

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

JUNE 9, 2025 | 7:00PM | TC COURTHOUSE

AGENDA

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular meeting May 12, 2025

APPROVAL/CHANGES TO THE AGENDA

PUBLIC HEARING

NEW BUSINESS

OFFICE STAFF – Jo Ann Hampton

REZONE

- Rezone A1 to C1 of 1.06 acres on Hwy 25 E (Map 035 Parcel 006.00) by Gene Carman IV, for commercial development in the 1st Civil District.
- Rezone A1 to R1 of acres from 94.01 acres on 1275 Hwy 141 N (Map 007 Parcel 014.00) by Cass Beasley in the 4th Civil District.
- Rezone R1 to C2 of 10,407 sq ft on 799 E McMurry Blvd (Map 026A B Parcel 1.00) by Peggy Joyce Hix for commercial development in the 7th District.
- Rezone R2 to R3 of 4.7 acres of 10.7 acres on Morrison St (Map 027 Parcel 3.12) by Dennis Goke for residential development in the 7th District.
- Rezone A1 to R1 of 7.36 ac on Walnut Grove (Map 017 Parcel 13.02) by Robert Whited for subdivide parcel for development in the 6th District.

SITE PLAN

- Site Plan for a 351-unit Mini Storage facility at 297 McMurry Blvd W (Map 19 Parcel 20.02) on 4.25 acres by Johnny Farley in the 7th Civil District.

SKETCH PLAT

- Sketch Plat of a Major Subdivision on Old Hwy 25 (Map 018 Parcel 22.00) of 9 lots by Hillview Farm in the 6th District

DISCUSSION

REPORT FROM CHAIRMAN

REPORT FROM BUILDING OFFICIAL

CLOSING REMARKS

ADJOURN



Rezoning Permit Application

Date: 05/08/2025

Applicant / Owner

Applicant Type: Property Owner
Applicant Name: Gene Carman
Address: 295 Brown Rd
City, State, Zip: Castalian Springs, TN 37031
Phone: [REDACTED]
Email: [REDACTED]

Owner Name: Gene Carman & Helen Nichols
Owner Phone: [REDACTED]
Owner Email: [REDACTED]

Property

Site Address: 0 Highway 25 E & Glasgow Branch Rd
City, State, Zip: Hartsville, TN 37074
Current Zoning: A1
Requested Zoning: C1
Lot Size: 1.06 ac
Road Frontage: 214
Easements: 0
Tax Map #: 035

Group: 0
Parcel: 006.00
Record/Deed Book: 187/497
Subdivision Name:
Phase:
Lot #:
Water Source: Hartsville / Trousdale Water Dept.
Sewer/Septic: Septic

Reason: commercial development

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

[REDACTED]

Gene Carman IV

05/08/2025

Date

Trousdale County - Parcel: 035 006.00



Date: May 27, 2025

County: TROUSDALE

Owner: NICHOLS HELEN ETAL HAROLD GENE CARMAN IV

Address: HWY 25 E

Parcel ID: 035 006.00

Deeded Acreage: 0.5

Calculated Acreage: 0

Vexcel Imagery Date: 2023

1:1,128
0 0.01 0.02 0.03 mi
0 0.01 0.02 0.04 km

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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.

ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

HWY 25 E	Property Address	Subdivision						TAX YEAR 2025		085	035		006.00		000	
			BK	PG	BLOCK	LOT	TRACT	TROUSDALE		JUR	CONTROL MAP	GROUP	PARCEL	PI	S/I	
	Ownership and Mailing Address	Alt Subdiv						City			Map 035		Updated 05/09/2025			
NICHOLS HELEN ETAL		BK	PG	BLOCK	LOT	TRACT		SSD1			Dist 01		Printed 05/23/2025			
HAROLD GENE CARMAN IV		Additional						SSD2						Card: 1 of 1		
295 BROWN ROAD		Description														
CASTALIAN SPRINGS TN 37031		Dimensions												Page: 1 of 1		
														Total Land Units	1.2	
														Deed Acres		
														Calculated Acres	0	

SALES							NOTES		
Date	Book	Page	Price	Adj Price	V/I	Instr	A/R	Owner	ADDED .7AC FROM PARCEL 35-7.00 PER OWNERS REQUEST
03/24/2025	RB187	497	55,000	55,000	V	WD	P	NICHOLS HELEN ETAL	NO SOIL AREA- LOW VALUE
03/17/1993	45	213	2,500	2,500	V	WD	A	HARRIS M C	
06/18/1992	41	245	1,300	1,300	V	WD	M	STUBBLEFIELD D H H	



Rezoning Permit Application

Date: 05/23/2025

Applicant / Owner

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

Owner Name: Cass Bealey
Owner Phone: [REDACTED]
Owner Email: [REDACTED]

Property

Site Address: 1275 Hwy 141 N
City, State, Zip: Hartsville TN 37074
Current Zoning: A1
Requested Zoning: R1
Lot Size: 94.01 ac
Road Frontage: 0
Easements: 0
Tax Map #: 007

Group: 0
Parcel: 14.00
Record/Deed Book: RB136/364
Subdivision Name:
Phase:
Lot #:
Water Source: Hartsville / Trousdale Water
Dept.
Sewer/Septic: Septic

Reason: Development

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

[REDACTED]

Cass Beasley

05/23/2025

Date

EXHIBIT FOR
CASS BEASLEY

#141N

7.3
AC.+-

STATE HIGHWAY

4.6
AC.+-





Rezoning Permit Application

Date: 05/14/2025

Applicant / Owner

Applicant Type:
Applicant Name: Lynda Burge
Address: 3485 Horn Springs Road
City, State, Zip: Lebanon, TN 37087
Phone: [REDACTED]
Email: [REDACTED]

Owner Name: Peggy Joyce Hix
Owner Phone: [REDACTED]
Owner Email: [REDACTED]

Property

Site Address: 799 McMurry Blvd
City, State, Zip: Hartsville, TN 37074
Current Zoning: R1
Requested Zoning: C2
Lot Size: 100x105
Road Frontage: 100
Easements: 0
Tax Map #: 026A

Group: B
Parcel: 001.00
Record/Deed Book: RB173/282
Subdivision Name: Turner & Jones
Phase:
Lot #: 1
Water Source: Hartsville / Trousdale Water
Dept.
Sewer/Septic: Sewer

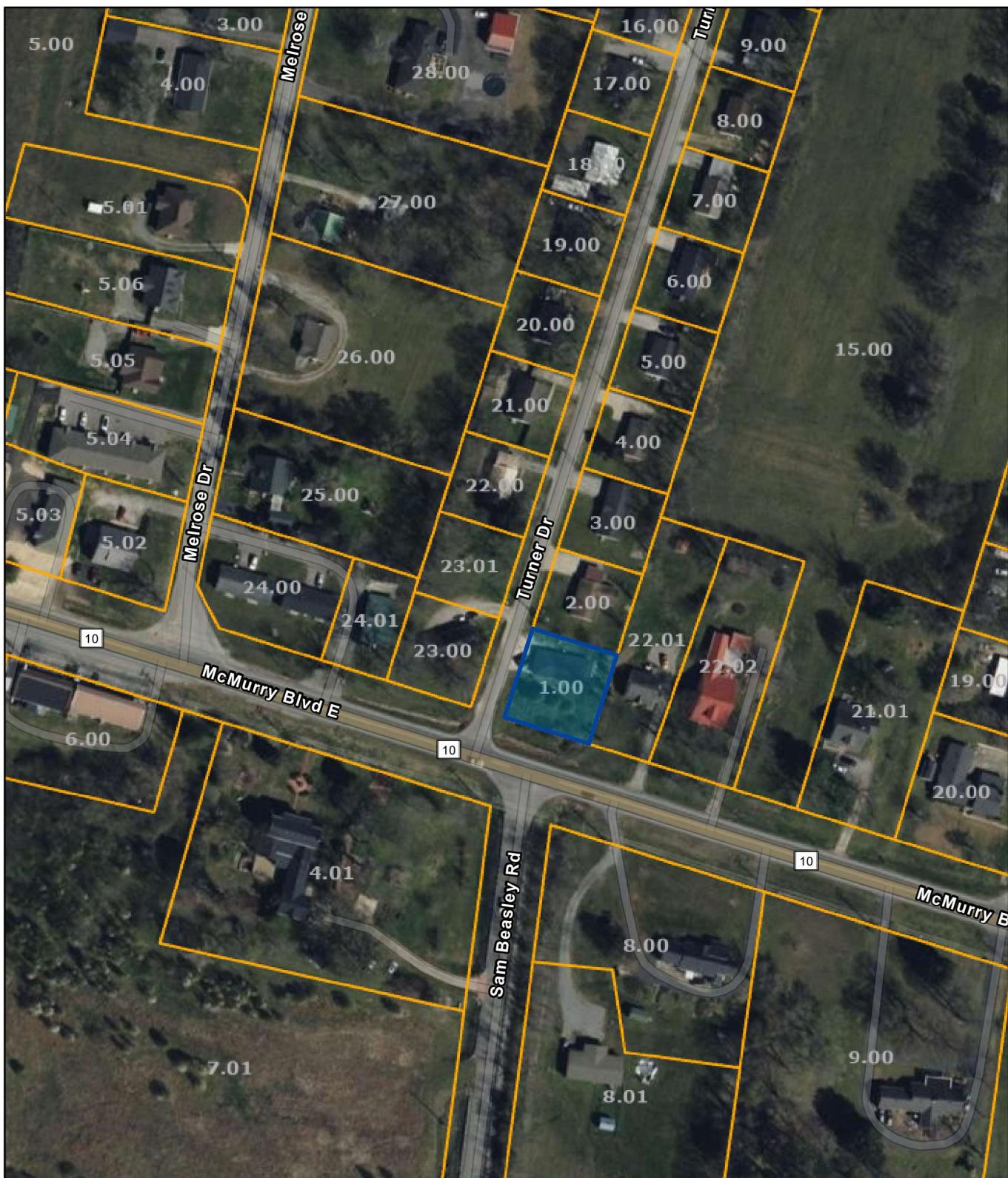
Reason: residential home to be converted to commercial zoning for future office, hair salon, etc

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

[REDACTED]

05/14/2025
Date

Trousdale County - Parcel: 026A B 001.00



Date: May 22, 2025

County: TROUSDALE

Owner: HIX PEGGY JOYCE

Address: MCMURRY BLVD E 799

Parcel ID: 026A B 001.00

Deeded Acreage: 0

Calculated Acreage: 0

Vexcel Imagery Date: 2023

1:2,257
0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km

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Rezoning Permit Application

Date: 05/24/2025

Applicant / Owner

Applicant Type: **Dennis Goke**
Applicant Name: **Dennis Goke**
Address: **2635 Old Lafayette RD**
City, State, Zip: **Hartsville TN 37074**
Phone: **[REDACTED]**
Email: **[REDACTED]**

Owner Name: **Dennis Goke**
Owner Phone: **[REDACTED]**
Owner Email: **[REDACTED]**

Property

Site Address:	Morrison ST	Group:	
City, State, Zip:	Hartsville TN 37074	Parcel:	03.12
Current Zoning:	R1	Record/Deed Book:	RB182/608
Requested Zoning:	R3	Subdivision Name:	
Lot Size:	10.78 ac	Phase:	
Road Frontage:	597 ft Morrison St	Lot #:	
Easements:		Water Source:	Hartsville / Trousdale Water
Tax Map #:	027	Sewer/Septic:	Dept.
			Sewer

Reason: Rezone 4.7 acres along Morrison St for development

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

05/24/2025

Date

EXHIBIT FOR
CASS BEASLEY

#141N

7.3
AC.+-

STATE HIGHWAY

4.6
AC.+-



Rezoning Permit Application

Date: 05/24/2025

Applicant / Owner

Applicant Type:
Applicant Name: J. Bruce Rainey
Address: P O Box 429
City, State, Zip: Portland TN 37148
Phone:
Email:

Owner Name: Robert Whited
Owner Phone:
Owner Email:

Property

Site Address: Walnut Grove RD
City, State, Zip: Hartsville TN 37074
Current Zoning: A1
Requested Zoning: R1
Lot Size: 7.36 ac
Road Frontage: 245 ft
Easements: 0
Tax Map #: 017

Group: 0
Parcel: 013.02
Record/Deed Book: RB157/210
Subdivision Name: Ben Oldham Farm
Phase:
Lot #: 3
Water Source: Hartsville / Trousdale Water
Dept.
Sewer/Septic: Septic

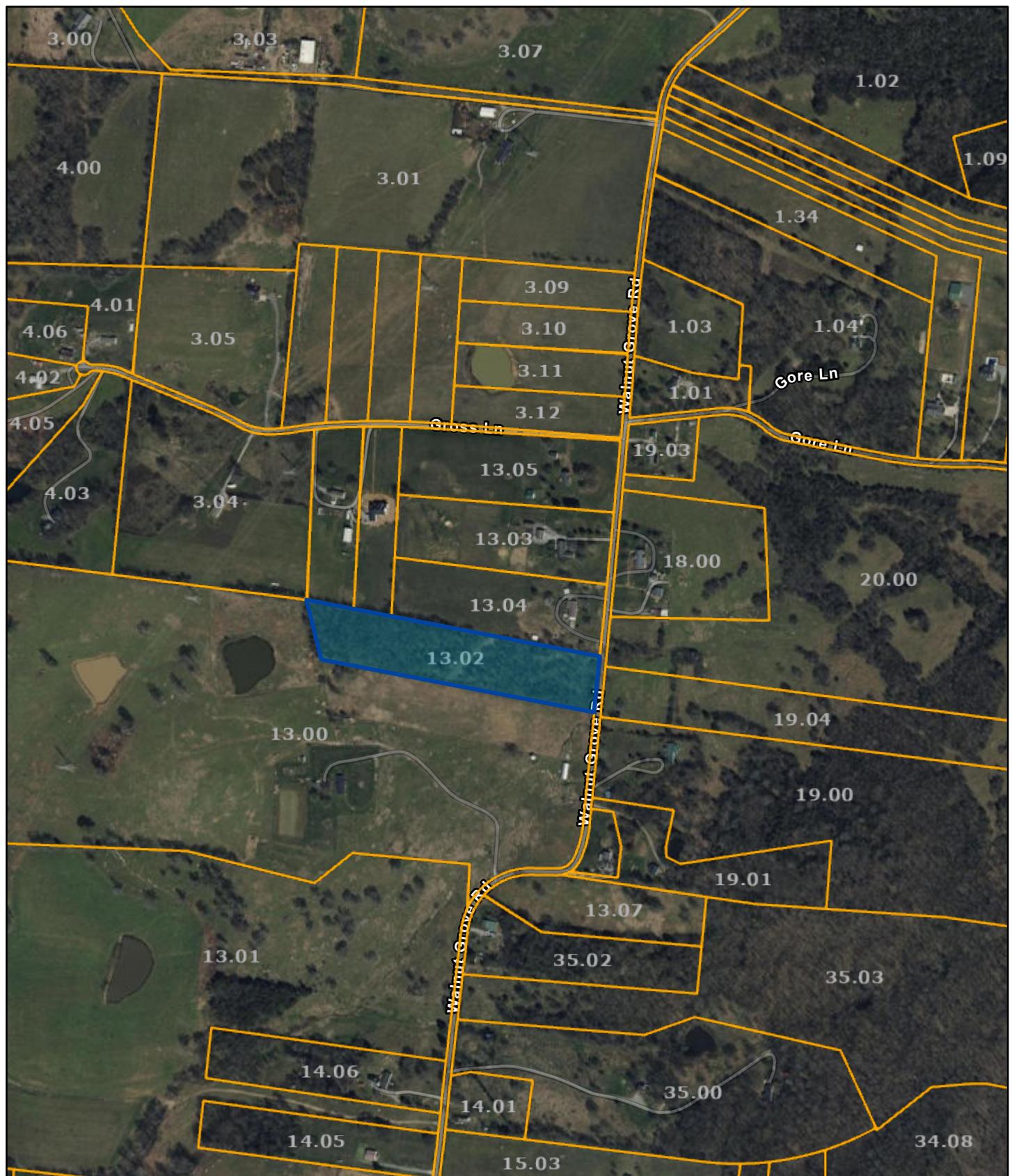
Reason: subdivide parcel for development

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

J. Bruce Rainey

05/24/2025
Date

Trousdale County - Parcel: 017 013.02



Date: May 24, 2025

County: TROUSDALE
Owner: WHITED ROBERT
Address: WALNUT GROVE RD
Parcel ID: 017 013.02
Deeded Acreage: 7.36
Calculated Acreage: 0
Vexcel Imagery Date: 2023

1:9,028
0 0.05 0.1 0.2 0.4 km

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Planning/BZA Permit Application

Date: 05/21/2025

Permit #: 25153

Applicant / Owner

Applicant Name: Johnny Farley
Address: 630 Walnut Grove Road
City, State, Zip: Hartsville
Phone: [REDACTED]
Email: [REDACTED]
Type: [REDACTED]

Owner Name: Johnny Farley
Address: 297 West McMurry Boulevard
City, State, Zip: Hartsville
Phone: [REDACTED]
Email: [REDACTED]

Project

Permit Type:	Zoning - Planning / BZA	Subdivision:	
Status:	Approved	Phase:	
Location:		Lot #:	
Tax Map #:	19	Request Type:	Site Plan
Group:		Water Source:	Hartsville / Trousdale Water
Parcel:	20.02	Sewer / Septic:	Dept.
Record/Deed:	RB188/310	Zoning District:	Sewer

Project Description:

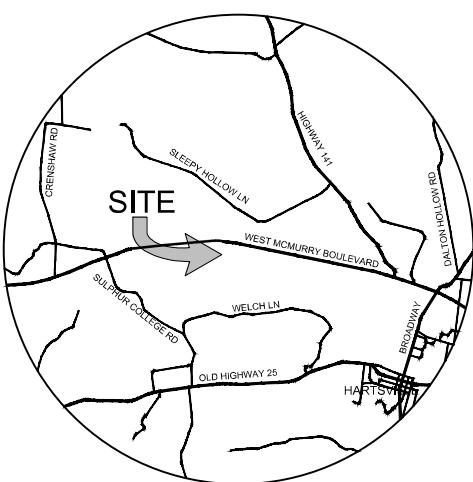
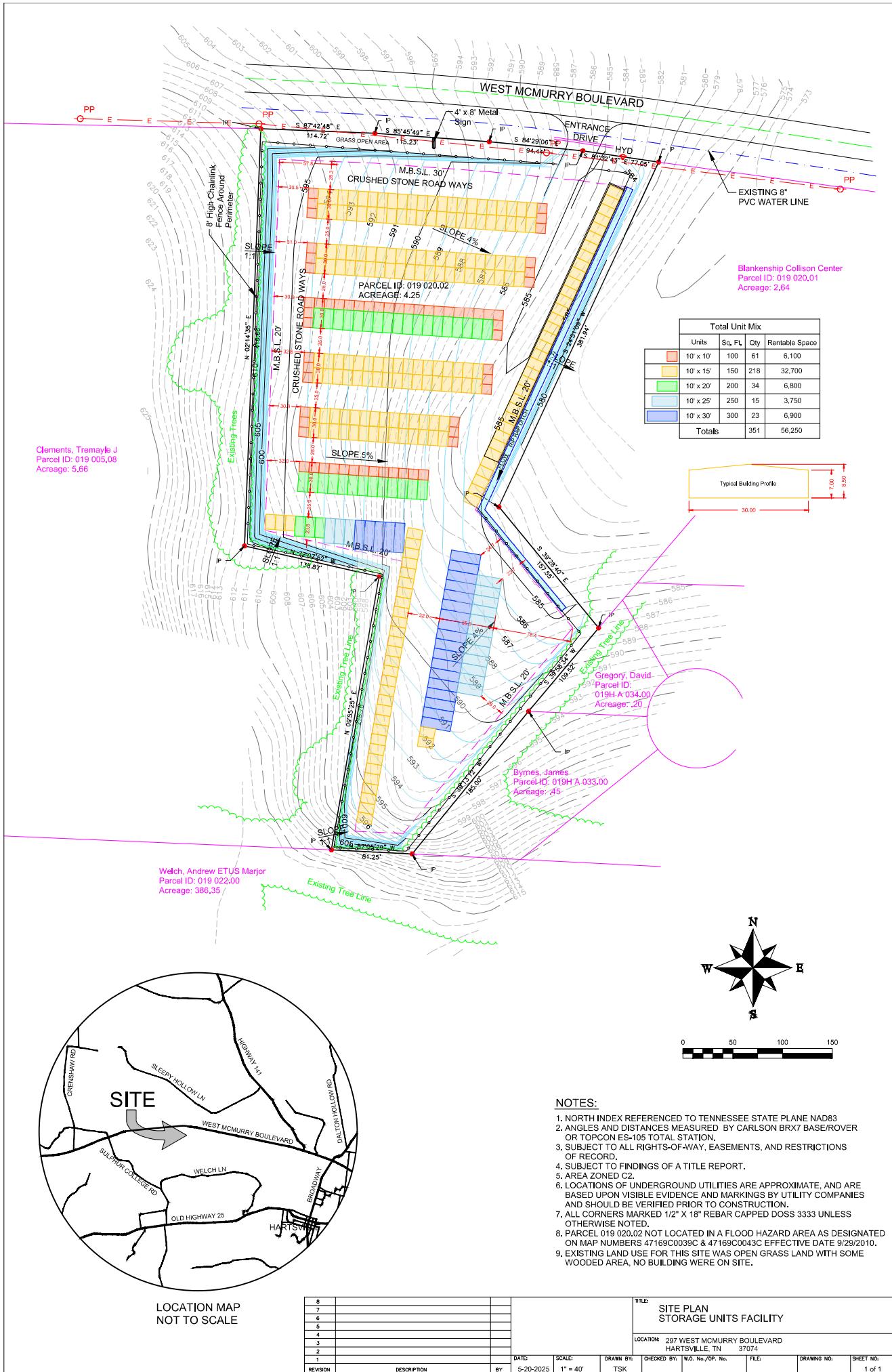
I do hereby certify that the information contained herein is true and correct.

[REDACTED]

Johnny Farley

05/21/2025

Date



LOCATION MAP
NOT TO SCALE



Planning/BZA Permit Application

Date: 05/21/2025
Permit #: 25155

Applicant / Owner

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

Owner Name: Hillview Farm
Address: Old Hwy 25
City, State, Zip: Hartsville, TN 37074
Phone: [REDACTED]
Email: [REDACTED]

Project

Permit Type:	Zoning - Planning / BZA	Subdivision:	
Status:	Pending	Phase:	
Location:		Lot #:	
Tax Map #:	018	Request Type:	Major Subdivision
Group:	n/a	Water Source:	Hartsville / Trousdale Water
Parcel:	022.00	Sewer / Septic:	Dept.
Record/Deed:	Deed Book 24, Page 69	Zoning District:	Septic A1

Project Description:

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

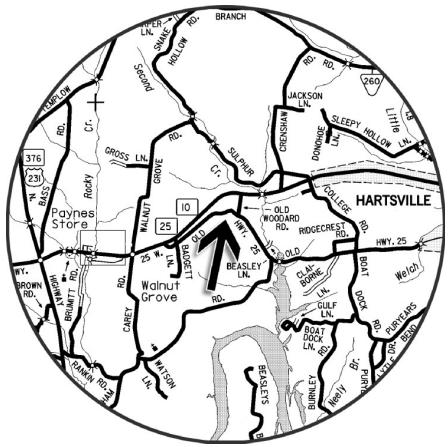
[REDACTED]

Jim Carman

05/21/2025

Date

LOCATION SKETCH n.t.s.



SKETCH PLAT OF SECTION II OF THE
HILLVIEW FARM
LOCATED IN THE 6TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

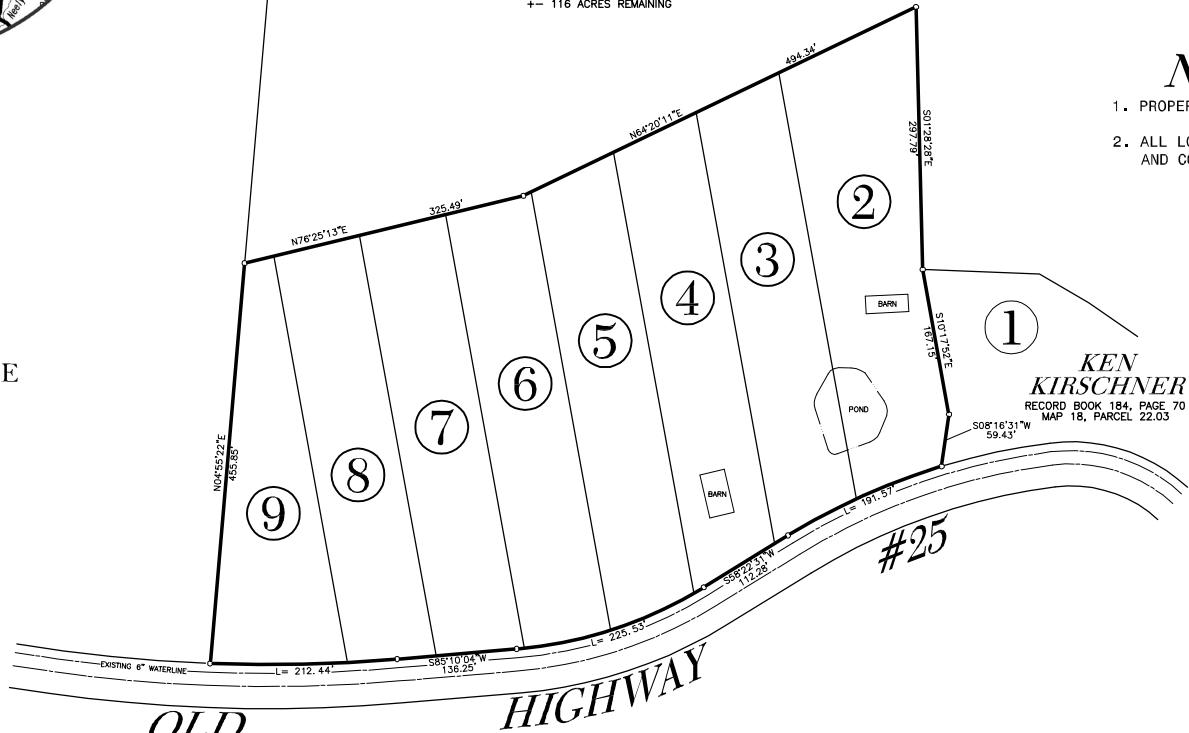
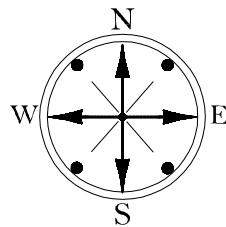
SCALE : 1" = 150'
DATE : MAY 21, 2025
SIZE : 9.36 AC.+-
DEED : D. B. 24, PG. 69, R.O.T.C.T.
MAP : MAP 18, PAR. 22.00 P/O, T.A.O.T.C.T.

HILLVIEW FARM

DEED BOOK 24, PAGE 69
MAP 18, PARCEL 22.00 P/O
+- 116 ACRES REMAINING

NOTES:

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



100 0 100 200 300
GRAPHIC SCALE - FEET

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS IS A CATEGORY I
SURVEY, AND THAT THE RATIO OF PRECISION OF
THE UNADJUSTED SURVEY IS AT LEAST
1 : 10,000 AS SHOWN HEREON.



CARMAN SURVEYING
50 Linda Lane
HARTSVILLE, TENNESSEE
PHONE: (615) 374-3344