

HARTSVILLE/TROUSDALE COUNTY

PLANNING COMMISSION MEETING

October 8th, 2018

The Hartsville/Trousdale County Planning Commission met in regular session October 8th, 2018 at 7:00 p.m. with Rod Bowen presiding.

Commission members present were: Rod Bowen, Stephen Chambers, Marjorie Foster, Thomas Harper, Rhonda Keisling, John Kerr, David Nollner, Darrell Smith, and David Thomas.

Commission members absent were: Mark Swaffer

Also present were: Dwight Jewell, Rick Gregory, and Matthew Carman.

The minutes of the 09/10/2018 meeting were read. Motion to accept minutes by Mr. Harper. Second by Mr. Smith. The minutes were approved.

Old Business:

There was none

New Business:

- A. A request for a change of Zoning from R-2 to R-3 from Matthew Carman, owner. This being two (2) lots that lie in Hartville/Trousdale County, identified as Map 027G, Group B, Parcels 018.18 & 018.19, located on the corner of River Valley Drive and Cemetery Lane, Hartsville. The request is being made to combine the tracts to build a triplex. Chairman Bowen asked for Inspector Jewell's comments. Inspector Jewell stated the area was developed as a mobile home park initially many years ago with the lots being very narrow; currently there are sub-standard mobile homes present with some lots having already been combined. Inspector Jewell continued by stating if parcels are rezoned R-3 and combined, setbacks requirements could be met for a triplex, which would be a vast improvement to the area. Chairman Bowen asked for Mr. Gregory's comments. Mr. Gregory stated since there is no R-3 property adjoining or in the immediate area, the request could be considered a spot zone; however, it could be also considered an upgrade to the area. Staff recommendation is approval if seen as an improvement to the area. Motion to send to County Commission as a favorable recommendation for change of Zoning from R-2 to R-3 by Mr. Kerr. Second by Mr. Nollner. Motion passed without opposition.
- B. Chairman Bowen recognized Inspector Jewell. Inspector Jewell provided reports for the months of August and September:

August- there were 11 building permits-issued resulting in \$17,769 -\$8,033 from building permits and \$9,736 from impact fees

September- there were 9 building permits issued resulting in \$21,001 - \$11,201 from building permits and \$9,800 from impact fees

Inspector Jewell also provided the commission with the status of various building projects, the number of applications received thus far for his successor, and the date for the Christmas Dinner, which is December 10th at 6 p.m. at the Senior Citizens Center.

- C. Chairman Bowen asked Mr. Gregory to prepare some training for next month's regularly scheduled meeting.

Chairman Bowen asked for additional business. There was none.

Meeting was adjourned at 7:26 p.m. upon a motion by Mr. Nollner. Respectfully submitted by Marjorie Foster, secretary.