

# Meeting Agenda

**Meeting:** City of Millersville Planning Commission  
**Date:** March 11, 2025  
**Time:** 6:00 pm  
**Location:** Millersville City Hall  
1246 Louisville Hwy, Goodlettsville, TN 37072

- I) Call to Order
- II) Invocation/Pledge of Allegiance
- III) Roll Call
- IV) Election of new Planning Commission Officers – Chair, Vice Chair, and Secretary
- V) Approval of Minutes
- VI) Old Business – None
- VII) New Business
  - 1) Martin Annexation Plan of Service – Review of the Plan of Service for the proposed annexation of the property located at 1824 Highway 31 W, identified on Sumner County Tax Map 99 as Parcel 009.00
- VIII) Public Comments
- IX) Planner Comments
- X) Planning Commission Comments
- XI) Adjournment

**1) Martin Annexation Plan of Service – Review of the Plan of Service for the proposed annexation of the property located at 1824 Highway 31 W, identified on Sumner County Tax Map 99 as Parcel 009.00**

Notes on the Annexation process

The owners of the property located at 1824 US Hwy 31 W, identified on Sumner County Tax Map 99 as Parcel 009.00, submitted a letter to request annexation into the City of Millersville. The subject property is within the City of Millersville Urban Growth Boundary and is contiguous to the City of Millersville’s boundaries. The Millersville City Commission voted to proceed with the annexation process.

As part of the annexation process, the Planning Commission reviews and provides a recommendation on the Plan of Service for the proposed annexed property to the City Commission.

The recommendation is then forwarded to the City Commission. The City Commission may then vote on a Resolution that would schedule a public hearing on the proposed annexation. This triggers a number of notifications to the general public and nearby property owners.

Following the public hearing, the City Commission may vote to approve a Resolution to finalize the annexation.

Zoning recommendation

As part of the Plan of Service discussion, the Planning Commission may concurrently make a zoning recommendation for the proposed annexed property to the City Commission.

In the letter requesting annexation, the property owners note their intent to use the property for “medium and heavy duty equipment/vehicle repair, sales, and rental.” This use would be consistent with the following, which is a permitted use in the Heavy Commercial (HC) Zoning District:

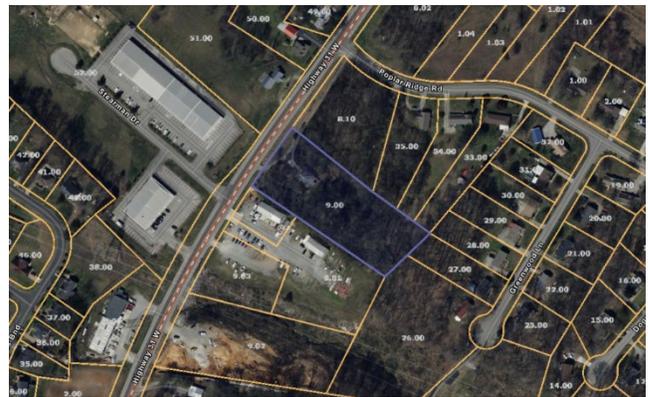


Figure 1 – Tennessee Property Viewer Sumner County Tax Map 99, Parcel 009.00



## **HEAVY RETAIL, RENTAL, AND SERVICE ESTABLISHMENT**

This use includes retail, rental, and/or service establishments that may have permanent outdoor service or storage areas, or partially enclosed structures including, but not limited to, large-scale home improvement centers, building supplies, lumberyards, retail nurseries, garden supply, heavy equipment sales, rental and leasing, truck rental, recreational vehicles, and playground equipment sales and rental.

The properties along Highway 31 W are zoned Heavy Commercial (HC) for approximately 1/3 of a mile north of the subject property and approximately 0.7 miles south of the subject property, so the zoning is compatible with the existing pattern of zoning in the immediate area.

**End of Comments**

**Plan for Serving the Annexation Area (Sumner County Tax Map 99, Parcel 009.00)**

1. Police Protection

Police patrolling, radio response to calls and other routine police services, using the present personnel and equipment will be provided on the effective date of the annexation. The annexation areas would be evaluated along with other city areas as growth continues to determine the need for additional police personnel, equipment, and facilities.

2. Fire Protection

This annexation will not have a significant impact on the fire department. Fire protection by the present personnel and equipment of the Millersville Municipal Fire Department, within the limitations of available water and distances from the fire stations, will be provided on the effective date of annexation. Growth within these areas will be evaluated along with existing city areas for additional fire protection personnel, equipment, and facilities.

3. Water Service

The property owners obtained confirmation that White House Utility District will provide water service for the subject property.

4. Fire Hydrants

If any new fire hydrants are needed to service the site, it will be the responsibility of and the cost of the owner/developer.

5. Sanitary Sewer Service

There is an existing project underway to provide sewer service to a neighboring lot which, once complete, would enable the property owners to tie in to the City's sanitary sewer service.

6. Electric Service

Electricity will continue to be provided by Cumberland Electric Membership Corporation to the proposed annexed area. There will be no change in this service.

7. Street Lighting

Additional street lighting will be installed upon request, if deemed to be feasible and required. There is no new roadway to be added with this annexation request, so no new streetlights are needed.

8. Garbage Collection

Garbage collection will be provided within 30 days of the effective date of annexation. This will be the same service and cost per household as is presently available and charged within the existing corporate limits.

Current city policies regarding residential, commercial and industrial refuse will apply in all proposed areas. Each residence will be included in the City's collection system and will receive a monthly pickup. No additional equipment or manpower will be needed at this time.

9. Street Construction

The property identified on Sumner County Tax Map 99 as Parcel 009.00 adjoins Highway 31 W. Highway 31 W is classified as a major arterial on the Millersville Major Thoroughfare Plan. This annexation will not include any added right-of-way.

10. Street Repair and Maintenance

- A. Emergency maintenance of local streets (i.e. repairing hazardous potholes, measures necessary for traffic flow, etc.) within the proposed areas will begin at time of annexation.
- B. Routine maintenance of local streets in the proposed areas will be scheduled on the same basis as such maintenance in the rest of the City.
- C. Reconstruction and resurfacing of streets, installation of storm drainage facilities, construction of curbs and gutters, and other such substantial improvements in the proposed areas (where identified as needed by the governing body) will be accomplished in accordance with the priorities and policies established for the entire City.
- D. It appears that no street name signs or street striping is needed at this time for the proposed areas.

11. Inspection and Code Enforcement

All inspection and code enforcement programs existing within the City will be extended to the annexation areas on the effective date of the annexation.

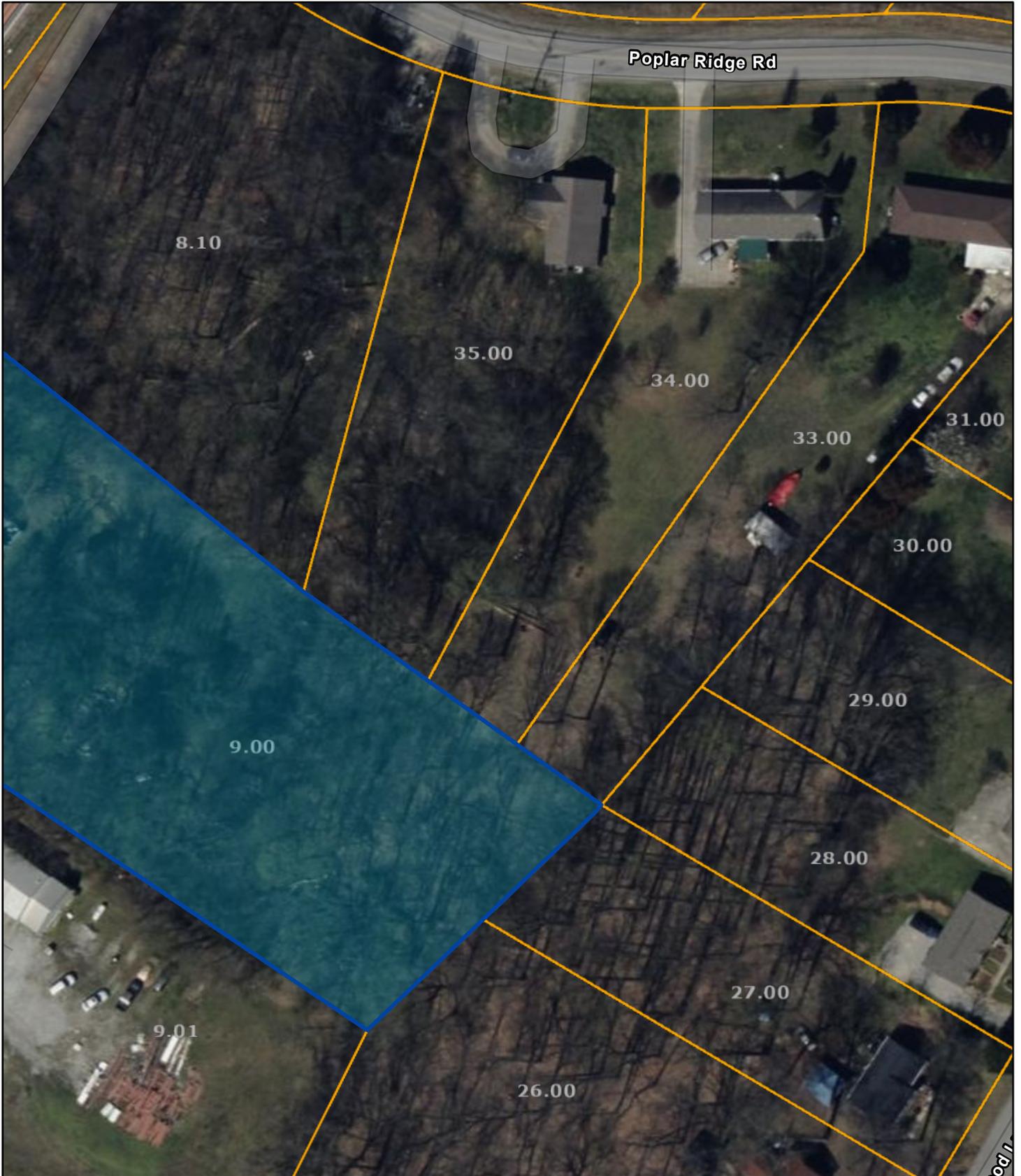
12. Planning and Zoning

- A. The planning and zoning jurisdiction of the City will extend to the annexation areas upon the effective date of annexation and all municipal planning activities will encompass the needs of the annexed areas.
- B. The owner is requesting zoning of HC – Heavy Commercial Zoning District, which is consistent with zoning of properties in the immediate vicinity of the subject property.

13. Recreation

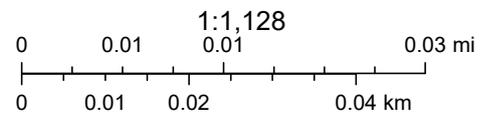
Property owners and residents of the territory to be annexed may use all existing park and recreation facilities, and public facilities, as currently provided to town residents on and after the effective date of annexation.

# Sumner County - Parcel: 099 009.00



Date: March 6, 2025

County: SUMNER  
Owner: MARTIN KELTON ETUX LAYCE SHEA  
Address: 31W HWY 1824  
Parcel ID: 099 009.00  
Deeded Acreage: 0  
Calculated Acreage: 2.3  
Vexcel Imagery Date: 2023



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.

**Sumner (083)**  
**Tax Year 2025 | Reappraisal 2024**

Jan 1 Owner  
 MARTIN KELTON ETUX LAYCE SHEA  
 414 PALMERS CHAPEL RD S  
 COTTONTOWN TN 37048

Current Owner

**31W HWY 1824**

Ctrl Map: 099    Group:    Parcel: 009.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$109,300  
 Improvement Value: \$140,000  
 Total Market Appraisal: \$249,300  
 Assessment Percentage: 25%  
 Assessment: \$62,325

**Additional Information**

**General Information**

Class: 00 - Residential  
 City #:  
 Special Service District 1:  
 District: 15  
 Number of Buildings: 1  
 Utilities - Water/Sewer:  
 Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS

City:  
 Special Service District 2:  
 Neighborhood: X02  
 Number of Mobile Homes:  
 Utilities - Electricity: 01 - PUBLIC  
 Zoning:

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	UTB - UTILITY BUILDING	1	1
1	WDK - WOOD DECK	90	208

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres: 0    Calculated Acres: 2.3    Total Land Units: 2.3

Land Code	Soil Class	Units
04 - IMP SITE		2.30

**Residential Building #: 1**

Improvement Type:  
 01 - SINGLE FAMILY  
 Exterior Wall:  
 04 - SIDING AVERAGE  
 Heat and AC:  
 0 - NONE  
 Quality:  
 1 - AVERAGE  
 Square Feet of Living Area:  
 1699  
 Foundation:  
 01 - PIERS  
 Roof Framing:  
 02 - GABLE/HIP  
 Cabinet/Millwork:  
 03 - AVERAGE  
 Interior Finish:  
 07 - DRYWALL  
 Bath Tiles:  
 00 - NONE  
 Shape:

Stories:  
 2.00  
 Actual Year Built:  
 1918  
 Plumbing Fixtures:  
 3  
 Condition:  
 AV - AVERAGE  
 Floor System:  
 03 - WOOD W/O SUB FLOOR  
 Roof Cover/Deck:  
 03 - COMPOSITION SHINGLE  
 Floor Finish:  
 10 - HARDWOOD-TERR-TILE  
 Paint/Decor:  
 03 - AVERAGE  
 Electrical:  
 03 - AVERAGE  
 Structural Frame:  
 00 - NONE

**Building Sketch**



**Building Areas**

Areas	Square Feet
BAS - BASE	1,333
USL - UPPER STORY LOW	1,221
OPF - OPEN PORCH FINISHED	184

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
9/17/2024	\$230,000	6444	727	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/13/2023	\$219,775	6201	358	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
7/13/2023	\$210,775	6200	391	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
9/29/2003	\$0	1877	864	V - VACANT	-	-
7/16/2003	\$70,000	1796	454	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
8/17/1983	\$0	WB33	311	V - VACANT	-	-

## Request for Voluntary Annexation

Dear City Council,

As the owners of the below-referenced property, we would like the City of Millersville to consider our request for annexation. The property in question is located at 1824 U.S. 31 W, White House, TN 37188. The property is currently zoned as residential. The size of the tract is 2.14 acres. The reason for this annexation request is because we would like to rezone this property to Industrial/Heavy commercial and construct a commercial building on the lot for our company. We will be using the property for medium and heavy duty equipment/vehicle repair, sales and rental as we continue to grow. We will need to acquire access to city sewer and utilities for the property.

Owners as listed on Deed: Kelton Martin and Layce Martin

Any additional information may be obtained by contacting Kelton Martin at 615-480-7923.

Sincerely,

  
Layce Martin