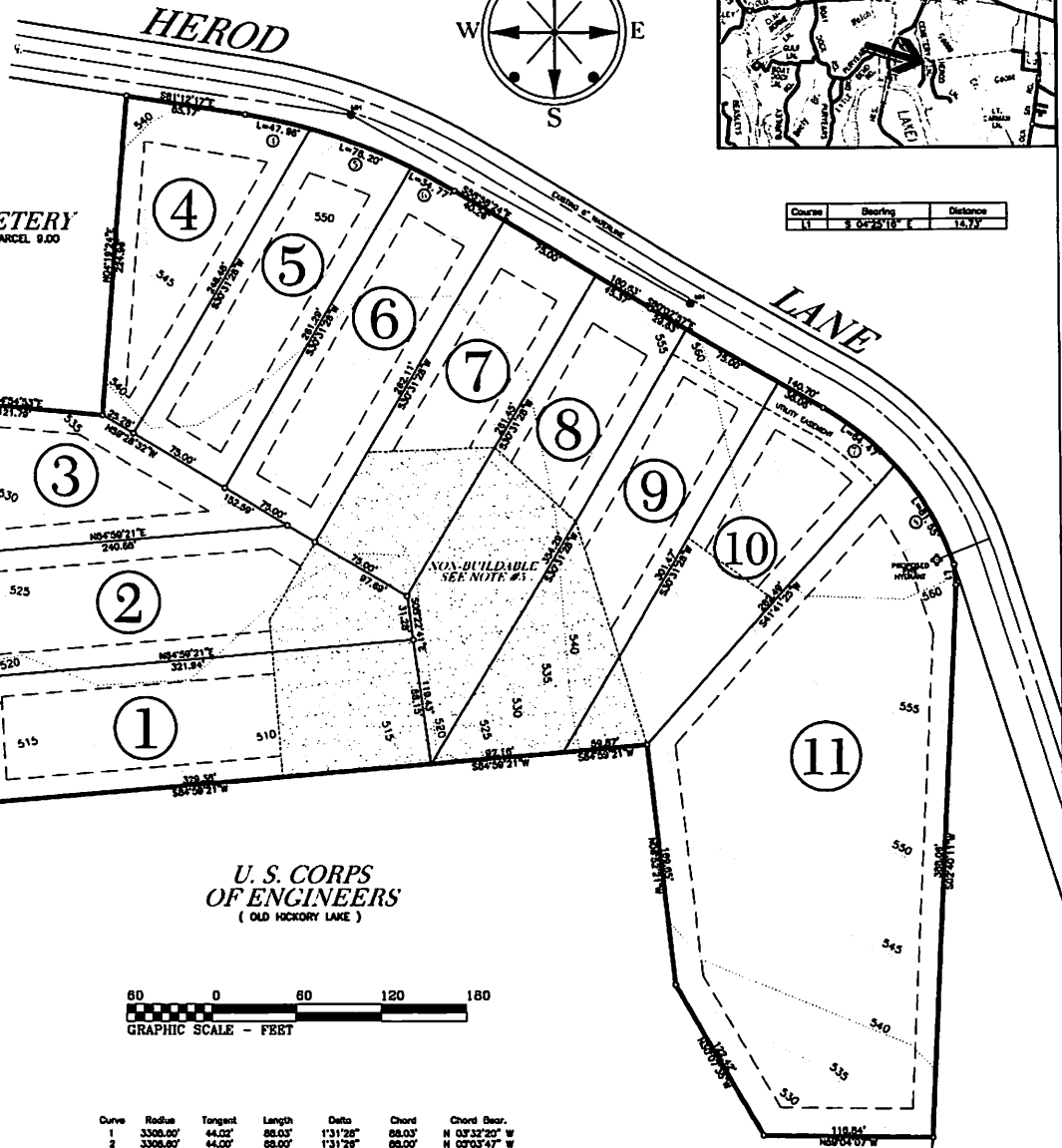
LOT	SQUARE FEET
1	28,641
2	25,927
3	17,199
4	18,175
5	19,206
6	19,666
7	19,633
8	23,078
9	24,591
10	20,687
11	73,015

CERTIFICATE OF PRELIMINARY APPROVAL

Approved by the Hartsville / Trousdale County Planning Commission, with exceptions or conditions as are indicated in the minutes of the Planning Commission dated October 13, 2025. Preliminary approval shall not constitute final approval of the Subdivision Plat.

Date: _____

Secretary Planning Commission



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	3300.00'	44.00'	88.00'	131.25°	88.00'	N 03°32'00" W
2	3300.00'	44.00'	88.00'	131.25°	88.00'	N 07°03'47" W
3	3300.00'	53.00'	110.00'	154.23°	110.00'	N 00°46'42" W
4	408.00'	24.01'	47.96'	84°42'50"	47.93'	S 77°51'01" E
5	408.00'	29.21'	78.20'	107°26'20"	78.06'	S 69°10'01" E
6	408.00'	17.40'	34.77'	43°15'21"	34.76'	S 81°24'20" E
7	203.00'	32.51'	64.97'	101°11'44"	64.26'	S 50°37'05" E
8	203.00'	41.32'	81.26'	237°00'59"	81.00'	S 30°27'44" E

SHERRIE JENKINS
 DEED BOOK 65, PAGE 28
 MAP 27, PARCEL 13.04

