

# Hartsville/Trousdale Planning Commission

## Meeting Minutes

**September 13, 2021 – 7:00 P.M. – Trousdale County Courthouse – 2<sup>nd</sup> Floor**

**Present:** John Kerr, Mary Ann Baker, David Nollner, Thomas Harper, Mark Swaffer  
Sam Edwards, Mary Turner (GNRC) and Mayor Stephen Chambers.

**Absent:** David Thomas, Sarah Murray, Rhonda Keisling and Carol Pruitt.

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

### Approval of Minutes

David Nollner made a motion to approve the minutes of the August 9, 2021 meeting. Seconded by Thomas Harper.

**MOTION CARRIED**

### Changes to the Agenda

Thomas Harper made a motion to approve the agenda as set, Seconded by Mark Swaffer.

**MOTION CARRIED**

### Public Hearing

None

### Old Business

None

### New Business

- *Rolling Meadows Final Platt Approval, located on McMurry Blvd. West Map 19 Parcel 5.04.*  
Jim Carman presented plat to the commission for review. Building Inspector Sam Edwards advised he saw no errors or issues with it, the mailbox restrictions had been met with a dedicated lot for them with 2 parking spaces as well as a sidewalk which will run throughout the entire development. Mary Turner with GNRC went over any variances that would be needed according to the subdivision regulations which are as follows:
  - Blocks (4-103.106 Blocks) and Pedestrian Ways
  - Access to Arterials and Collectors (4-103.107)
  - Cluster Box Units Regulations (4-113.1)Members discussed the noted variances, fire hydrants, possibility of natural gas, and reviewed the site plan for the cluster mailboxes. Mark Swaffer asked about the entrance to the development and was advised that TDOT would be consulted. David Nollner made a motion to approve the plat with the noted variances, Seconded by Thomas Harper.

**MOTION CARRIED**

- *Rezoning Request by owner from R-1 to C-2 on McMurry Blvd. E, Map 019M Parcel 17.00, 17.24, 17.25 Request is to take the lots back to commercial for development potential and to match the Normal zoning use of McMurry Blvd.*

Property Owner (Hartsville Cabinet) was not available to speak at the meeting. However, Hickory Ridge resident (Matt) addressed the commission with concerns he and other neighbors had regarding the effects on their property values and drainage issues as well as the increased traffic with construction if the property was rezoned. Chairman Kerr thanked him for his comments and advised that this body was a recommending body and the final decision to rezone the property would be done by the County Commission and they would have a public hearing before the decision was made.

Building Inspector Sam Edwards advised that in his opinion these lots should have never been rezoned as Residential when the plat was brought forward for the Hickory Ridge subdivision. Just like on Rolling Meadows and other developments, the request was not unreasonable and for members to keep in mind that the fence and vegetation barrier ordinance when any commercial property neighbor's residential property.

Mark Swaffer noted that the property owner was not here and this had come before the commission in the past but couldn't remember the outcome.

Chairman Kerr advised that Jerry Ford had come to the meeting and requested the change which was recommended by the planning commission but denied by the County Commission and noted in his personal opinion that he agreed with Building Inspector Edwards opinion that the property should have never been allowed to be zoned residential.

Mary Ann Baker noted the owner had listed development on the application and asked what type of development the owner was looking at or if the owner was just going to rezone and sell? Sam advised at this time there were no plans by the owner other than not putting any more residential homes on the lots.

Mary Turner advised that the surrounding properties to the North and East are zoned R-1. The property to the West is zoned R-3. The properties to the south, on the other side of McMurry Blvd. are zoned C-2. The properties are in the Hartsville/Trousdale Water & Sewer Utility district and the property is not in Special Flood Hazard Area and not identified as having significant steep slopes. She noted the 2000 growth plan identified this property within the planned growth area. Also noted the permitted uses of property zoned C-2 as well as the total area of these lots being 4.23 acres, so the maximum density permitted per C-2 zoning would be around 18 commercial lots.

Mark Swaffer asked if this request was to rezone 3 separate properties or to combine them as one and rezone? It was to rezone 3 separate properties not to consolidate them and Mary's calculations were on all three lots combined.

Mayor Chambers advised that in the past, tracts on the highway were reserved for commercial and had been at the requested by this body. He shares some concern about traffic which could be addressed at the plat phase if the property is developed.

Mary Ann Baker voiced concern about the residential subdivision behind these properties. If rezoned to C-2 the owner could put any of the allowable business in front of them and the owner not being present to speak also concerned her.

Mary Ann Baker made a motion to Deny the request seconded by David Nollner.

(3) Baker, Nollner and Harper voted Yes (Deny Request)

(2) Kerr and Swaffer voted No

\*Mark Swaffer noted that he felt the property owner should be here to represent himself, in the past when the owner was not present the request would be deferred, most of the time.

Chairman Kerr asked for another vote or if this matter should be put off as it was unclear how the majority felt. After some discussion and clarification on meeting of point of order.

Chairman Kerr made a motion to reconsider this rezoning, seconded by Thomas Harper.

**MOTION CARRIED**

Discussion resumed on the rezoning request Thomas Harper made a motion to defer this zoning request, seconded by Mark Swaffer.

### **MOTION CARRIED**

#### **Discussion Topics**

*Mayor Chambers would like to discuss the Multimodal Grant project from Depot Street north to the Broadway/McMurry Blvd. intersection.*

Mayor Chambers advised that he had participated in a zoom meeting with Representatives from TDOT and our RPO coordinator and the engineer that is helping the county with this project and instead of ending the project at White Oak it would be begin at Depot Street up to Hwy 25 and Hwy 141 intersection. That intersection project will be going out to bid in December which should help with the sidewalk project grant application. There will be some right of ways that will need to be purchased for the sidewalk but don't anticipate more than 3 to 4 feet off the existing right of way. Also, they suggested we look at rehabilitating the current sidewalks we have.

#### **Report from Chairman**

None.

#### **Report From Building Inspector**

1. Water department new building is in the site prep stage.
2. Harper Avenue Cottages developer has been in contact with Building Inspector and is preparing to break ground and get the subdivision started.
3. Sulphur College Estates has been sold to a contractor and anticipates them starting in the next few months.
4. Crestview is still working on their TDOT approvals and engineering and hopefully will be coming forward for final approval next month.

#### **Adjourn**

David Nollner made a motion to adjourn, seconded by Mark Swaffer and the meeting was adjourned.