

REGULAR MEETING OF  
**THE HARTSVILLE/TROUSDALE COUNTY COMMISSION**

*Beverly Atwood  
Tommy Belcher  
Shane Burton  
Alan Carman*

*Grant Cothron  
Brian Crook  
Will Dennis  
Jerry Ford*

*Chris Gregory  
T. Bubba Gregory  
Landon Gulley  
Richard Johnson*

*Judy Kerr  
David Nollner  
Lesley Overman  
Mark Presley*

*Amber Russell  
Lonnie Taylor  
David Thomas  
Steve Whittaker*

MONDAY, SEPTEMBER 26, 2022 | 7:00 P.M. | TC COURTHOUSE

*Work Session Monday, September 19, 2022 | 7:00PM | TC Courthouse*

**AGENDA**

- 1. Open Court**
- 2. Invocation** – David Nollner
- 3. Pledge to the American Flag** – Mark Presley
- 4. Roll Call** – Rita Crowder, *County Clerk / Electronic Check in*
- 5. Officer Elections**
  - A. Chairman
  - B. Chairman Pro Tempore
- 6. Approval of Minutes**

*The minutes of the August 29, 2022 Commission meeting have been distributed.*
- 7. Announcements**
- 8. Approval | Amendments to the Agenda**
- 9. Citizens' Response to Agenda Items**

*If you wish to speak to the Commission about a matter on this month's agenda, please sign in.*
- 10. County Mayor Report** – Jack McCall
- 11. Committee Reports**
- 12. Active Business**
  - A. **Ordinances**

PUBLIC HEARING & SECOND READING

    - 1) **Ordinance 254-2022-24** Rezoning A1 to R1 (Belcher Lane)
    - 2) **Ordinance 255-2022-25** Rezoning R1 to R3 (Western Ave)
    - 3) **Ordinance 256-2022-26** Rezoning A1 to R1 (Dalton Hollow)
    - 4) **Ordinance 257-2022-27** Rezoning A1/R1 to R1 for Correction (Hwy 141)
    - 5) **Ordinance 258-2022-28** Rezoning R3 to I1 (Harpers Ave)

FIRST READING

    - 6) **Ordinance 259-2022-29** Rezoning R1 to R2 (Planters St)
    - 7) **Ordinance 260-2022-30** Rezoning A1 to R1 (Thoroughbred Lane)
  - B. **Notaries**

– *County Clerk will present names at Commission meeting.*  
*Notary applications are due by noon on the 4<sup>th</sup> Monday of each month.*
- 13. Other Business**
- 14. Public Comment**
- 15. Adjourn**



# MINUTES

## **AUGUST 29, 2022 - HARTSVILLE / TROUSDALE COUNTY COMMISSION MEETING**

**BE IT REMEMBERED**, That the Hartsville/Trousdale County Commission met pursuant to adjournment with the Honorable Dwight Jewell, Commission Chairman, presiding and the following commissioners present to wit: Beverly Atwood, Ken Buckmaster, Shane Burton, Gary Claridy, Rick Davis, Bill Fergusson, Jerry Ford, Bubba Gregory, Landon Gulley, Richard Harsh, Richard Johnson, Rachel Jones, David Nollner, Lesley Overman, Amber Russell, Lonnie Taylor, Gary Walsh, and Steve Whittaker.

1. **Open Court** - Sheriff Ray Russell

2. **Invocation** - Steve Whittaker

3. **Pledge to the American Flag** - Richard Johnson

4. **Roll Call** - Rita Crowder, County Clerk / **Electronic Check in - 19 PRESENT, 1 ABSENT**

5. **Approval of Minutes**

Motion this court approve the minutes as presented.

Motion by Gary Walsh, Second by Jerry Ford

**MOTION CARRIED**

6. **Announcements**

Chairman Jewell acknowledged the nice crowd in the audience.

7. **Approval | Amendments to the Agenda**

Additions: BA 101-03FB \$435 UT Extension office salary and benefits; TDoT Right of Entry Authorization; Acknowledgement of Elected Officials Bond through TNRMT/SEC; 3 Notaries

Motion this court approve the Agenda as amended.

Motion by Richard Harsh, Second by Lonnie Taylor

**MOTION CARRIED**

8. **Citizens' Response to the Agenda Items**

John Oliver signed in to speak to Ord. 250-2022-20

9. **County Mayor Report** - Stephen Chambers

- VSO Nathan Vaughn has resigned effective 8/19. The new commission will be in charge of finding his replacement. Our MOU with Sumner County is still in place, but they are also short of help. Veterans will be able to get #'s to access help if needed.

- TCI came and re-inspected our jail. We did not pass mainly due to overcrowding. Mayor Chamber introduced Mr. Bob Bass with TCI. He said there are numerous physical problems with our jail not to mention the overcrowding. He did commend the county for already working on a plan of action and that the new mayor would have to go before the Board of Control on Sept. 7 in Nashville to present our plan of action and hopefully get certification for the year.

Mayor Chambers asked Mr. Bass to come and explain to the commission what was going on and the importance of continuing to correct this issue. There is a Resolution on the agenda to hire an architectural firm to design a new Criminal Justice Facility.

- Mayor Stephen Chambers said that he had enjoyed working with everyone over the past four years and that he wished the new mayor and commission the best of luck.

Chairman Jewell requested that they give Mayor Chambers a round of applause.

10. **Committee Reports**

A. **Parks & Recreation** - August 16 - Reviewed and approved the minutes from the July meeting. Reviewed the #'s from the Pool Season. Total cost was \$48,537.53; total Revenues were \$26,863.25; total loss of \$21,674.28. They did have to replace the pool pump and pay for lifeguard certifications. The pool will need lots of updates next season. We did receive the TDEC Playground Grant. Kimley Horn has been chosen to design the work. Still not enough funds for the Disc Golf to begin. The company is looking for other donations for this project.

- B. **Budget & Finance** - August 22 - Reviewed the financial report and found no anomalies. Expenditures were less than budgeted and we were able to pay off some of our debt earlier than expected. Sales tax collections were down in June due to an issue with the State that has since been corrected. Reviewed and recommended approval of Budget Amendments on tonight's agenda. There is also an ARPA spending approval that will be on the agenda as well.

C. **Other Reports**

11. **Active Business**

A. **Resolutions**

1) **Resolution 2022-21-765** Authorize Contract Signing

- **TDEC Local Parks & Recreation Grant Funding of \$600,000**
- **Kimley Horn Design Services for Trey Park**
- **Spirit Architecture Engineering Services for the Criminal Justice Center**

Commissioner Gulley asked to look at these separately. Chairman Jewell said they could be reviewed separately, but the Resolution would have to be amended if they were not all approved. Comm. Gulley felt that the Spirit Architecture Engineering Services for the Criminal Justice Center needed to be reviewed further. After more discussion, a motion was made to postpone this Resolution until next month.

Motion by Lesley Overman, Second by Landon Gulley

Before the vote was taken, Mayor Stephen Chambers informed the commission that these contracts were written to take effect on Sept. 15. If they are postponed, they will have to be re-written and that the pricing could possibly go up.

Being that a motion and second were in place, a vote was taken.

**ELECTRONIC VOTE - 4 YES, 15 NO, 1 ABSENT**

**MOTION FAILED**

Motion was then made to approve **Resolution 2022-21-765** as is.

Motion by Bill Fergusson, Second by Richard Harsh

**ELECTRONIC VOTE - 15 YES, 4 NO, 1 ABSENT**

**MOTION CARRIED**

B. **Ordinances**

**FIRST READING**

1) **Ordinance 254-2022-24** Rezoning A1 to R1 (Belcher Lane)

Motion this court approve this Ordinance - 1st Reading

Motion by Beverly Atwood, Second by Steve Whittaker

**ELECTRONIC VOTE - 19 YES, 0 NO, 1 ABSENT**

**MOTION CARRIED**

2) **Ordinance 255-2022-25** Rezoning R1 to R3 (Western Ave)

Motion this court approve this Ordinance - 1st Reading

Motion by Ken Buckmaster, Second by Rachel Jones

**ELECTRONIC VOTE - 14 YES, 5 NO, 1 ABSENT**

**MOTION CARRIED**

3) **Ordinance 256-2022-26** Rezoning A1 to R1 (Dalton Hollow)

Motion this court approve this Ordinance - 1st Reading

Motion by Richard Harsh, Second by Bill Fergusson

**ELECTRONIC VOTE - 17 YES, 2 NO, 1 ABSENT**

**MOTION CARRIED**

4) **Ordinance 257-2022-27** Rezoning A1/R1 to R1 for Correction (Hwy 141)

Motion this court approve this Ordinance - 1st Reading

Motion by Jerry Ford, Second by Landon Gulley

**ELECTRONIC VOTE - 17 YES, 2 NO, 1 ABSENT**

**MOTION CARRIED**

- 5) **Ordinance 258-2022-28** Rezoning R3 to I1 (Harpers Ave)  
Motion this court approve this Ordinance - 1st Reading  
Motion by Ken Buckmaster, Second by Jerry Ford  
**ELECTRONIC VOTE - 19 YES, 0 NO, 1 ABSENT** **MOTION CARRIED**

**PUBLIC HEARING & SECOND READING**

- 6) **Ordinance 250-2022-20** Rezoning R2 to R3 (Stott street & Morrison Street)  
John Oliver spoke to the commission concerning this Ordinance. He and his wife own property in this area and would like to see only single family dwellings built there. He would prefer that multi-family units not be allowed.  
  
Motion this court close this Public Hearing.  
Motion by Richard Harsh, Second by Landon Gulley **MOTION CARRIED**  
  
Motion this court approve this Ordinance 250-2022-20 - 2nd Reading  
Motion by Gary Claridy, Second by Beverly Atwood  
**ELECTRONIC VOTE - 19 YES, 0 NO, 1 ABSENT** **MOTION CARRIED**
- 7) **Ordinance 251-2022-21** Piedmont Gas Franchise Agreement Renewal  
Motion this court close this Public Hearing.  
Motion by Gary Walsh, Second by Beverly Atwood **MOTION CARRIED**  
  
Motion this court approve this Ordinance - 2nd Reading  
Motion by Landon Gulley, Second by Beverly Atwood  
**ELECTRONIC VOTE - 19 YES, 0 NO, 1 ABSENT** **MOTION CARRIED**
- 8) **Ordinance 252-2022-22** Title 11 Municipal Offenses Amendments  
Motion this court close this Public Hearing.  
Motion by Beverly Atwood, Second by Bubba Gregory **MOTION CARRIED**  
  
Motion this court approve this Ordinance - 2nd Reading  
Motion by Rick Davis, Second by Beverly Atwood  
**ELECTRONIC VOTE - 19 YES, 0 NO, 1 ABSENT** **MOTION CARRIED**
- 9) **Ordinance 253-2022-23** Personnel Policy Revision  
Mayor Chambers Proposed an amendment to Section IV.D Vacation Leave to address a question in the original language.  
Motion this court close this Public Hearing.  
Motion by Richard Harsh, Second by Lonnie Taylor **MOTION CARRIED**  
  
Motion to amend Ordinance 253-2022-23 with the proposed language for Section IV.D Vacation Leave proposed by Mayor Stephen Chambers and recommended by County Attorney, Brandon Bellar.  
Motion by Lonnie Taylor, Second by Shane Burton  
**ELECTRONIC VOTE - 19 YES, 0 NO, 1 ABSENT** **MOTION CARRIED**  
  
Motion this court approve Ordinance 253-2022-23 as amended - 2nd Reading  
Motion by Lonnie Taylor, Second by Shane Burton  
**ELECTRONIC VOTE - 18 YES, 1 NO, 1 ABSENT** **MOTION CARRIED**

C. **Budget Amendments**

- 2023-101-01R** Animal Shelter Reserves: Kennels \$ 9,500  
Motion this court approve this Budget Amendment.  
Motion by Gary Walsh, Second by Beverly Atwood  
**ELECTRONIC VOTE - 16 YES, 2 NO, 1 DID NOT VOTE, 1 ABSENT** MOTION CARRIED
- 2023-101-02FB** Inmate Medical Care 19,063.42  
Motion this court approve this Budget Amendment.  
Motion by Lonnie Taylor, Second by Richard Harsh  
**ELECTRONIC VOTE - 19 YES, 0 NO, 1 ABSENT** MOTION CARRIED
- 2023-101-03FB** UT - Ext Salaries and Benefits 435  
Motion this court approve this Budget Amendment.  
Motion by Landon Gulley, Second by Gary Walsh  
**ELECTRONIC VOTE - 19 YES, 0 NO, 1 ABSENT** MOTION CARRIED

D. **ARPA Spending Approval**

- ARPA 128-05** Mental Health Task Force Funding 80,000  
Motion this court approve this ARPA Spending.  
Motion by Richard Harsh, Second by Gary Walsh  
**ELECTRONIC VOTE - 19 YES, 0 NO, 1 ABSENT** MOTION CARRIED

E. **Notaries**

- Rita Crowder - County Clerk  
Christina Ray - Farm Bureau Inc.  
Rhianna Steele - Wheels and Deals Auto  
Motion this court approve these Notary applicants.  
Motion by Bubba Gregory, Second by Landon Gulley MOTION CARRIED

12. **Other Business**

- A. TDoT Right of Entry Authorization  
Motion this court approve this authorization.  
Motion by Richard Harsh, Second by Landon Gulley  
**ELECTRONIC VOTE - 19 YES, 0 NO, 1 ABSENT** MOTION CARRIED
- B. Acknowledgement of Elected Officials Bond through TNRMT/SEC  
Motion this court acknowledge this Bond.  
Motion by Landon Gulley, Second by Beverly Atwood MOTION CARRIED  
**\*\*\*THIS WILL BE SPREAD ACROSS THE OFFICIAL COUNTY COMMISSION MINUTES\*\*\***

13. **Public Comment**

Commissioner Bill Fergusson thanked District 8 for their support over the past sixteen years that he has been their commissioner. He has enjoyed serving them. He also gave special thanks to Commissioners David Nollner and Richard Johnson because they have both been on the commission the entire time he has. He also thanked Commissioner Steve Whittaker, the other District 8 Commissioner.

14. **Oath of Office: 2022-2026 Elected Officials**

The Honorable General Sessions Judge, Kenny Linville, commenced with the swearing in of the County Commissioners. All commissioners were sworn in and will be ready to begin their term beginning Sept. 1st.

15. **Adjourn**

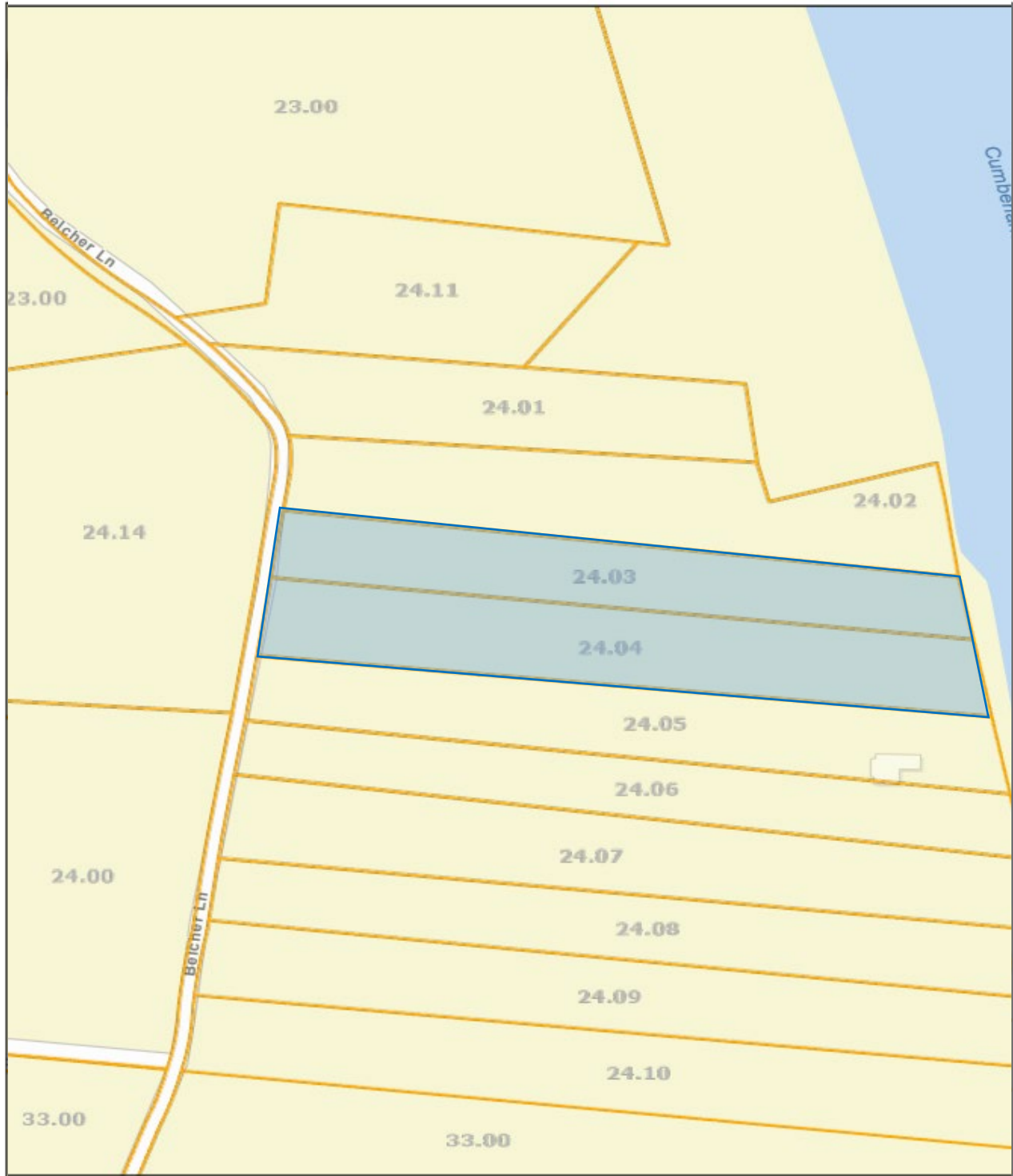
- Motion this court adjourn.  
Motion by Gary Walsh, Second by Beverly Atwood MOTION CARRIED



# **ORDINANCES**

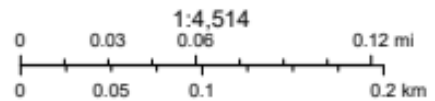


### Trousdale County - Parcel: 038 024.03



Date: August 16, 2022

County: Trousdale  
Owner: LIND STEVE  
Address: BELCHER LN  
Parcel Number: 038 024.03  
Deeded Acreage: 5.03  
Calculated Acreage: 0  
Date of TDOT Imagery: 2017  
Date of Vexcel Imagery: 2021



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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.

This is for me  
to give my mother  
1 acre for her house  
which will allow me to  
keep the rest of property 999

HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

MP# 3599  
6-24-22  
PE

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A1 Requested Zoning R1 Reason Lot Separation  
Property Owner Steve Lind Phone \_\_\_\_\_  
Property Address 1655 Belcher Lane TN 37074  
Lot Size 5 acres, 5 acres Road Frontage 157, 157 ft. Easements \_\_\_\_\_ ft  
Tax Map Number 038 Group \_\_\_\_\_ Parcel 024.03/024.04 Record/Deed Book \_\_\_\_\_  
Subdivision Name N/A Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source public Sewer or Septic septic

**APPLICANT INFORMATION**

Applicant Name Steve Lind Phone \_\_\_\_\_  
Mailing Address 1655 Belcher Lane TN 37074  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties A1  
Names of Surrounding Property Owners Mrs. Jolin McKoin, Sandra Ohlfest, Pam Belcher  
Affected Roads Belcher Lane  
Schools Affected N/A  
Public Utilities N/A

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

Steve Lind  
Applicant Signature

6-24-22  
Date Submitted

\$100 Application fee

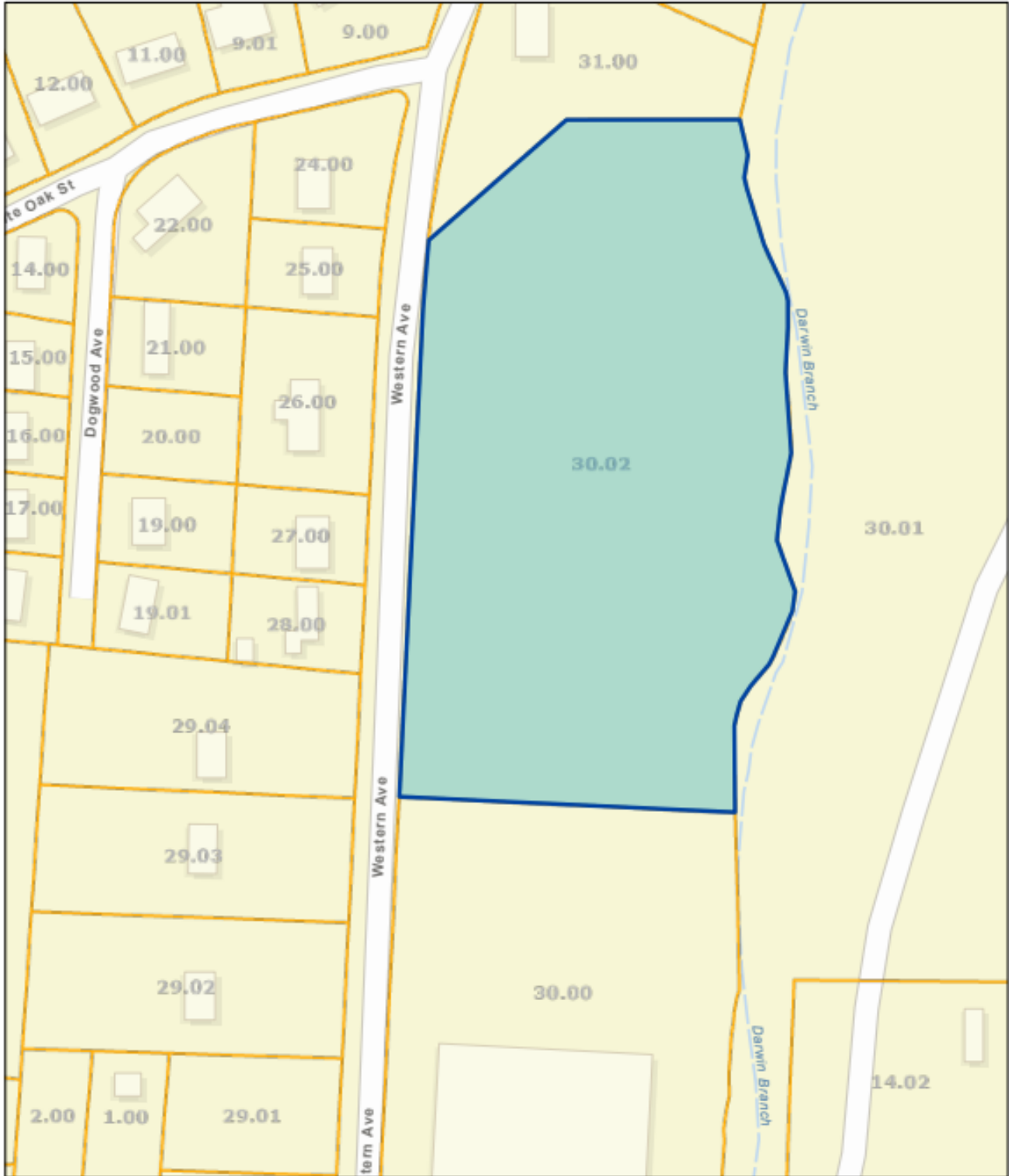
From the Minutes of the Planning Commission August 8, 2022 meeting

• **Request by Steve Lind for the rezoning of one acre on 1655 Belcher LN (Map 038 Parcels 024.03,24.04)) from A-1 to R-1 for lot separation in the 7th Civil District.**

*Steve Lind asked to have one acre rezoned from the two parcels he owns on Belcher LN to build his mother a house. Sam Edwards stated that a legal description will need to be done for the one acre with the other two lots being combined to the next lot. Kealan Milles-Lucke identified the 1 acre as having public water and no sewer. David Nollner made a motion to approve. Seconded by Thomas Harper. MOTION CARRIED*

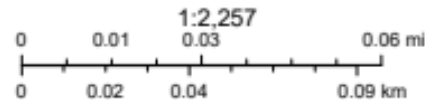


### Trousdale County - Parcel: 019N E 030.02



Date: August 16, 2022

County: Trousdale  
Owner: MARCELLINO DUSTIN  
Address: WESTERN AVE  
Parcel Number: 019N E 030.02  
Deeded Acreage: 6.195  
Calculated Acreage: 0  
Date of TDOT Imagery: 2017  
Date of Vexcel Imagery: 2021



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Real  
100  
AP

HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

MR# 137  
7-14-22  
PC

Cash

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning I-1 Requested Zoning R-3 Reason Development  
Property Owner Dustin Marcellino Phone                      #             
Property Address Western Ave Hartsville TN 37074  
Lot Size 6.195 acres Road Frontage                      ft. Easements            ft  
Tax Map Number 019N Group E Parcel 30.02 Record/Deed Book             
Subdivision Name                      Phase                      Lot #             
Water Source city Sewer or Septic sewer

**APPLICANT INFORMATION**

Applicant Name Dustin Marcellino Phone                       
Mailing Address                      TN 37087  
E-mail                     

**IMPACT INFORMATION**

Zoning of Surrounding Properties I-1, R-1, C-2  
Names of Surrounding Property Owners ERIKA BURGETT, HARRY & PATRICIA McCarl  
THREE ON THE TREE LLC, ASHLEY BEASLEY, KENNY & DIANNE Martin  
Affected Roads WESTERN AVE  
Schools Affected                       
Public Utilities Hartsville WATER, TRI-COUNTY ELECTRIC

**ACTION TAKEN**

Reviewed by Planning Commission                      Action                       
Reviewed by BZA                      Action                       
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading                      Action                       
Public Hearing                      Action                       
2<sup>nd</sup> Reading                      Action                       
Passed                      Failed, state reason                     

*Dustin Marcellino*

7-14-22

Applicant Signature

Date Submitted

\$100 Application fee

From the Minutes of the Planning Commission August 8, 2022 meeting

• **Request by Dustin Marcellino for the rezoning of 6.195 acres on Western Ave, (Map 019N Group E Parcel 30.02) from R-1 to R-3 for development in the 7th Civil District.**

*Dustin Marcellino authorized Allen Dixon to speak to the rezoning of this parcel. The request for R-3 zoning included a concept plan for 6 Apartment buildings that could possibly include a swimming pool, court, and club house. Discussion concerning the R-1 rezone prior had a 6 lot plan for houses that was never recorded nor brought forward. David Thomas made a motion to forward the rezone to the County Commissioners with an **Unfavorable** recommendation. Seconded by John Kerr.*

MOTION CARRIED

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #256-2022-26**

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE  
ZONING RESOLUTION OF HARTSVILLE, TENNESSEE AND THE  
ZONING ORDINANCE OF TROUSDALE COUNTY, TENNESSEE,  
BY REZONING TAX MAP 014 PARCEL 024.00  
FROM A1 TO R1**

**WHEREAS**, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

**WHEREAS**, the location and boundaries of the zoning districts established by this resolution and ordinance, are bounded, and defined as shown on the official zoning map, entitled Zoning Map of Trousdale County, Tennessee, and any amendment thereto; and

**WHEREAS**, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended these requests to the County Commission; and

**WHEREAS**, the County Commission has reviewed such recommendation and has conducted a public hearing prior to the second reading.

**NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION:**

That the Zoning Map of Hartsville/Trousdale County, Tennessee be amended by the rezoning of one parcel from A-1 Agricultural to R-1 Residential identified as follows:

Trousdale County Tax Map 014 Parcel 024.00;

This being a total of 60.66 acres on Dalton Hollow Road, Hartsville, TN; and

**BE IT ENACTED** that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*This Rezoning request is recommended by Planning Commission August 8, 2022*

*Public Hearing to be held on September 26, 2022*

	1M	<u>Richard Harsh</u>		<b>Electronic Voting</b>								
First Reading:	<u>August 29, 2022</u>	2m	<u>Bill Fergusson</u>	Yes	<u>17</u>	No	<u>2</u>	Abstain	<u>0</u>	Absent	<u>1</u>	<b>PASSED</b>
	1M											
Second Reading:	<u>September 26, 2022</u>	2m		Yes		No		Abstain		Absent		

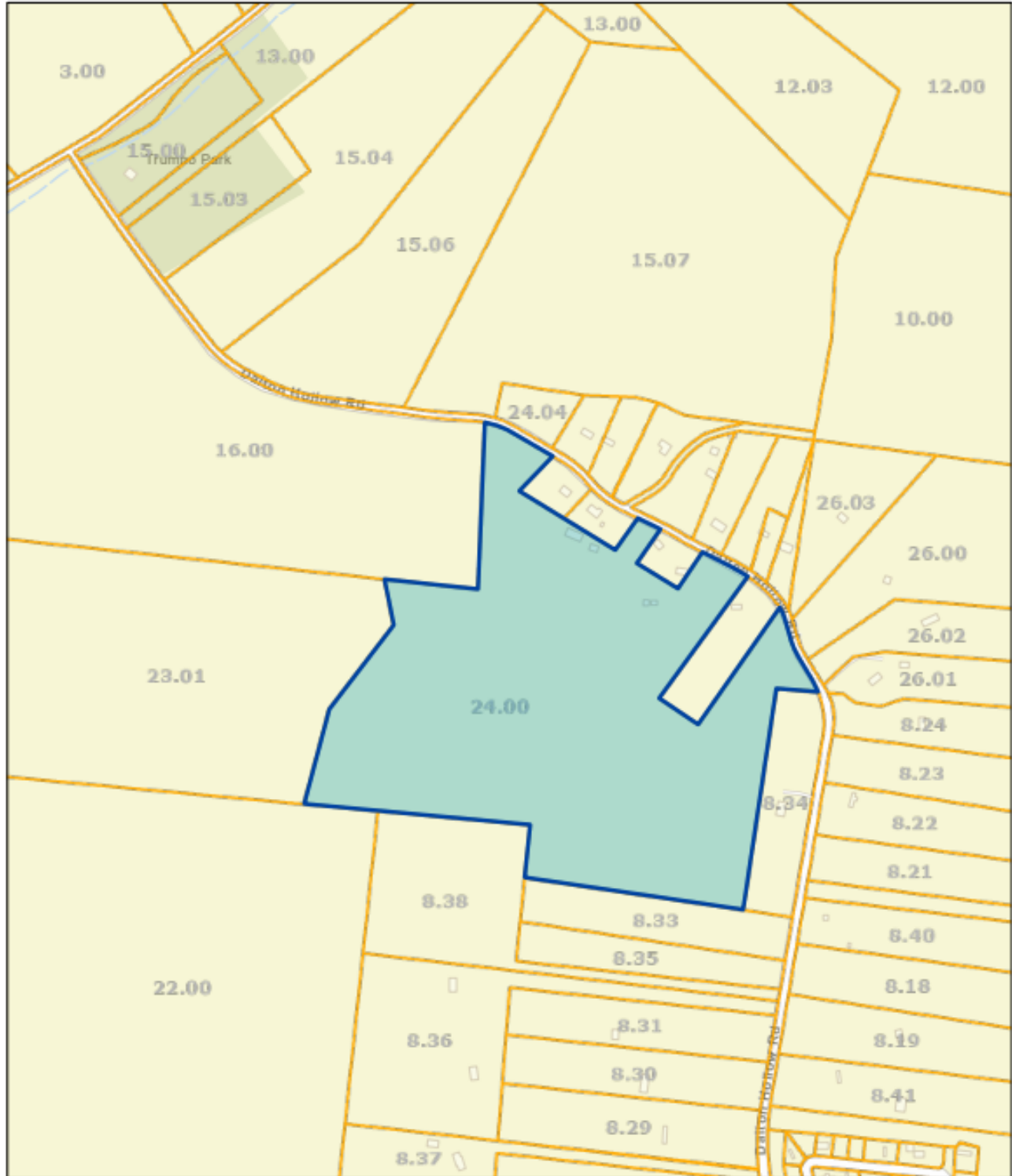
**Approved:**

**Attest:**

*Dwight Jewell, Commission Chairman*

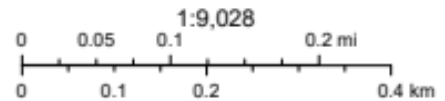
*Rita Crowder, County Clerk*

### Trousdale County - Parcel: 014 024.00



Date: August 16, 2022

County: Trousdale  
Owner: BEASLEY LEWIS C JR  
Address: DALTON HOLLOW RD  
Parcel Number: 014 024.00  
Deeded Acreage: 60.66  
Calculated Acreage: 0  
Date of TDOT Imagery: 2017  
Date of Vexcel Imagery: 2021



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HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

7/15/22  
MR# 171

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning R-1 Reason MATCH ZONING OF PARCELS  
Property Owner Lewis Beasley Phone \_\_\_\_\_  
Property Address Dalton Hollow RD Hartsville TN 37074  
Lot Size 60.66 acres Road Frontage \_\_\_\_\_ ft Easements \_\_\_\_\_ ft  
Tax Map Number 14 Group \_\_\_\_\_ Parcel 024.00 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic septic

**APPLICANT INFORMATION**

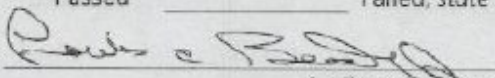
Applicant Name Lewis Beasley Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ TN 37074  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties R-1, A-1  
Names of Surrounding Property Owners Carolyn Phillips, James Woodard, Susan Stafford, LARRY + Patricia Stafford, GLEN PICKETTE, BEAD ONE PROP, WILLIAM SMITH, LINDA HOLDEN  
Affected Roads DALTON HOLLOW RD  
Schools Affected \_\_\_\_\_  
Public Utilities HARTSVILLE WATER TRI COUNTY ELECTRIC

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

  
Applicant Signature

Date Submitted

\$100 Application fee

From the Minutes of the Planning Commission August 8, 2022 meeting

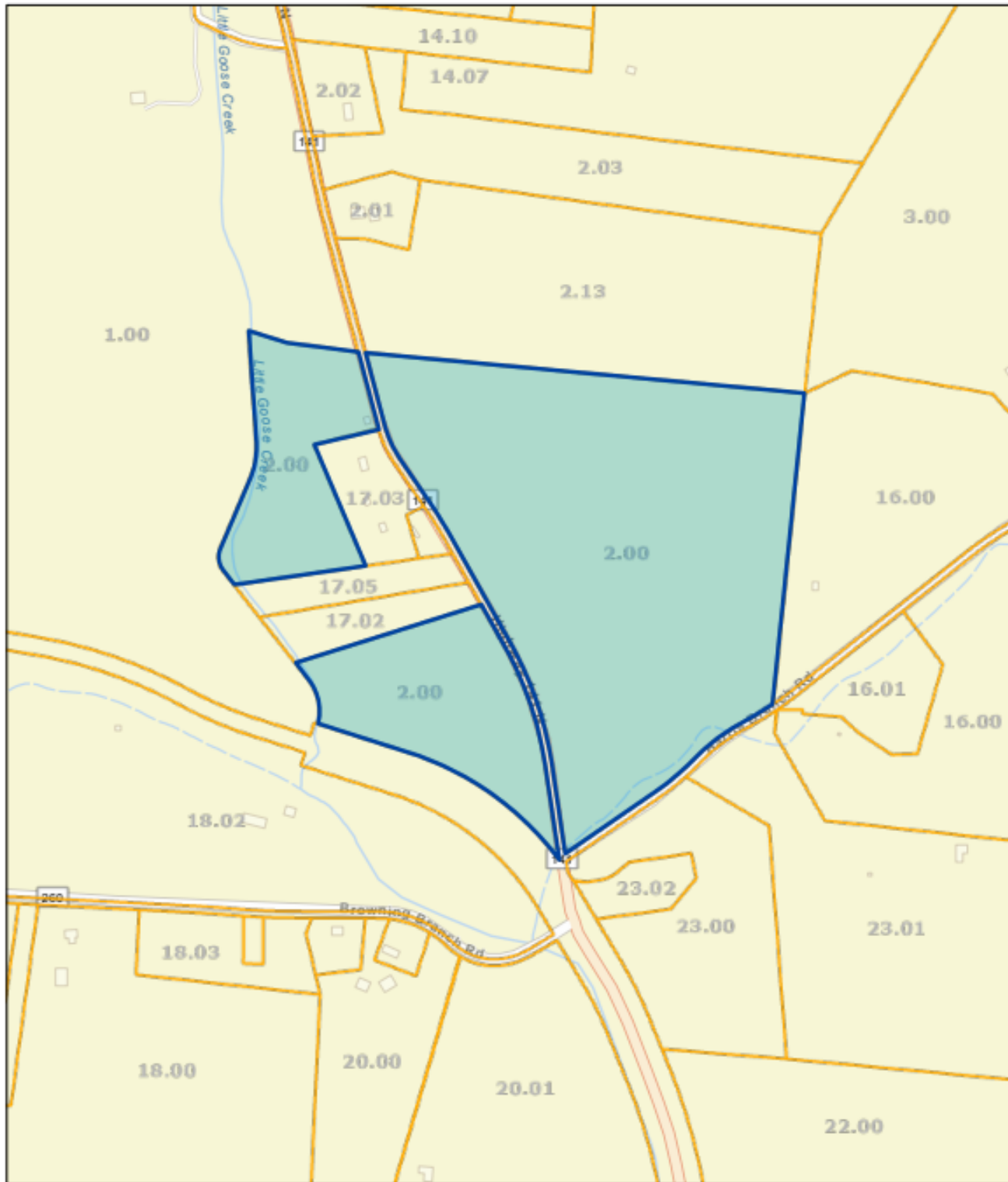
• **Request by Lewis Beasley for the rezoning of 60.66 acres on Dalton Hollow RD, (Map 14 Parcel 24.00) from A-1 to R-1 for matching adjoining parcels in the 7th Civil District**

*Lewis Beasley requested the rezoning of parcel on Dalton Hollow Rd which would allow the parcel to have the same zoning as the rest of the adjoining parcels. Both Sam Edwards and GNRC staff Kealan Milles-Lucke both gave a favorable recommendation. David Thomas made a motion for Favorable Recommendation. Seconded by Mark Swaffer.*

**MOTION CARRIED**

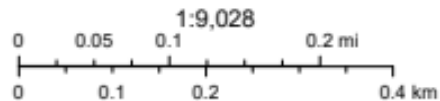


### Trousdale County - Parcel: 014 002.00



Date: August 16, 2022

County: Trousdale  
Owner: WEBSTER OGEAL H  
Address: HWY 141 N 2265  
Parcel Number: 014 002.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of TDOT Imagery: 2017  
Date of Vexcel Imagery: 2021



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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.

HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

7/15/22  
NR# 170

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A-1/R-1 Requested Zoning R-1 Reason correct zoning for parcel  
Property Owner Lewis Beasley Phone \_\_\_\_\_  
Property Address 2265 Hwy 141 N TN 37074  
Lot Size 85 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 14 Group \_\_\_\_\_ Parcel 002.00 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic septic

**APPLICANT INFORMATION**

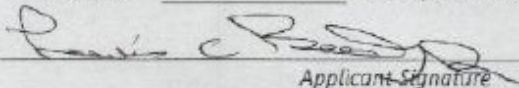
Applicant Name Lewis Beasley Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ TN 37074  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties R-1, A-1  
Names of Surrounding Property Owners RICHARD + AMANDA MARTIN, LARRY COCHRAN  
PATRICIA COCHRAN, William + Joyce Jenkins, Shirley Smith, Jack Carey  
Affected Roads Hwy 141 N, Harris Branch Rd  
Schools Affected \_\_\_\_\_  
Public Utilities HARTSVILLE WATER, TRI COUNTY ELECTRIC

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

  
Applicant Signature

\_\_\_\_\_  
Date Submitted

**\$100 Application fee**

From the Minutes of the Planning Commission August 8, 2022 meeting

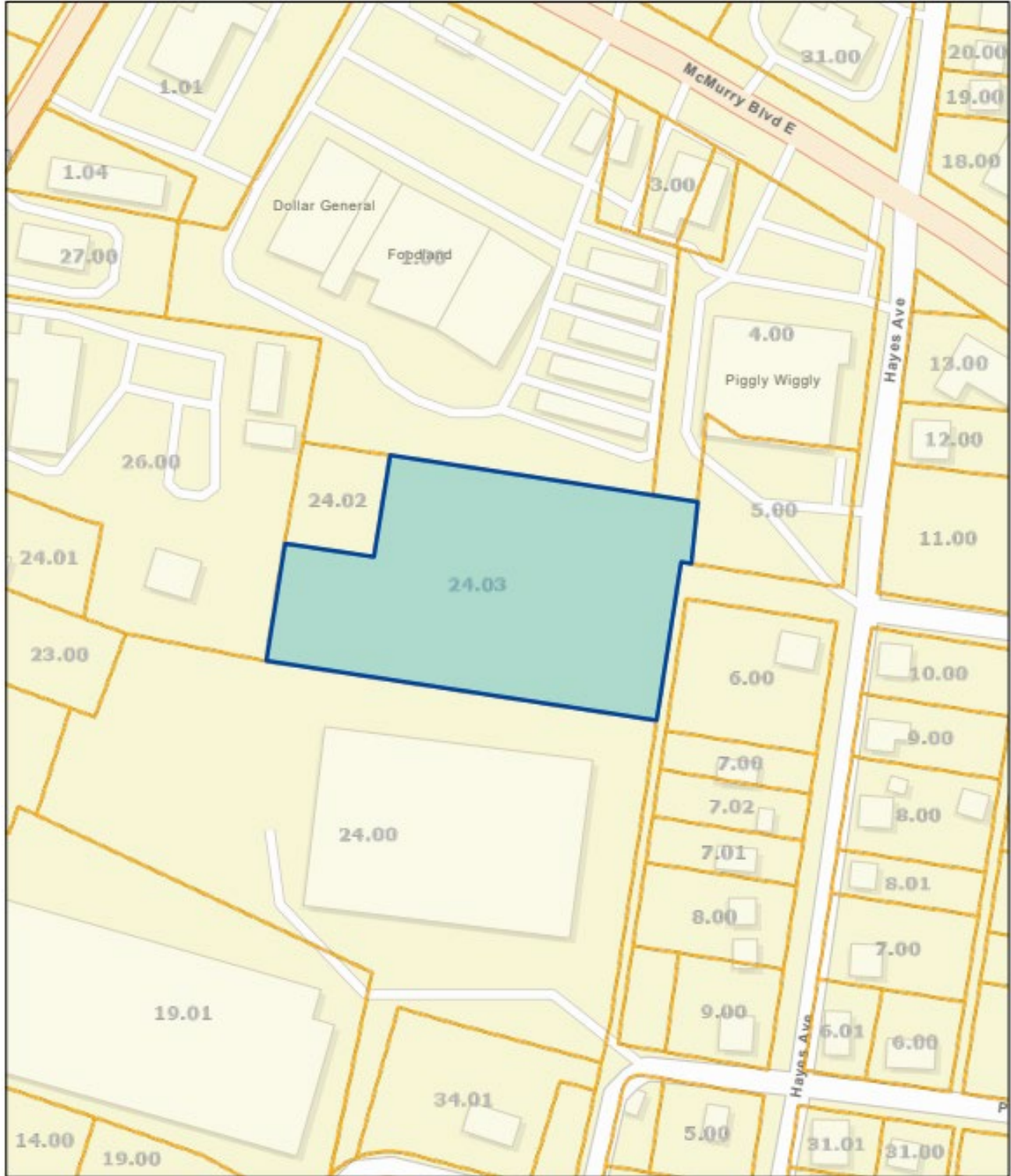
- **Request Lewis Beasley for the rezoning of 85 acres on 2265 Hwy 141 N (Map 14 Parcel 2.00) from A-1/R-1 to R-1 for correction of parcel zoning in the 7th Civil District**

*Lewis Beasley requested the rezoning of parcel on 2265 Hwy 141 N which would allow the parcel to have the same zoning as the rest of the parcel. GNRC staff Kealan Milles-Lucke didn't see an issue with the Rezoning and recommended approval. Rhonda Keisling made a motion for Favorable Recommendation. Seconded by David Thomas.*

**MOTION CARRIED**

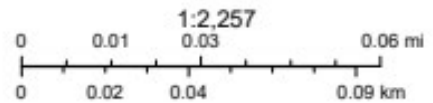


### Trousdale County - Parcel: 019K B 024.03



Date: August 16, 2022

County: Trousdale  
Owner: 113 PLANTERS STREET LLC  
Address: HARPER AVE  
Parcel Number: 019K B 024.03  
Deeded Acreage: 0  
Calculated Acreage: 2.31  
Date of TDOT Imagery: 2017  
Date of Vexcel Imagery: 2021



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HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning R-3 Requested Zoning I-1 Reason Restore I-1 zoning for addition  
Property Owner 113 Planters Street LLC Phone (615) 374-1125  
Property Address Harpers Ave Hartsville TN 37074  
Lot Size 2.31 acres Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 019K Group B Parcel 24.03 Record/Deed Book \_\_\_\_\_  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic sewer

**APPLICANT INFORMATION**

Applicant Name 113 Planters Street LLC Phone \_\_\_\_\_  
Mailing Address Harpers Ave Hartsville TN 37074  
Email \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties C-2, I-1, R-1  
Names of Surrounding Property Owners JERRY GAMMON, Hartsville Trousdale Govt, William Lyles, Rosalie Myhan, GJB Properties, Michael Reese, Kirby Evert  
Affected Roads HARPER AVE, Planters St  
Schools Affected \_\_\_\_\_  
Public Utilities Hartsville Water, Tri County Electric

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

Sam Edwards Applicant Signature 6/22/2022 Date Submitted

**\$100 Application fee**

From the Minutes of the Planning Commission August 8, 2022 meeting

• **Rezone Request by 113 Planters Street LLC of 2.13 acres on Harpers Ave (Map 019K Group B Parcel 24.03) from R-3 to I-1 for an addition to adjoining business in the 7th Civil District.**

*Kory Hershkowitz was present to speak about the request. David Thomas asked if the property could be zoned C-2 to allow for the Warehouse being built. The concern is having more Industrial area in downtown Hartsville. Sam Edwards spoke to the land use defined in the I-1 zone according to the Hartsville Zoning Ordinances with the business being Printing. Kealan with GNRC spoke about the property not fronting any formal street but has an easement between Hayes St and Harper Ave. The parcel is surrounded by R-1 and I-1. Rhonda Keisling made a motion for Favorable Recommendation. Seconded by David Nollner.*

**MOTION CARRIED**

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #259-2022-29**

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE  
ZONING RESOLUTION OF HARTSVILLE, TENNESSEE AND THE  
ZONING ORDINANCE OF TROUSDALE COUNTY, TENNESSEE,  
BY REZONING TAX MAP 019N GROUP B PARCEL 004.00  
FROM R1 TO R2**

**WHEREAS**, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

**WHEREAS**, the location and boundaries of the zoning districts established by this resolution and ordinance, are bounded, and defined as shown on the official zoning map, entitled Zoning Map of Trousdale County, Tennessee, and any amendment thereto; and

**WHEREAS**, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended these requests to the County Commission; and

**WHEREAS**, the County Commission has reviewed such recommendation and has conducted a public hearing prior to the second reading.

**NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION:**

That the Zoning Map of Hartsville/Trousdale County, Tennessee be amended by the rezoning of one parcel from R-1 Residential to R-2 Residential identified as follows:

Trousdale County Tax Map 019N Group B Parcel 004.00;

This being a total of 8,029 square feet located on Planters St, Hartsville, TN; and

**BE IT ENACTED** that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*This Rezoning request has an unfavorable recommendation by Planning Commission September 12, 2022 Public Hearing to be held on October 24, 2022 if passed at 1<sup>st</sup> reading*

First Reading: September 26, 2022 1M \_\_\_\_\_ 2m \_\_\_\_\_ **Electronic Voting**  
Yes \_\_\_ No \_\_\_ Abstain \_\_\_ Absent \_\_\_

Second Reading: October 24, 2022 1M \_\_\_\_\_ 2m \_\_\_\_\_ **Electronic Voting**  
Yes \_\_\_ No \_\_\_ Abstain \_\_\_ Absent \_\_\_

**Approved:**

**Attest:**

\_\_\_\_\_  
*Commission Chairman*

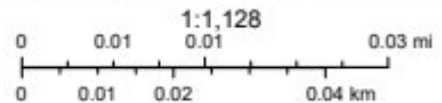
\_\_\_\_\_  
*County Clerk*

# Trousdale County - Parcel: 019N B 004.00



Date: September 13, 2022

County: Trousdale  
Owner: CARMAN HAROLD GENE IV ETUX  
Address: PLANTERS ST  
Parcel Number: 019N B 004.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of TDOT Imagery: 2017  
Date of Vexcel Imagery: 2021



Esri, HERE, GeoTechnologies, Inc., TDOT, Esri, HERE, Garmin, GeoTechnologies, Inc., State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

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HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

8/26/22  
MR# 529

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning R-1 Requested Zoning R-2 Reason Build a duplex  
Property Owner Harold Gene Carmon IV + Taylor Carmon Phone \_\_\_\_\_  
Property Address Planters Street, Hartsville TN 37074  
Lot Size 8,029 sq ft Road Frontage 171' ft. Easements \_\_\_\_\_ ft  
Tax Map Number 19-N Group B Parcel 4 Record/Deed Book 141/211  
Subdivision Name \_\_\_\_\_ Phase \_\_\_\_\_ Lot # 1  
Water Source City Sewer or Septic Sewer

**APPLICANT INFORMATION**

Applicant Name Gene Carmon IV Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ TN \_\_\_\_\_  
Email: \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties R-1, I-1  
Names of Surrounding Property Owners Joyce Nipper, Wayne Pryor, Kathleen Hickman  
Howard Hankins, Dennis Goke  
Affected Roads Planters Street  
Schools Affected \_\_\_\_\_  
Public Utilities Hartsville Water, Tri County Electric

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

Applicant Signature

Date Submitted

\$100 Application fee



HARTSVILLE/TROUSDALE COUNTY  
**PLANNING COMMISSION**  
 328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

✓ JOHN KERR, CHAIRMAN

✓ Mary Ann Baker

Sara Murray

Carol Pruitt

✓ Mark Swaffer

Rhonda Keisling

✓ David Nollner

✓ David Thomas

✓ Thomas Harper

**STATEMENT OF RECOMMENDATION**

At its regular monthly meeting held on September 12, 2022, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

**PARCEL INFORMATION**

Current Zoning	R-1	Requested Zoning	R-2
Tax Map Number	19-N	Group	B
		Parcel	4
Reason	Build a Duplex		
Property Owner	Harold G. Carman IV & Taylor Carman		
Property Address	Planters Street		

After reviewing the required information and consulting the Hartsville/Trousdale County Zoning Resolution and Ordinances, the Planning Commission states the following the Zoning Application:

The HTC Planning Commission has voted to  RECOMMENDED  NOT RECOMMENDED based on the following information:

Duplex minimum lot size is 9,000 sq feet and lot is 8,029 sq feet

*This statement is to be submitted to the Hartsville/Trousdale County Commission before the First Reading of the requested Zoning Ordinance.*

Mary Ann Baker MB  
 Chairman or Secretary

HARTSVILLE/TROUSDALE COUNTY GOVERNMENT  
**ORDINANCE #260-2022-30**

**AN ORDINANCE TO AMEND ARTICLE V, SECTION 5.020 OF THE  
ZONING RESOLUTION OF HARTSVILLE, TENNESSEE AND THE  
ZONING ORDINANCE OF TROUSDALE COUNTY, TENNESSEE,  
BY REZONING TAX MAP 019 PARCEL 016.19  
FROM A1 TO R1**

**WHEREAS**, the land use controls of Hartsville/Trousdale County, Tennessee have been adopted for the purpose of promoting the public health, safety, morals, convenience, order, prosperity, and general welfare of the community; and

**WHEREAS**, the location and boundaries of the zoning districts established by this resolution and ordinance, are bounded, and defined as shown on the official zoning map, entitled Zoning Map of Trousdale County, Tennessee, and any amendment thereto; and

**WHEREAS**, the Hartsville/Trousdale County Regional Planning Commission has duly reviewed and recommended these requests to the County Commission; and

**WHEREAS**, the County Commission has reviewed such recommendation and has conducted a public hearing prior to the second reading.

**NOW, THEREFORE, BE IT ORDAINED BY THE HARTSVILLE/TROUSDALE COUNTY COMMISSION:**

That the Zoning Map of Hartsville/Trousdale County, Tennessee be amended by the rezoning of one parcel from A-1 Agricultural to R-1 Residential identified as follows:

Trousdale County Tax Map 019 Parcel 016.19;

This being a total of 1.45 acres located on Thoroughbred Lane, Hartsville, TN in order to match the parcel addition; and

**BE IT ENACTED** that this ordinance shall take effect from and after its adoption, the public welfare requiring it.

*This Rezoning request has a favorable recommendation by Planning Commission September 12, 2022  
Public Hearing to be held on October 24, 2022 if passed at 1<sup>st</sup> reading*

First Reading: September 26, 2022 1M \_\_\_\_\_ 2m \_\_\_\_\_ **Electronic Voting**  
Yes \_\_\_ No \_\_\_ Abstain \_\_\_ Absent \_\_\_

Second Reading: October 24, 2022 1M \_\_\_\_\_ 2m \_\_\_\_\_ **Electronic Voting**  
Yes \_\_\_ No \_\_\_ Abstain \_\_\_ Absent \_\_\_

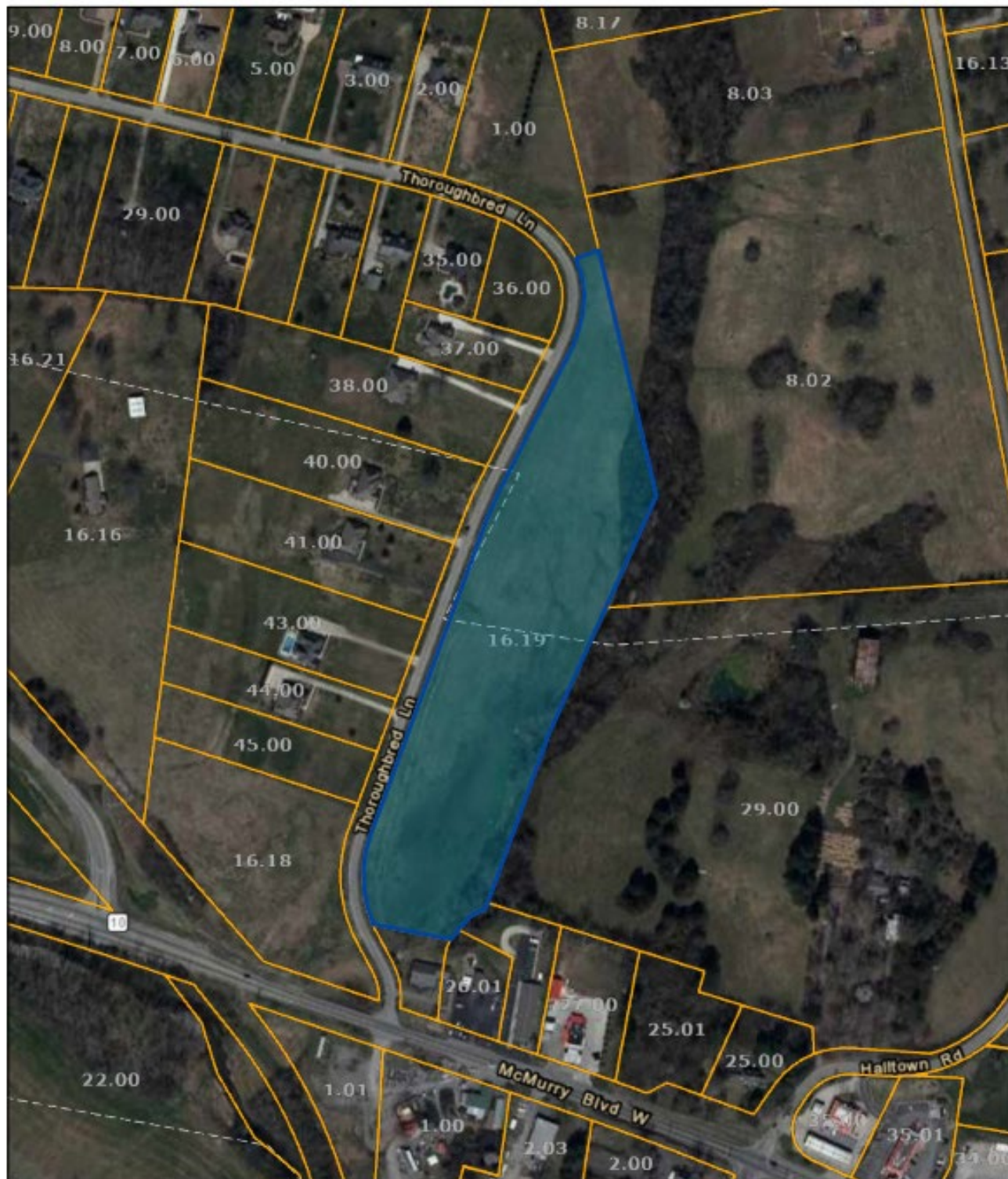
**Approved:**

**Attest:**

\_\_\_\_\_  
Commission Chairman

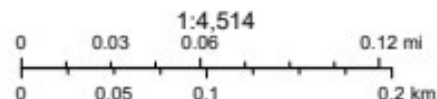
\_\_\_\_\_  
County Clerk

### Trousdale County - Parcel: 019 016.19



Date: September 13, 2022

County: Trousdale  
Owner: BEASLEY LEWIS JR  
Address: HWY 25 W  
Parcel Number: 019 016.19  
Deeded Acreage: 0  
Calculated Acreage: 8.31  
Date of TDOT Imagery: 2017  
Date of Vexcel Imagery: 2021



Eari, HERE, GeoTechnologies, Inc., TDOT, Esri, HERE, Garmin, GeoTechnologies, Inc., State of Tennessee, Comptroller of the Treasury, Office of Local Government (OLG)

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HARTSVILLE/TROUSDALE COUNTY  
Sam Edwards | Zoning & Building Inspector  
328 Broadway, Room 1 | Hartsville, TN 37074  
office (615) 374-1125 | fax (615) 374-0558

**ZONING CHANGE**

**PARCEL INFORMATION**

Current Zoning A-1 Requested Zoning R-1 Reason match zoning to Parcel 16.19  
Property Owner Lewis Beasley Phone \_\_\_\_\_  
Property Address Thoroughbred LN Hartsville TN 37074  
Lot Size 1.45 ACRES to be added to Parcel 16.19 Road Frontage \_\_\_\_\_ ft. Easements \_\_\_\_\_ ft  
Tax Map Number 19 Group \_\_\_\_\_ Parcel 16.19 Record/Deed Book \_\_\_\_\_  
Subdivision Name Thoroughbred Estates Phase \_\_\_\_\_ Lot # \_\_\_\_\_  
Water Source city Sewer or Septic sewer

**APPLICANT INFORMATION**

Applicant Name Lewis Beasley Phone \_\_\_\_\_  
Mailing Address \_\_\_\_\_ TN 37074  
Email \_\_\_\_\_

**IMPACT INFORMATION**

Zoning of Surrounding Properties R-1, A-1  
Names of Surrounding Property Owners SHERRY ANTHONY, ROBERT TENBRINK,  
DANIEL SOFER  
Affected Roads THOROUGHBRED LANE  
Schools Affected \_\_\_\_\_  
Public Utilities Hartsville Water, TRI COUNTY ELECTRIC

**ACTION TAKEN**

Reviewed by Planning Commission \_\_\_\_\_ Action \_\_\_\_\_  
Reviewed by BZA \_\_\_\_\_ Action \_\_\_\_\_  
Zoning Ordinance at County Commission  
1<sup>st</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Public Hearing \_\_\_\_\_ Action \_\_\_\_\_  
2<sup>nd</sup> Reading \_\_\_\_\_ Action \_\_\_\_\_  
Passed \_\_\_\_\_ Failed, state reason \_\_\_\_\_

Applicant Signature

Date Submitted

**\$100 Application fee**



HARTSVILLE/TROUSDALE COUNTY  
**PLANNING COMMISSION**  
 328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

✓ JOHN KERR, CHAIRMAN

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 Rhonda Keisling

Sara Murray

✓ David Nollner

Carol Pruitt

✓ David Thomas

✓ Mark Swaffer

✓ Thomas Harper

**STATEMENT OF RECOMMENDATION**

At its regular monthly meeting held on September 12, 2022, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

**PARCEL INFORMATION**

Current Zoning	A-1	Requested Zoning	R-1
Tax Map Number	19	Group	Parcel 16.19
Reason	Add property to existing adjoining parcel		
Property Owner	Lewis Beasley		
Property Address	Thoroughbred Estates		

After reviewing the required information and consulting the Hartsville/Trousdale County Zoning Resolution and Ordinances, the Planning Commission states the following the Zoning Application:

The HTC Planning Commission has voted to  RECOMMENDED  NOT RECOMMENDED based on the following information:

1.45 Acres would be added to existing partial to square up property.

*This statement is to be submitted to the Hartsville/Trousdale County Commission before the First Reading of the requested Zoning Ordinance.*

Mary Ann Baker *MB*  
 Chairman or Secretary