

Hartsville/Trousdale Planning Commission

Meeting Minutes

December 13, 2021 – 7:00 P.M. – Trousdale County Courthouse – 2nd Floor

Present: John Kerr, Mary Ann Baker, David Nollner, Thomas Harper, Rhonda Keisling, Sarah Murray, Carol Pruitt, Mark Swaffer, David Thomas, Sam Edwards and Mary Turner (GNRC).

Absent: N/A

Others Present: Chris Gregory, Amy Thomas, Becky Andrews, Jordan Fleming, Stephanie Bowker and Jim Carman

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

Approval of Minutes

Mark Swaffer made a motion to approve the minutes of the November 8, 2021 meeting as presented, Seconded by David Nollner.

MOTION CARRIED

Changes to the Agenda

None

Public Hearing

None

Old Business

None

New Business

- *Request by Jeff Edde for the Rezoning of 470 Scruggs Lane, 3.12 acres, (Map 021 Parcel 024.01) in Civil District 2 from A-1 to R-1 creating 2 lot subdivision.*

Beck Andrews real estate agent for Mr. Edde advised the committee that they had a soil test and survey done of the property and turned in a preliminary sketch of what the property would look like divided into 2 lots. Committee member David Thomas asked about a portion of the property being in a floodplain area and if there would be enough space not in the floodplain to build on the property? Mary Turner with GNRC advised that those issues would be addressed in the plating phase and listed the permitted uses for property zoned R-1, the property are in the Hartsville/Trousdale Water and Sewer Utility district as well. Building Inspector Sam Edwards advised that the potential building lot would be outside the floodplain portion of the property. Committee member Mark Swaffer questioned why this was being called a subdivision instead of just dividing one property into 2 lots? Mary Turner advised that in order to get the lots the size the owner is requesting which is not available in the current A-1 zoning this request was for rezoning to R-1 and if the rezoning past the property owner would come back with a sketch for subdividing the lot.

David Nollner made a motion to approve the rezoning, Seconded by David Thomas.

MOTION CARRIED

- *Request by Zach Scott / Jordan Fleming for the Rezoning of Temprow Rd. 16.21 acres, (Map 016 Parcel 024.05) in Civil District 8 from A-1 to R-1 to create 6 buildable lots less than 5 acres each.*

Jordan Fleming was present to answer any questions committee members may have.

Mary Turner asked if the property was serviced by water and was told yes by Mr. Fleming. The permitted uses for R-1 property was discussed and this property was not in a Floodplain and had no significant steep slopes. However, Ms. Turner did note concern of potential driveway connections on a collector road which could be addressed in platting phase. Building Inspector Sam Edwards advised that both properties on each side are zoned R-1 and there are 2 roads as well as water and saw no issues with the request.

David Nollner made a motion to approve the rezoning, Seconded by David Thomas.

MOTION CARRIED

- *Request by Brian Bowker for the Rezoning of 190 Pike Lane. 3.86 acres (map 038 Parcel 20.04) in the Civil District 10 from A-1 to R-1 to subdivide into (2) lots.*

Stephanie Bowker advised the committee that they own 120 Pike Lane and 190 Pike Lane, their residence is located at 120 and the only way to access 190 would be to go thru their property at 120. A portion of 120 is a lower field and they would like to combine with the 190 Pike Lane property. In doing so the lot size of their home would no longer fit the requirements for A-1 zoning. She stated they have no plans for the 190 Pike Lane property as it is in a floodplain.

Mary Turner advised that the property is partially constrained by special flood hazard area zone and would be discussed during the platting phase if the property owner ever developed in the future noting the owner stated there are no plans to do.

David Thomas made a motion to approve the rezoning, Seconded by Mary Ann Baker

MOTION CARRIED

- *Final Plat approval Crestview Acres Subdivision, 12.2 acres (map 27 C Parcel 37.00) in Civil District 1.*

Jim Carman showed members the final plat proposed for Phase 2 of Crestview Acres across from the county garage. Members discussed 21 lots and a postal box lot. Jim Carman advised that they are looking for approval with a variance for sidewalks.

Mary Turner asked that a temporary cul-de-sac be showed be wide enough for firetrucks and emergency service vehicles to turn around. She also noted that the sidewalk requirement had been adopted and the final did not show them. Therefore, her recommendation would be to approve with the additional cul-de-sac measurements and the addition of sidewalks. Committee members discussed flood issues, sidewalks and cluster mailboxes.

At that time Jim Carman advised that Mr. Robbins was unable to attend tonight and would ask the Final plat approval be deferred until the next meeting.

- *Final Plat approval of Paul / Linda Myers 169 Cemetery Lane, 2.5 acres (Map 027B E Parcel 17.00) 4 lot subdivision in Civil District 1.*

Jim Carman showed members the final plat proposed for the property. The property owners are wanting to subdivide their property into 4 buildable lots that have existing infrastructure and roads.

Mary Turner advised that all proposed lots exceed the minimum lot size for this zoning and noted that a cluster mailbox would not be required. Building Inspector Sam Edwards noted that he saw no issues with the plat.

Sarah Murray made a motion to approve the rezoning with a variance for sidewalks. Seconded by Mark Swaffer.

MOTION CARRIED

Discussion Topics

None.

Report from Chairman

None.

Report From Building Inspector

A chart was provided to members showing the change in activity from last year as follows:

November	2021	2020
Residence Permits	7	5
Residence Total Sq Feet	13,254	8,626
Res Permit Fees	\$8,472.00	\$6,038.00
Accessory Permits	3	1
Access Permit Fees	\$2,653.00	\$1,000.00

Closing Remarks from the Chair and Commission

Mary Turner asked if any of the planning members had attended the (4 Hour) online training committee members Mark Swaffer, David Thomas, Rhonda Keisling and David Nollner advised they had. Mary Turner noted that if any other members needed assistance to let her know.

Adjourn

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