

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes

February 13, 2022 - 7:00 P.M. – Trousdale County Community Center

Present: John Kerr, David Nollner, Thomas Harper, David Thomas, Mitch Gregory, Mark Swaffer Rhonda Keisling, Sam Edwards, Kealan Millies-Lucke (GNRC)

Absent: Carol Pruitt, Heather Bay

Others Present: Kirk and Penny Sutherland, Jim Carman, Charles Beasley, George Helzer, William Fergusson, Jordan Fleming, Rosalie Myhan, Jack McCall, Branden Bellar

Roll Call

- Chairman Kerr called the meeting to order at 7:00 P.M. and conducted a roll call.

Approval of Minutes

- Chairman Kerr asked for review of the January 9h, 2023 meeting minutes. Rhonda Keisling made motion to approve minutes and seconded by Thomas Harper. None opposed **MOTION CARRIED**

Changes to the Agenda - no changes. David Nollner made the motion to approve. Mitch Gregory seconded the motion. None opposed. **MOTION CARRIED**

Public Hearing – none

Old Business – none

New Business

- **Rezone by Mary Lynn Clardy from A-1 to R-1/A-1 on Hwy 10 (Map 13 Parcel 32.05) of 5.01 acres to separate 2 acres off and add the remainder to adjacent parcel owned in the 3rd Civil District**

None was present to respond to any questions asked by planning commission pertaining to the rezoning from A1 to R1/A1. Planning commission deferred to March meeting. David Thomas made the motion to defer the rezone until March planning commission meeting. David Nollner seconded the motion. None opposed. **MOTION CARRIED**

- **Rezone by William Fergusson from A-1 to R-1 on 665 Hawkins Branch RD (Map 006 Parcel 4.03) of 5.01 acres to match zoning of adjacent property in the 4th Civil District**

William (Bill) Fergusson spoke on behalf of the rezoning from A-1 to R-1 due to joining the 5.01-acre lot currently zoned A-1 with the 2.8-acre lot currently zoned R1 and owned by Mr. Fergusson. David Thomas made the motion to approve with favorable recommendation to the county commission. Mark Swaffer seconded the motion. None opposed. **MOTION CARRIED**

- **Rezone by Elizabeth Sutherland from A-1 to R-1 on 185 Lattie Reese RD (Map 026 Parcel 058.00) of 3.95 acres to separate an acre for a house in the 1st Civil District.**

Penny Sutherland (Mother) spoke on behalf of Elizabeth Sutherland. Penny stated, Elizabeth is wanting to separate 1 acre from the 3.95 acres for her mother to obstruct a house. Chairman Kerr recused his self from voting due to being the uncle of Penny Sutherland. Mark Swaffer made the motion to approve with favorable recommendation to the county commission. David Nollner seconded the motion. None opposed. **MOTION CARRIED**

- **Preliminary Plat approval for Freedom Estates on Bass Rd (Map 17 Parcel 19.00) of 34.96 acres of 16 lots in the 6th Civil District**

Jordan Fleming presented the preliminary plat. Jordan provided the planning commission with the letter requested from Castalian Springs Bethpage Water Utility District on the fire flow requirements to support fire hydrants. Mr. Fleming stated he will be installing all waterlines per CSBWUD spec. Rhonda Keisling made the motion to approve the preliminary plat, contingent on all plat issues corrected. Thomas Harper seconded the motion. None opposed. **MOTION CARRIED**

- ***Plat amendment for Willow Way subdivision Section 2 of Lewis Beasley property on Hwy 141 N of 9.08 acres (Map 14 Parcel 2.00) for 8 lots in the 7th Civil District***

Jim Carman present members with a plat amendment. Jim noted that the amendment was only changing the location of Mr. Beasley's 50' entrance, moving entrance two lots over from original location. David Nollner made the motion to approve the amended final plat. David Thomas seconded the motion. None opposed.

MOTION CARRIED

- ***Amend Trousdale County Zoning Resolution-Development Standards for Private Campgrounds; Procedure for Authorizing Special Exceptions***

David Thomas brought forth the removal of the word exclusively in section 1B and section 2 H.1.f.ii. This would allow campground restaurants to serve others instead of solely campground occupiers. David Nollner makes a motion to send to county commission for approval with the changes recommended to the Code and Zoning committee of Trousdale County. Mitch Gregory seconded the motion. None Opposed.

MOTION CARRIED

Discussion Items

- ***Commercial Building Guidelines***

GNRC staff presented commercial/industrial design criteria the surrounding counties are enforcing. Tree Preservation and Maintenance was first design criteria presented. After a brief discussion within the planning commission; tree preservation standards, existing vegetation in buffer, tree preservation plans, and tree protection during construction were all reviewed. Second design criteria were drainage requirements in surrounding counties. Kealan Milles-Lucke is in the process of getting specific criteria to meet MS4 guidelines. Another design criteria pertained to the incorporation of ADA accessibility language into the parking lot design requirements. The planning commission agreed to not vary from ADA guidelines. Kealan plans to bring back this material formatted and sectionalized. The final item of discussion pertained to building materials. The planning commission wants to develop a list of preferred material and prohibited material along with the amount used on each wall face.

- ***Codes and Zoning discussion***

David Thomas presented some material that was discussed in codes and zoning pertaining to land of 5 acres or more zoned R-1. Thomas suggested adding an amendment to rural area residential lots of 5 acres or more regarding maintenance regulations, specifically grass and weeds. GRNC staff is going to check with her team pertaining to other surrounding areas and Sam Edwards is going to research.

Closing Remarks from the Chair and Building Inspector

Adjourn

- David Nollner made a motion to adjourn, Seconded by Thomas Harper.

MOTION CARRIED