

HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION AGENDA

The Hartsville/Trousdale County Planning Commission will meet in regular session on April 12th, 2021 at 7:00 p.m., in the Hartsville/Trousdale County Courthouse.

The Agenda is as the following:

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

March 8th, 2021 Planning Commission Meeting

CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

1. Request by Carroll Carman, Darrell Carman, Kathy Andrews, Karen Armstrong for rezoning approval for about 14.40 acres at unaddressed McMurry Blvd (Tax Map 019 Parcel 005.04) from C-2 to C-2/R-2 in the 7th civil district.

NEW BUSINESS

1. Request by Michael and Hannah Woodard for rezoning approval for about 0.69 acres at unaddressed W Main St (Tax Map 027B A Parcel 09.00) from R-2 to C-1 in the 7th civil district.
2. Request by George and Lisa James for rezoning approval for about 10 acres at unaddressed Hwy 231 S (Tax Map 029 Parcel 26.05 and 26.06) from A-1 to C-1 in 6th civil district.

DISCUSSION TOPICS

1. Two Family Dwellings

REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

1. County Commissioners forwarded the amendments for Centralized Mailboxes and the Sidewalk Requirements for Subdivisions to the Zoning Committee.
2. Project Patriot met for a luncheon inviting a few County Officials and potential businesses.
3. Building Permit numbers are above average.

CLOSING REMARKS FROM THE CHAIR AND COMMISSION

ADJOURN

Hartsville/Trousdale Planning Commission

Meeting Minutes

March 8, 2021 - 7:00 P.M. – Trousdale County Courthouse – 2nd Floor Courtroom

Present: John Kerr, David Nollner, Rhonda Keisling, Thomas Harper, Mark Swaffer, David Thomas, Mary Ann Baker, Sam Edwards and Mayor Stephen Chambers.

Absent: Dennis Foster

Others Present: Mary Turner (GNRC), Tommy Macfarland, Harts. /Trousdale Water Dist., Richard Graves (Land Surveyor) Mr. Perry – Sulphur College Estates.

1. Roll Call

Chairman Kerr called the meeting to order at 7:01 and conducted a Roll Call

2. Minutes of previous meeting

Thomas Harper made a motion to approve the minutes of the February 8, 2021 meeting as submitted. Seconded by David Thomas. **MOTION CARRIED**

3. Public Hearing

Chairman Kerr opened the public hearing for public comments on the following proposed amendments:

- A. Subdivision Regulations of Hartsville/Trousdale County Tennessee, to subsection 4-103.106 Blocks and subsection 4-108 Pedestrian ways in Article IV Article IV Requirements for Improvements, Reservations, and Design to add sidewalk requirements.
- B. Subdivision Regulations of Hartsville/Trousdale County Tennessee, Article IV Requirements for Improvements, Reservations, and Design to add subsection 4-113 Cluster Box Units.

No one being present to speak on either amendments David Nollner made a motion to close the public hearing. Seconded by Mary Ann Baker. **MOTION CARRIED**

4. Old Business

None.

5. New Business

- A. Final Plat approval for Sulphur College Estates, a 27-lot subdivision located at the corner of Sulphur College Road and Highway 25 West. The property identified as Trousdale County Tax Map 18 Parcel 4.03 and consists of approximately 13.6 acres being zoned R-2 Residential.

Surveyor Richard Graves advised that he had made the changes requested and added a sidewalk to the cluster mailbox from the Russell Perry Road and a culvert would be placed to deal with drainage and overflow from the creek between lots 1 and 2 as well as lot 25.

David Thomas made a motion to approve the final plat with variances for Block Arrangement and Block Length. Seconded by Mark Swaffer.

MOTION CARRIED

- B. Request for Rezoning of McMurry Blvd. located at (Map 19, Parcel 5.04) from C-2 to C-2/R-2. This request for the purpose of building a subdivision.

After some discussion about only a portion of the Parcel being requested to be rezoned, David Thomas made a motion to delay the request until a legal description of the parcel could be included. Seconded by David Nollner.

MOTION CARRIED

D. Request for Staff Approval:

1. Proposed Amendment to the Subdivision Regulations for Sidewalk Requirements of Hartsville/Trousdale County Tennessee, to subsection 4-103.106 Blocks and subsection 4-108 Pedestrian Ways in Article IV Requirements for Improvements, Reservations and Design to add sidewalk requirements. David Nollner made a motion to approve the Amendment, Seconded by Thomas Harper.

MOTION CARRIED

2. Proposed Amendments to the Hartsville Zoning Ordinance and Trousdale Zoning Resolution for Sidewalk Requirements Article III, Section 3.120 Pedestrian Circulation and Article IV, Section 4.070 Development Standard for Group Housing Projects and to the Trousdale County Zoning Resolution Article III, Section 3.101 Pedestrian Circulation and Article IV, Section 4.070 Cluster Residential Development (Subdivided) to add sidewalk requirements. David Thomas made a motion to forward the Amendment to the Hartsville/Trousdale County Commission with a favorable recommendation, Seconded by Rhonda Keisling. *(Attached)*

MOTION CARRIED

3. Proposed Amendment to the Subdivision Regulations for Cluster Mailboxes in Hartsville/Trousdale County Tennessee, Article IV Requirements for Improvements, Reservations, and Design to add subsection 4-113 Cluster Box Units. Thomas Harper made a motion to approve the Amendment, Seconded by David Nollner.

MOTION CARRIED

4. Proposed Amendment to the Hartsville Zoning Ordinance for Cluster Mailboxes. Article IV, Section 4.070 Development Standards for Group Housing Projects to add requirements for cluster mailboxes. David Thomas made a motion to forward the Amendment to the Hartsville/Trousdale County Commission with a favorable recommendation, Seconded by Rhonda Keisling. *(Attached)*

MOTION CARRIED

6. Report from Chairman

As discussed last month, a statement of recommendation form for all rezoning requests to submit to the County Commission had been drafted and distributed by Amy Thomas to planning members for their review. After some discussion form #2 would be used. *(Attached)*

Chairman Kerr also asked everyone to review the Zoning regulations for A-1 that dealt with detached dwellings. There are currently 3 things: Single family, 2 family and mobile homes the question is what classifies as 2 family dwellings (ex. 2 homes, duplex, etc.) to discuss further at the next meeting.

7. Report from Building Inspector

*Building Permit numbers are staying consistent with an increase anticipated in the near future

*Complaints are continuing to be evaluated and logged. Legal actions are delayed due to the courts being closed.

8. Closing remarks from Chair and commission

None.

9. ADJOURN

David Nollner made a motion to adjourn the meeting at 8:05 P.M., Seconded by Mark Swaffer.

MOTION CARRIED

PROPOSED AMENDMENT
HARTSVILLE ZONING ORDINANCE

- **HIGHLIGHT DENOTES PROPOSED ADDITION**
- **~~STRIKETHROUGH DENOTES OMISSION~~**

Article III, Section 3.120 PEDESTRIAN CIRCULATION

Planning for safe, comfortable, and pleasant movement of pedestrians in and through sites on sidewalks is important for the health of Hartsville Trousdale County. Circulation Plans shall address pedestrian circulation in accordance with the following standards:

- A. All commercial, industrial, multifamily, and mixed-use development shall provide a network of onsite pedestrian walkways to and between the following areas:
1. Entrances to each building on the site, including pad site buildings;
 2. Public sidewalks or walkways on adjacent properties;
 3. Along public rights-of way that extend to the boundaries shared with the subject development when sidewalks presently exist upon property that directly adjoins the subject development, or are included within a plan for pedestrian ways;
 4. Adjacent public transit station areas, transit stops, park and ride facilities, or other transit facilities;
 5. Adjacent parks, trails, schools, and recreation centers; and
 6. Adjacent non-residential development, as determined by the Planning Commission.

B. Sidewalks Required

Sidewalk construction shall be required for all new developments unless an exception is issued by the Planning Commission.

C. Exceptions to Sidewalk Requirements

The Planning Commission may consider and issue an exception to sidewalk requirements when justification is provided for not including sidewalks such as

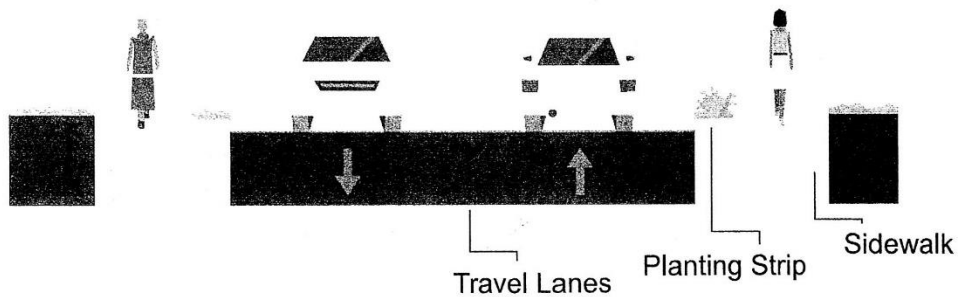
1. Topography;
2. Absence of surrounding uses that may generate pedestrian activity, such as schools, major employers, transit stops, government offices, hotels, and public housing;
3. Lack of intensity of surrounding residential development; and
4. Lack of proximate sidewalk infrastructure to tie into.

D. Sidewalk Standards

Sidewalks when required shall comply with the following requirements:

1. Shall be constructed in accordance with the following table;

<u>Class of Street</u>	<u>Sidewalk Width</u>		<u>Planting Strip</u>
	<u>Residential Public Way</u>	<u>Nonresidential Public Way (Industrial, Commercial; Other)</u>	<u>Residential and Nonresidential</u>
Minor Public Way	5 feet wide	6 feet wide	2 feet wide
Collector Public Way	5 feet wide	6 feet wide	5 feet wide
Arterial Public Way	5 feet wide	6 feet wide	5 feet wide



2. Pedestrian paths for internal use or connecting to a larger trail system may be 4 feet wide;
3. The minimum sidewalk width per (1) shall be exclusive of encroachments such as utility poles, fire hydrants, parking meters, sign standards, street furniture, etc.;
4. Sidewalks along public ways shall be installed at the back of the right-of-way with a strip of grassed or landscaped planting area, in accordance with the table in (1), separating all sidewalks from adjacent curbs, except within ten feet of intersections where no grass strip will be required. In such locations where site constraints do not permit the required grass area per the table in (1), the Planning Commission may allow a reduced setback of the sidewalk. Such relief shall be the minimum deviation that will make possible the reasonable use of the site.;
5. Pedestrian paths shall be distinguishable from traffic lanes by painted markings, pavement material, texture, or raised in elevation (striped asphalt does not count); and
6. Shall have adequate lighting for security and safety.

Article IV, Section 4.070 Development Standards for Group Housing Projects

4.072 Required Development Standards

E. Required Improvements

1. **Internal Drives:** Specifications for drives in group housing developments shall conform to roadway specifications as specified by the Hartsville/Trousdale County Planning Commission Subdivision Regulations to which reference is hereby made and incorporated herein by reference.
2. **Utilities:** The development shall be served with a public utility system adequate to assure fire protection and removal of liquid waste via a central sewage collection and treatment facility.
3. **Storage of Solid Waste:** Any central refuse disposal area shall be maintained in such manner as to meet county health requirements and shall be screened from view.
4. **Service Building:** Service buildings housing laundry, sanitation, or other facilities for use by occupants shall be permanent structures complying with all applicable codes.
5. **Sidewalks:** Sidewalks shall be provided in accordance with section 3.1120 for convenient and safe access to all living units from streets, driveways, parking courts or garages and for convenient circulation and access to all facilities.

PROPOSED AMENDMENT
TROUSDALE COUNTY ZONING RESOLUTION

- **HIGHLIGHT DENOTES PROPOSED ADDITION**
- **STRIKETHROUGH DENOTES OMISSION**

Article III, Section 3.010 PEDESTRIAN CIRCULATION

Planning for safe, comfortable, and pleasant movement of pedestrians in and through sites on sidewalks is important for the health of Hartsville Trousdale County. Circulation Plans shall address pedestrian circulation in accordance with the following standards:

- A. All commercial, industrial, multifamily, and mixed-use development shall provide a network of onsite pedestrian walkways to and between the following areas:
 1. Entrances to each building on the site, including pad site buildings;
 2. Public sidewalks or walkways on adjacent properties;
 3. Along public rights-of way that extend to the boundaries shared with the subject development when sidewalks presently exist upon property that directly adjoins the subject development, or are included within a plan for pedestrian ways;
 4. Adjacent public transit station areas, transit stops, park and ride facilities, or other transit facilities;
 5. Adjacent parks, trails, schools, and recreation centers; and
 6. Adjacent non-residential development, as determined by the Planning Commission.

B. Sidewalks Required

Sidewalk construction shall be required for all new developments unless an exception is issued by the Planning Commission.

C. Exceptions to Sidewalk Requirements

The Planning Commission may consider and issue an exception to sidewalk requirements when justification is provided for not including sidewalks such as

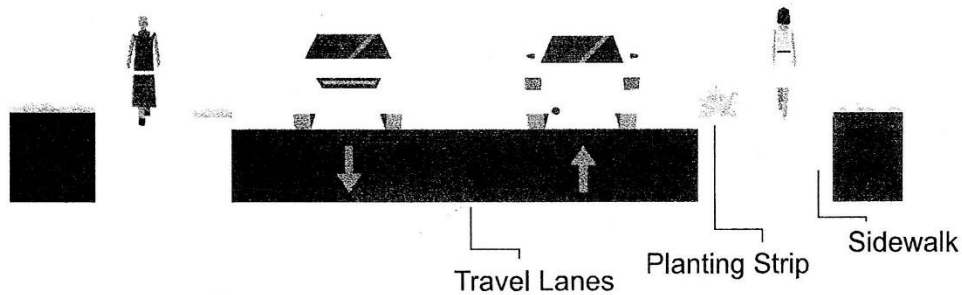
1. Topography;
2. Absence of surrounding uses that may generate pedestrian activity, such as schools, major employers, transit stops, government offices, hotels, and public housing;
3. Lack of intensity of surrounding residential development; and
4. Lack of proximate sidewalk infrastructure to tie into.

D. Sidewalk Standards

Sidewalks when required shall comply with the following requirements:

1. Shall be constructed in accordance with the following table;

<u>Class of Street</u>	<u>Sidewalk Width</u>		<u>Planting Strip</u>
	<u>Residential Public Way</u>	<u>Nonresidential Public Way (Industrial, Commercial; Other)</u>	<u>Residential and Nonresidential</u>
Minor Public Way	5 feet wide	6 feet wide	2 feet wide
Collector Public Way	5 feet wide	6 feet wide	5 feet wide
Arterial Public Way	5 feet wide	6 feet wide	5 feet wide



2. Pedestrian paths for internal use or connecting to a larger trail system may be 4 feet wide;
3. The minimum sidewalk width per (1) shall be exclusive of encroachments such as utility poles, fire hydrants, parking meters, sign standards, street furniture, etc.;
 - a. Sidewalks along public ways shall be installed at the back of the right-of-way with a strip of grassed or landscaped planting area, in accordance with the table in (1), separating all sidewalks from adjacent curbs, except within ten feet of intersections where no grass strip will be required. In such locations where site constraints do not permit the required grass area per the table in (1), the Planning Commission may allow a reduced setback of the sidewalk. Such relief shall be the minimum deviation that will make possible the reasonable use of the site.;
4. Pedestrian paths shall be distinguishable from traffic lanes by painted markings, pavement material, texture, or raised in elevation (striped asphalt does not count); and
5. Shall have adequate lighting for security and safety

Article IV, Section 4.070 CLUSTER RESIDENTIAL DEVELOPMENT (SUBDIVIDED)

A. Procedure for Approval

1. Initial Sketch and Consultation

Before preparing a formal proposal for cluster residential development, the applicant shall submit five (5) copies of a sketch of the proposed development to the Planning Commission as a basis for reaching general agreement on major aspects of the project. The sketch shall indicate, at a scale no smaller than 1" = 200':

- **boundaries and acreage of the site**
- **number and building types of dwelling units**
- **arrangement of streets, sidewalks and pedestrian ways, structures, and lots**

PROPOSED AMENDMENT
HARTSVILLE ZONING ORDINANCE

- **HIGHLIGHT DENOTES PROPOSED ADDITION**
- **STRIKETHROUGH DENOTES OMISSION**

Article IV, Section 4.070 DEVELOPMENT STANDARDS FOR GROUP HOUSING PROJECTS

4.072 Required Development Standards

The following shall apply to all developments subject to this provision:

B. Required Improvements

1. **Internal Drives:** Specifications for drives in group housing developments shall conform to roadway specifications as specified by the Hartsville/Trousdale County Planning Commission Subdivision Regulations to which reference is hereby made and incorporated herein by reference.
2. **Utilities:** The development shall be served with a public utility system adequate to assure fire protection and removal of liquid waste via a central sewage collection and treatment facility.
3. **Storage of Solid Waste:** Any central refuse disposal area shall be maintained in such manner as to meet county health requirements and shall be screened from view.
4. **Service Building:** Service buildings housing laundry, sanitation, or other facilities for use by occupants shall be permanent structures complying with all applicable codes.
5. **Sidewalks:** Sidewalks shall be provided in accordance with section 3.1120 for convenient and safe access to all living units from streets, driveways, parking courts or garages and for convenient circulation and access to all facilities.
6. **Cluster Box Units (CBUs):** During a new residential development's design and planning phase, developers and builders are required by the United States Postal Service to notify the local Postal Service. Developers and builders should plan for basic or customized Centralized Mail Delivery Installations for residential communities, such as CBUs. The layout and design of centralized delivery must meet the requirements of the United States Post Office and receive approval from the enforcing officer.



HARTSVILLE/TROUSDALE COUNTY
PLANNING COMMISSION
328 BROADWAY, RM 1 | HARTSVILLE, TN 37074

JOHN KERR, CHAIRMAN

Mary Ann Baker

Rhonda Keisling

David Thomas

Thomas Harper

Dennis Foster

David Nollner

Mark Swaffer

STATEMENT OF RECOMMENDATION

At its regular monthly meeting held on _____, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning _____ Requested Zoning _____

Tax Map Number _____ Group _____ Parcel _____

Reason _____

Property Owner _____

Property Address _____

After reviewing the required information and consulting the Hartsville/Trousdale County Zoning Resolution and Ordinances, the Planning Commission states the following the Zoning Application:

The HTC Planning Commission has voted to RECOMMENDED NOT RECOMMENDED based on the following information:

This statement is to be submitted to the Hartsville/Trousdale County Commission before the First Reading of the requested Zoning Ordinance.

Chairman or Secretary

STAFF REPORT

HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular Called March 8th, 2021 Planning Commission Meeting

CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

1. Request by Carroll Carman, Darrell Carman, Kathy Andrews, Karen Armstrong for rezoning approval for about 14.40 acres at unaddressed McMurry Blvd (Tax Map 019 Parcel 005.04) from C-2 to C-2/R-2 in the 7th civil district.

The applicant requests rezoning from C-2, Highway Commercial District to R-2, Medium Density Residential for a portion of a property on McMurry Boulevard. The property is portion of the property requested for rezoning consists of of approximately 14.40 acres and is on the south side of Highway 25 West. The applicant is requesting that the front portion of the property, approximately 5.58 acres, retain the C-2, Highway Commercial zoning.

Planning Issues

The property is located on the west side of the Hartsville Urban Services District. The surrounding properties in the Urban Services district are zoned C-2 Highway Service and the adjacent properties outside the Urban Services District are A-1, Agriculture-Forestry. There is a property zoned R-3, High Density Residential on the north side of McMurry Boulevard, one parcel away to the west.

There is an 8-inch water line along McMurry Boulevard in this area. Staff has not determined if there is sewer service in this area. The property is not in a Special Flood Hazard Area and is not identified as having any significant steep slopes.

The 2000 Trousdale County Growth Plan identifies the subject property as within the Hartsville Urban Services District and a planned growth area. McMurry Boulevard is identified as an Arterial in the Major Thoroughfare Plan.

Zoning Issues

a. Zoning District Standards

- a. (Hartsville Zoning Ordinance, 5.052 C-2 Highway Service District) This district is established to provide areas in which the principal uses of land are devoted to general and highway commercial activities along the principal thoroughfares in Hartsville. Regulations are designed to preserve the traffic carrying capacity of the streets and roads in Hartsville, and to provide for necessary off-street parking and loading. All lots shall be considered fronting on either arterial or collector roads as

- indicated on the latest official major thoroughfare plan.
- b. (Hartsville Zoning Ordinance, 5.042 R-2, Medium Density Residential District) This district is designed to provide suitable areas for low to medium density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. Generally, these districts are characterized by single- and two-family (duplex) detached structures and such other structures as are accessory thereto. This district also includes community facilities, public utilities and open uses which serve specifically the residents of those districts or which are benefited by and compatible with a residential environment. It is the express purpose of this zoning ordinance to exclude from these districts all buildings or other structures and uses having commercial characteristics.
 - c. Uses Permitted (5.042 B)- Uses permitted by right in the R-2 zoning district include detached single-family and duplex dwellings, group homes, essential services, and accessory structures.
 - d. Uses Permitted by Special Exception (5.042 D)- The following types of uses may be permitted by special exception in the R-2 zoning district- Administrative, Community Assembly, Continuing Education, Cultural and Recreational Services, Immediate Impact Facilities, Personal and Group Care Facilities, and Religious Facilities.
 - e. Bulk Standards (Section 5.042 F)
 - i. The minimum lot size required for a single-family dwelling is 7,500 SF. The minimum lot size required for a duplex dwelling is 9,000 SF.
 - ii. If developed to the maximum density permitted for by the zoning district, the area proposed for rezoning could fit around 83 single-family lots or 69 duplex lots.

In Staff's rendering of the rezoning request, the applicant has provided an exhibit showing the intended rezoning area, which encompasses the back half of the property. The front portion of the property, fronting on McMurry Boulevard, would remain C-2, Highway Service. The exhibit clarifies the exact portion of the property requested for rezoning.

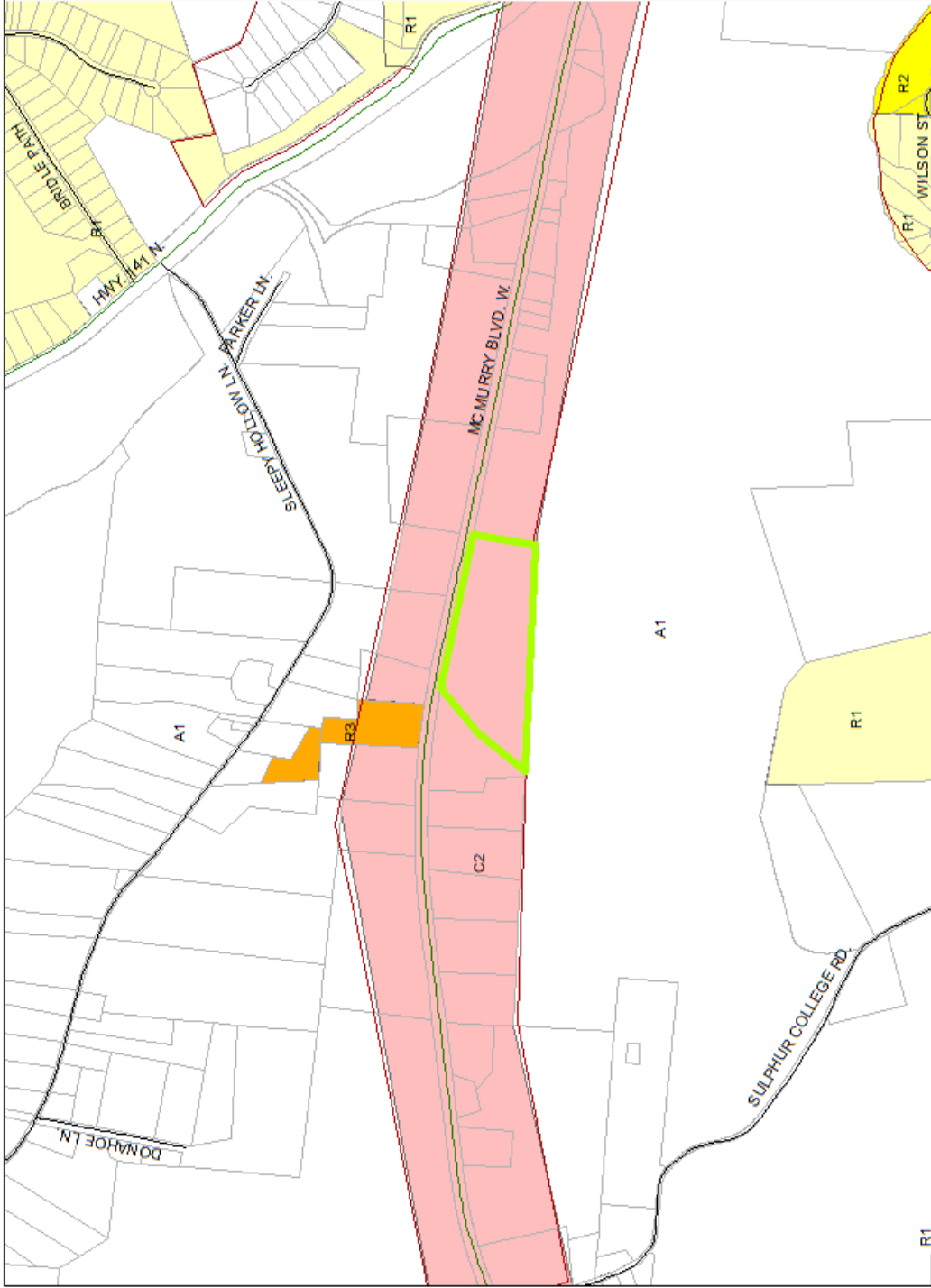
The property is not constrained by floodplain or steep slopes.

McMurry Boulevard is an arterial. Staff has some concern about the potential for creating additional connections to arterial routes, however, this could be resolved during the platting or site planning phase as the property develops.

The C-2, Highway Service District is noted as being appropriate for major arterials, and the applicant proposes the C-2 zoning to remain at the road frontage.

There is no other R-2, Medium Density Residential zoning in this area.

It appears that there is water available for it to develop with the R-2 zoning. It should be confirmed that sewer is available to the property, or that it can be serviced by sewer prior to development.



ZONING
 Carman, Andrews, and Armstrong
 Rezoning C2 to R2
 unaddressed McMurry Blvd



Legend

- McMurry Blvd Rezoning C2 to R2
- Floodplain Areas
- parcel lines

NEW BUSINESS

1. Request by Michael and Hannah Woodard for rezoning approval for about 0.69 acres at unaddressed W Main St (Tax Map 027B A Parcel 09.00) from R-2 to C-1 in the 7th civil district.

The applicant requests rezoning from R-2, Medium Density Residential to C-1, Central Commercial District for a property located on the north side of West Main Street, between West Main Street and Front Street.

Planning Issues

The property is located centrally in the Hartsville Urban Services District. The property to the East is zoned C-1, Central Commercial. The properties to the South, West, and North are zoned R-2, Medium Density Residential.

There are 6-inch water lines along West Main Street and Front Street in this area. It appears that there is sewer service in this area. The property is not in a Special Flood Hazard Area and is not identified as having any significant steep slopes.

The 2000 Trousdale County Growth Plan identifies the subject property as within the Hartsville Urban Services District and a planned growth area. West Main Street/Old Highway 25 is identified as a Collector in the Major Thoroughfare Plan.

Zoning Issues

b. Zoning District Standards

- a. (Hartsville Zoning Ordinance, 5.042 **R-2, Medium Density Residential District**)- This district is designed to provide suitable areas for low to medium density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. Generally, these districts are characterized by single- and two-family (duplex) detached structures and such other structures as are accessory thereto. This district also includes community facilities, public utilities and open uses which serve specifically the residents of those districts or which are benefited by and compatible with a residential environment. It is the express purpose of this zoning ordinance to exclude from these districts all buildings or other structures and uses having commercial characteristics.
- b. (Hartsville Zoning Ordinance, 5.051 **C-1, Central Commercial District**)- This district is designed to provide areas in which the principal uses of land are devoted to central commercial activities within the downtown area of Hartsville. Regulations are designed to preserve the traffic carrying capacity of the streets and roads in Hartsville and to provide for necessary off-street parking and loading. All lots shall be considered fronting on either arterial or collector roads as indicated on the latest official major thoroughfare plan.
- c. **Uses Permitted (5.051 B)**- Uses permitted by right in the C-1 zoning district are included as an attachment.
- d. **Uses Permitted by Special Exception (5.051 D)**- The following types of uses may be permitted by special exception in the C-1 zoning district- Telecommunication Facilities.
- e. **Bulk Standards** (Section 5.051 F)
 - i. There is no minimum lot size in the C-1 zoning district.
 - ii. The required front setback in this zoning district is 25 feet. No side setback is

required unless the property is adjacent to residentially zoned property. The required rear setback is 15 feet, or 30 feet if adjacent property is zoned residential.

In Staff's rendering of the rezoning request, the property is not constrained by floodplain or steep slopes.

The zoning district description indicates this zoning district is intended for commercial activities in the downtown area of Hartsville. This property is located a block away from the more dense, walkable, traditional downtown area.

West Main Street/Old Highway 25 is noted as a collector in the Thoroughfare plan. The zoning district description states that lots in this zoning district should front on arterial or collector streets.

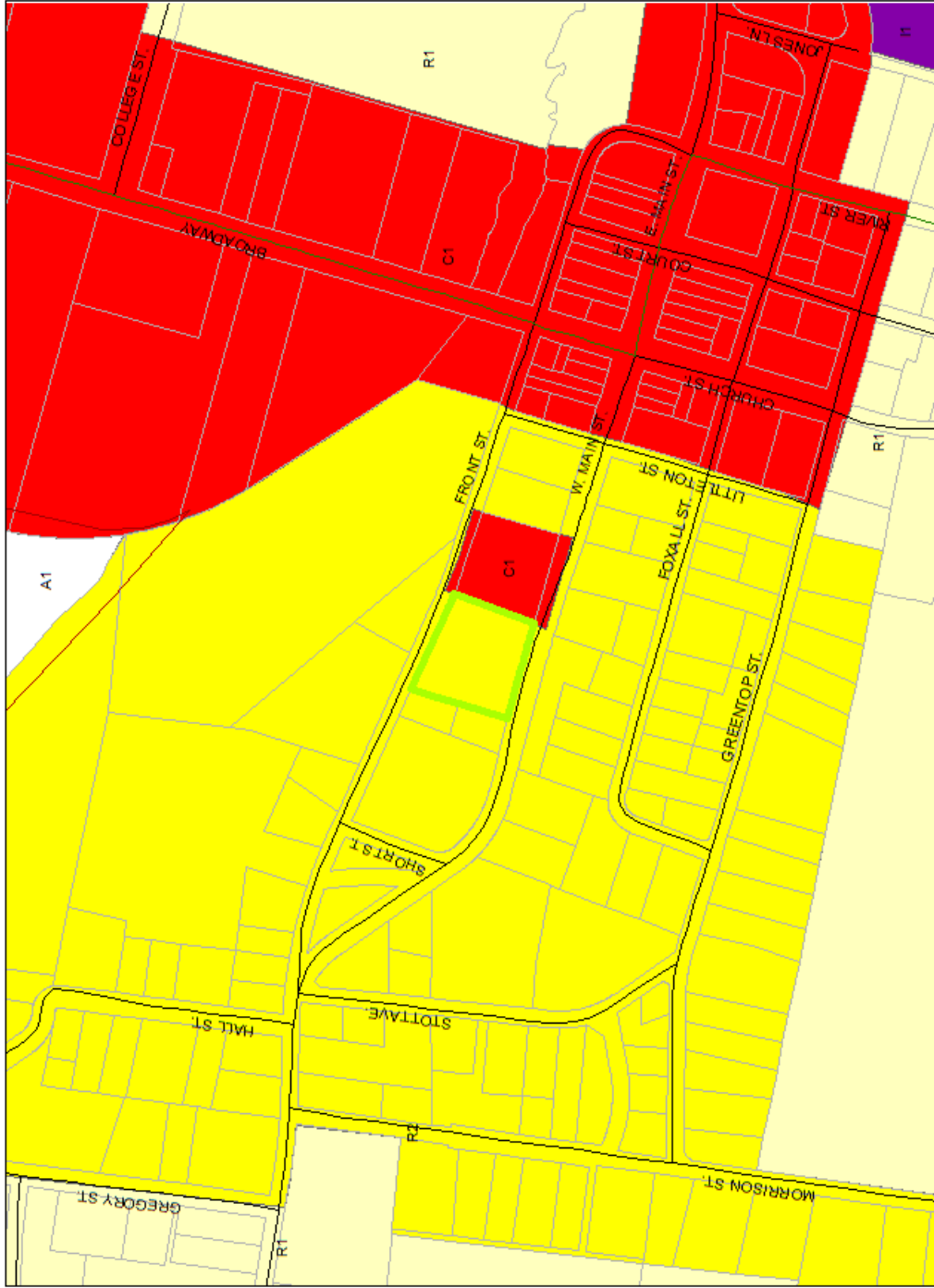
The property adjacent to the subject property is zoned C-1, Central Commercial District.

B. Uses Permitted

In the C-1, General Commercial District, the following uses are permitted:

1. Administrative services, including city, county, State and Federal offices, fire and police departments, court buildings and post offices.
2. Community assembly, including civic, social, fraternal and philanthropic institutions, private clubs and lodges and temporary nonprofit festivals.
3. Cultural and recreational services, including libraries, museums, parks and playgrounds, gymnasiums, swimming pools and theaters.
4. Essential services for utility substations, distribution and collection lines, pumping facilities, and public rights-of-way.
5. Health care facilities, including rehabilitation center, convalescent homes, hospitals and medical clinics.
6. Boarding and rooming houses.
7. Laundromats and Dry Cleaners.
8. Automotive parking lots and garages.
9. Automotive services and repairs, including the sale of gas, oil, tires and other goods and services required in the operation of automobiles.
10. Sale of building materials and supplies, farm equipment and supplies and lawn and garden supplies.

11. Consumer repair services and sales, including appliances, furniture and other types of personal equipment.
12. Convenience commercial, including barber and beauty shops, drug and grocery stores, hardware stores, and other similar uses.
13. Entertainment and amusement centers, including auditoriums, theaters, bowling alleys, billiard parlor and miniature golf.
14. Financial, consulting and administrative services.
15. Restaurants and taverns.
16. Office Supply Stores.
17. General business, communication services, and business schools.
18. Retail sale of general merchandise items.
19. Medical and professional offices.
20. Hotels and motels.
21. Art, Book and Music Stores.
22. Florist and Jewelry Shops.
23. Funeral Home.
24. Day Care Center.
25. Any Residential Use, with the exception of mobile homes.
26. Religious Facilities, including chapels, churches, convents, monasteries, sanctuaries, synagogues and temples.
27. Printing, Publishing and Engraving Concerns.
28. Broadcasting and Receiving Station.
29. Manufacturing incidental to retail business or service where products are sold on the premises by producers and where not more than five (5) operatives are employed in such manufacture.



ZONING
 Michael and Hannah Woodard
 Rezoning R2 to C1
 unaddressed W Main St



Legend

-  W Main St Rezone R2 to C1
-  Floodplain Areas
-  parcel lines

2. Request by George and Lisa James for rezoning approval for about 10 acres at unaddressed Hwy 231 S (Tax Map 029 Parcel 26.05 and 26.06) from A-1 to C-1 in 6th civil district.

The applicant requests rezoning from A-1, Agriculture-Forestry to C-1, General Commercial for a property located on the east side of Highway 231 on the west side of Trousdale County.

Planning Issues

The properties are on the west side of Trousdale county. A portion of parcel 26.05 appears to be zoned C-1, General Commercial. The two properties to the south, parcels 26.07 and 26.08, were rezoned to C-1, General Commercial in August 2020. The properties to the North, surrounding the intersection of Highway 231 and Highway 25, are zoned C-1, General Commercial. Properties to the East and West are zoned A-1, Agriculture-Forestry.

The properties are in the Castalian-Springs Bethpage Utility district. There is a 12” water line along Highway 231 South in this area. The properties are not served by sewer.

Highway 231 South is an arterial in the Major Thoroughfare Plan.

The properties are not in a Special Flood Hazard Area and are not identified as having any significant steep slopes.

The Growth Plan identifies this area as a Rural area outside the Hartsville Urban Services District Urban Growth Boundary. The plan states that “Rural Areas,” are not prevented from being used as commercial, residential, or industrial development, however, any such use should be less dense and should retain the character of the area. Low to moderate density will be allowed in these areas. Payne’s Store, however, is also identified as a crossroad community in the Growth Plan. Crossroads communities are called out as anticipated focal points for development in the County.

Zoning Issues

c. Zoning District Standards

- a. (Trousdale Zoning Resolution, 5.041 **A-1, Agriculture- Forestry**)- This district is intended to preserve space for agricultural and forestry uses which together comprise an important segment of the economy of Trousdale County. The primary intent, of the A-1 District, is to minimize conflicts between agricultural and forestry activities and various nonfarm activities; to permit lands best suited for intense agricultural uses to be reserves for these suited purposes; and to prevent lands unsuitable for development of an urban or non-rural nature, due to topographic problems, location, or the inability to provide necessary urban services, or being encroached upon by these incompatible land uses. Areas assigned to the A-1 District are primarily areas where growth of an urban or nonrural nature is deemed undesirable for one or more of the reasons outlined above.
- b. (Trousdale Zoning Resolution, 5.044 **C-1, General Commercial**)- is established to provide areas in which the principal use of land is devoted to general and highway commercial activities along the principal thoroughfares in Trousdale County. Regulations are designed to preserve the traffic-carrying capacity of the streets and roads in Trousdale County and to provide for necessary off-street parking and loading.
- c. **Uses Permitted (5.044 B)**- Uses permitted by right in the C-1 zoning district are included as an attachment.
- d. **Uses Permitted by Special Exception (5.044 C)**- Uses permitted by special exception in the C-1 zoning district are included as an attachment.

e. **Bulk Standards** (Section 5.044 E)

- i. The minimum lot size in the C-1 zoning district where only public water is available is 30,000 SF. Both properties are around 5 acres and exceed 30,000 SF in size.

In Staff's rendering of the rezoning request, C-1 zoning is consistent with the Growth Plan and the zoning district regulations based on the properties' location on Highway 231 South.

The properties are not constrained by floodplain or steep slopes.

The properties are adjacent to other C-1, General Commercial zoning.

Staff would note, however, that the properties are not currently served by sewer.

B. Uses Permitted

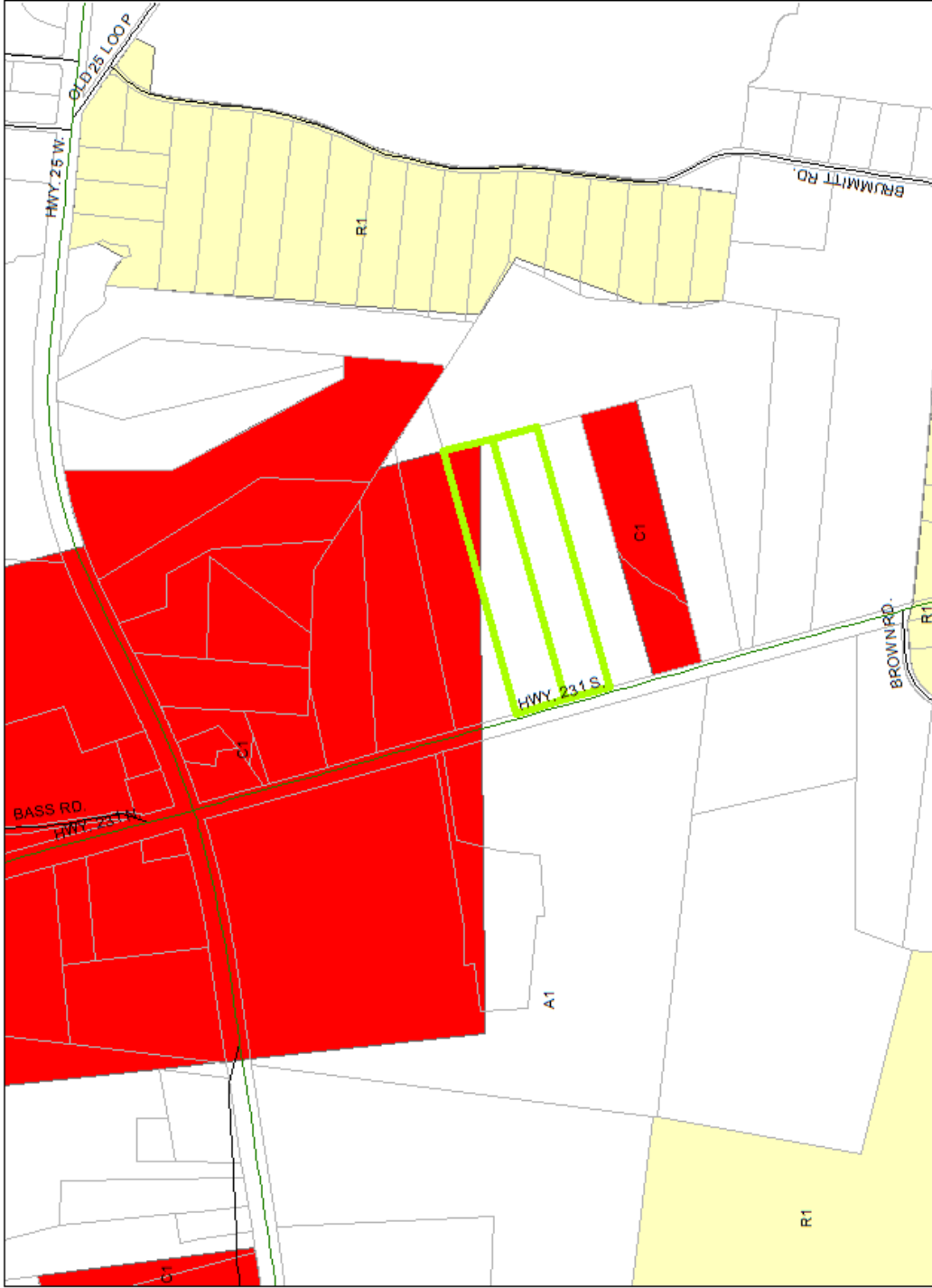
In the C-1, General Commercial District, the following uses and their accessory uses are permitted.

1. Motor vehicles and automotive equipment.
2. Drugs, chemicals and allied products.
3. Dry good and apparel.
4. Groceries and related products.
5. Farm products.
6. Electrical goods.
7. General merchandise.
8. Restaurants (excluding drive-in restaurants).
9. Automotive, marine craft, and accessories sales only.
10. Apparel and accessories.
11. Drugs, antiques, books, sporting goods, garden supplies, jewelry, fuel and ice.
12. Hotels, motels, and tourist courts.
13. Religious Facilities, including chapels, churches, convents, monasteries, sanctuaries, synagogues and temples. (Amended by Ord. 65-2012-01, February 27, 2012.)
14. Professional services.
15. Gasoline service stations.
16. Signs and billboards as regulated in Article IV, Section 4.070.
17. Finance, insurance and real estate services.
18. Personal services.
19. Business services.
20. Repair services. (Amended by Resolution 97-3, March 24, 1997.)
21. Contract construction services.
22. Governmental services.
23. Educational services.
24. Transportation, communication and utility service except solid waste disposal.
25. Automotive and vehicular repair services. (Added by Resolution 97-3, March 24, 1997.)
26. Essential Services. (Added by Ordinance 99-2014-6, April 28, 2014)

C. Uses Permitted as Special Exceptions

In the C-1, General Commercial District, the following uses and their accessory uses may be permitted as special exceptions after review and approval in accordance with Article VIII, Section 8.060.

1. Any business or service which, in the opinion of the Board of Zoning Appeals, is of the same general character as the above permitted uses, and subject to such conditions and safeguards as the Board may specify to preserve the character of the district.
2. Travel trailer parks and overnight campgrounds.
3. Self-Service Storage Facilities (Mini-Warehouses). See Article IV, Section 4.130. Special Conditions for Review and Development Standards Pertaining to Self-Service Storage Facilities (Mini-Warehouses). **(Added by Resolution 96-5, July 22, 1996.)**
4. Telecommunication Facilities (see Article IV, Section 4.170. Standards for Telecommunication Antennas and Towers) **(Added by Ordinance 101-2014-8, April 28, 2014.)**



ZONING
 George and Lisa James
 Rezoning A-1 to C-1
 unaddressed Hwy 231 S



Legend

-  Hwy 231 Rezone A1 to C1
-  Floodplain Areas
-  parcel lines

DISCUSSION TOPICS

1. Two-Family Dwellings

REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

1. County Commissioners forwarded the amendments for Centralized Mailboxes and the Sidewalk Requirements for Subdivisions to the Zoning Committee.
2. Project Patriot met for a luncheon inviting a few County Officials and potential businesses.
3. Building Permit numbers are above average.

CLOSING REMARKS FROM THE CHAIR AND COMMISSION

ADJOURN

HARTSVILLE/TROUSDALE COUNTY
Sam Edwards | Zoning & Building Inspector
328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | fax (615) 374-0558

ZONING CHANGE

PARCEL INFORMATION

Current Zoning C-2 Requested Zoning C-2/R-2 Reason Subdivision
Property Owner Carole, Darrell Carmon/Kathy Andrews/Karen A Phone (615) 374-3344
Property Address McMurry Blvd TN _____
Lot Size 20.08 Road Frontage _____ ft. Easements _____ ft
Tax Map Number 19 Group _____ Parcel 5.04 Record/Deed Book _____
Subdivision Name _____ Phase _____ Lot # _____
Water Source Hartsville Sewer or Septic Sewer

APPLICANT INFORMATION

Applicant Name Carole Carman Phone (615) 374-3344
Mailing Address 150 Middle Fork, Hartsville TN 37074
Email: _____

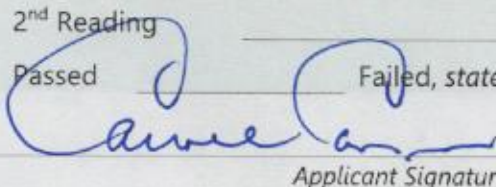
IMPACT INFORMATION

Zoning of Surrounding Properties C-2, A-1
Names of Surrounding Property Owners Andrew Welch, Seth Blankenship,

Affected Roads McMurry Blvd
Schools Affected Trousdale County High School
Public Utilities Sewer, Gas, Water

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____
Reviewed by BZA _____ Action _____
Zoning Ordinance at County Commission
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed, state reason _____


Applicant Signature

02/23/2021

Date Submitted

\$100 Application fee

Trousdale County - Parcel: 019 005.04



Date: April 1, 2021
County: Trousdale
Owner: ANDREWS KATHY ETAL
Address: HWY 25 W
Parcel Number: 019 005.04
Deeded Acreage: 20.08
Calculated Acreage: 0
Date of Imagery: 2017

Esri, HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

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.

LOCATION SKETCH n.t.s.



BOUNDARY SURVEY FOR
**CARMAN, CARMAN,
 ANDREWS & ARMSTRONG**
 LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'
 DATE : MARCH 25, 2021
 SIZE : 20.07 AC.+-
 DEED : R. B. 51, PG. 575, R.O.T.C.T.
 MAP : MAP 19, PAR. 5.04, T.A.O.T.C.T.

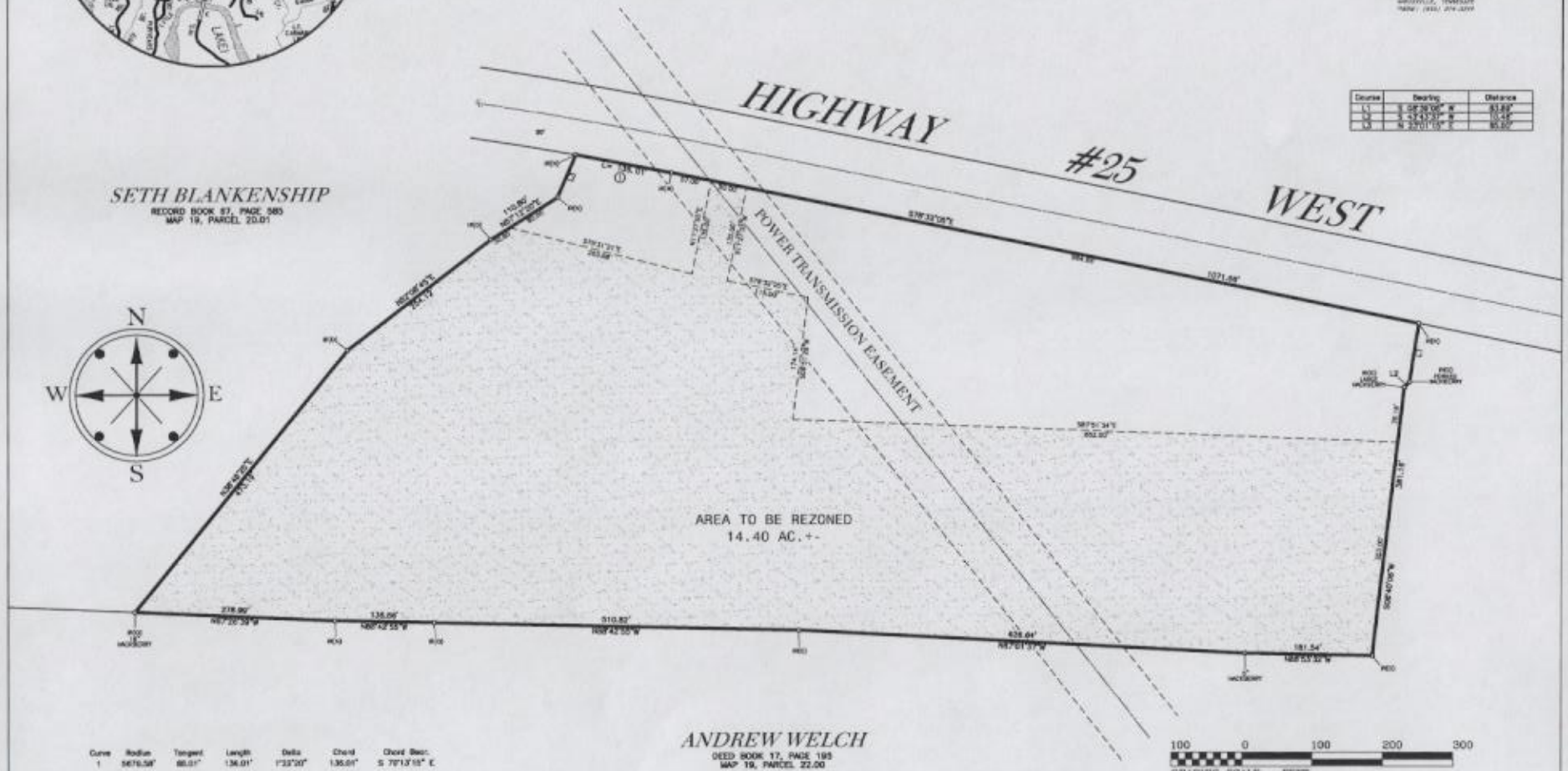
SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1
 SURVEY, AND THAT THE DEGREE OF PRECISION BY
 THE UNDERTAKEN SURVEY IS AT LEAST
 1 : 10,000 AS SHOWN HEREON.



CARMAN SURVEYING
 100 BROADWAY ROAD
 HARTSVILLE, TENNESSEE
 PHONE: (615) 274-2274

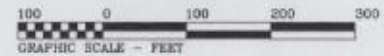
Course	Bearing	Distance
L1	S 82°58'00" W	81.84'
L2	S 73°23'00" W	10.54'
L3	N 23°01'00" E	85.50'

SETH BLANKENSHIP
 RECORD BOOK 87, PAGE 585
 MAP 19, PARCEL 20.01

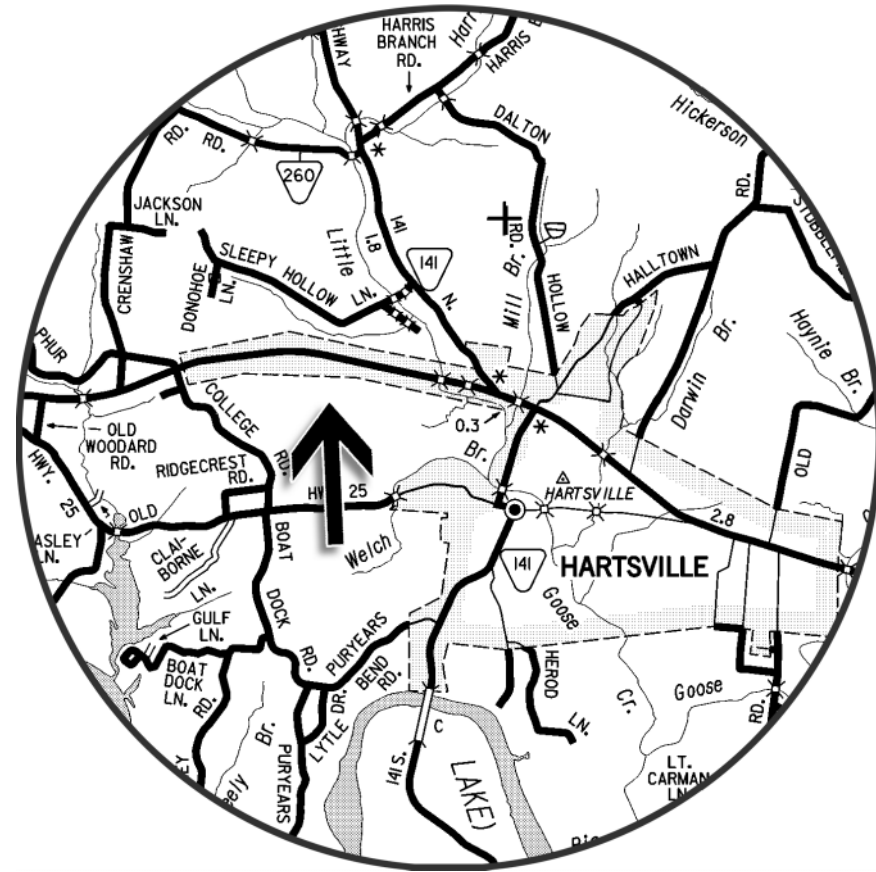


ANDREW WELCH
 DEED BOOK 17, PAGE 195
 MAP 19, PARCEL 22.00

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	5676.58'	86.51'	136.01'	1°33'50"	135.81'	S 79°13'15" E



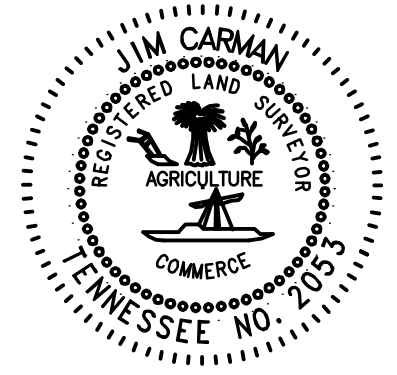
LOCATION SKETCH n.t.s.



BOUNDARY SURVEY FOR
**CARMAN, CARMAN,
 ANDREWS & ARMSTRONG**
 LOCATED IN THE 7TH CIVIL DISTRICT OF TROUSDALE COUNTY, TENNESSEE

SCALE : 1" = 100'
 DATE : MARCH 25, 2021
 SIZE : 20.07 AC.+-
 DEED : R. B. 51, PG. 575, R.O.T.C.T.
 MAP : MAP 19, PAR. 5.04, T.A.O.T.C.T.

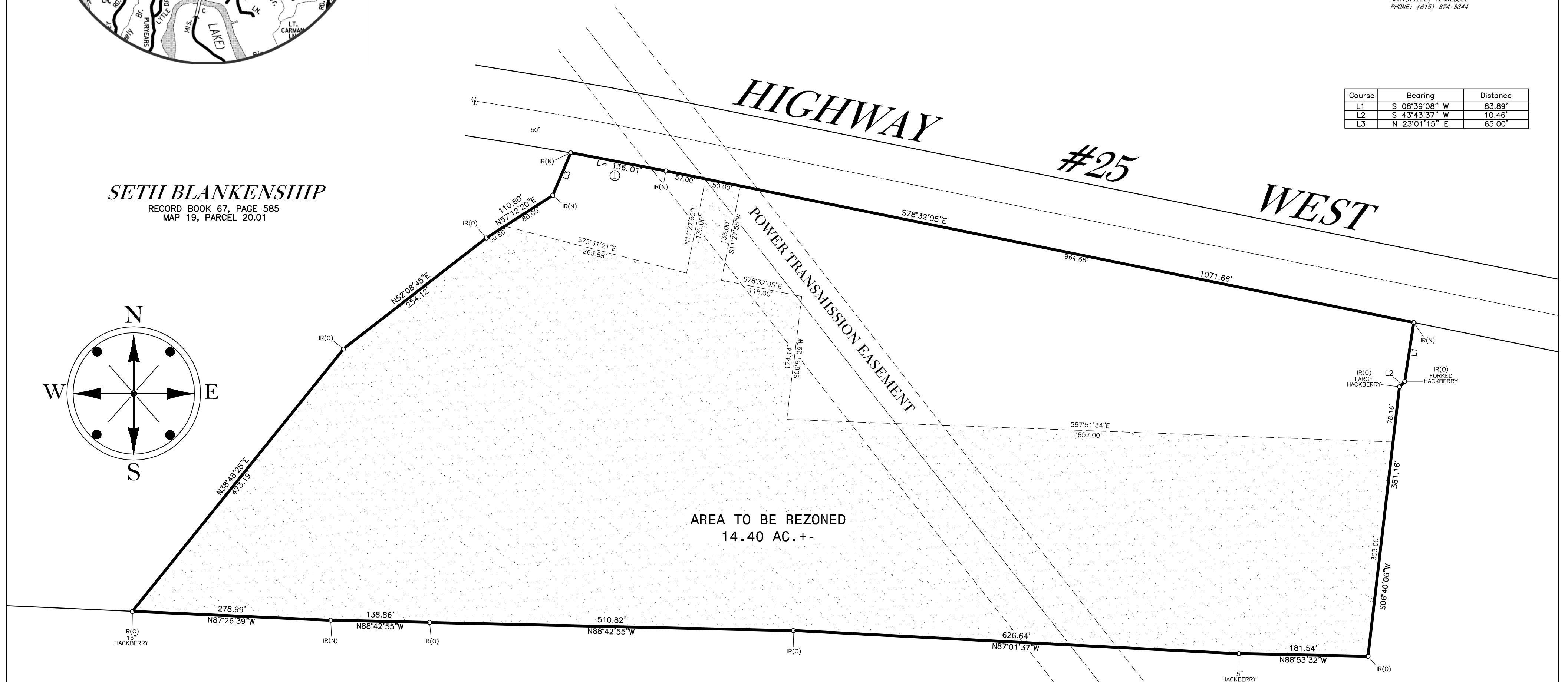
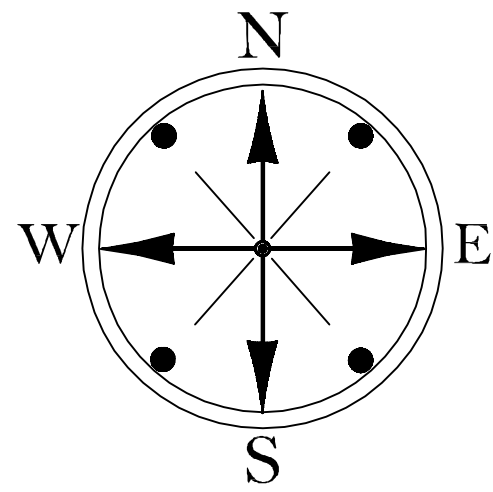
SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1
 SURVEY, AND THAT THE RATIO OF PRECISION OF
 THE UNADJUSTED SURVEY IS AT LEAST
 1 : 10,000 AS SHOWN HEREON.



CARMAN SURVEYING
 150 MIDDLE FORK ROAD
 HARTSVILLE, TENNESSEE
 PHONE: (615) 374-3344

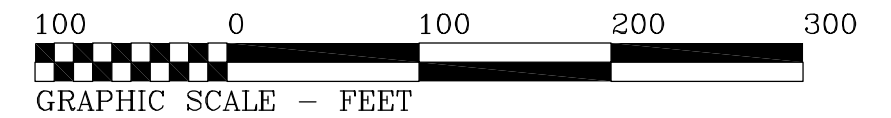
Course	Bearing	Distance
L1	S 08°39'08" W	83.89'
L2	S 43°43'37" W	10.46'
L3	N 23°01'15" E	65.00'

SETH BLANKENSHIP
 RECORD BOOK 67, PAGE 585
 MAP 19, PARCEL 20.01



Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
1	5679.58'	68.01'	136.01'	1°22'20"	136.01'	S 79°13'15" E

ANDREW WELCH
 DEED BOOK 17, PAGE 195
 MAP 19, PARCEL 22.00



HARTSVILLE/TROUSDALE COUNTY
Sam Edwards | Zoning & Building Inspector
328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | fax (615) 374-0558

ZONING CHANGE

PARCEL INFORMATION

Current Zoning R-2 Requested Zoning C-1 Reason Storage Buildings
Property Owner Michael & Hannah Woodard Phone 615-489-2134
Property Address 0 Main St W TN
Lot Size 28,779 sq ft *.69 acres* Road Frontage 356 ft. Easements _____ ft
Tax Map Number 027B Group _____ Parcel A 009.00 Record/Deed Book 131/426
Subdivision Name None Phase _____ Lot # _____
Water Source City Sewer or Septic Sewer

APPLICANT INFORMATION

Applicant Name Michael Woodard Phone 615-489-2134
Mailing Address 312 Hull Ave Carthage TN 37030
Email: soldbywoody@gmail.com

IMPACT INFORMATION

Zoning of Surrounding Properties C-1
Names of Surrounding Property Owners Jesse Peters
Affected Roads _____
Schools Affected _____
Public Utilities None will be required

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____
Reviewed by BZA _____ Action _____
Zoning Ordinance at County Commission
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed, state reason _____


Applicant Signature

3-4-2021
Date Submitted

Trousdale County - Parcel: 027B A 009.00



Date: April 1, 2021
County: Trousdale
Owner: WOODARD MICHAEL ETUX HANNAH WOODARD
Address: W MAIN ST
Parcel Number: 027B A 009.00
Deeded Acreage: 0
Calculated Acreage: 0 **0.69 ACRES**
Date of Imagery: 2017

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TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

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HARTSVILLE/TROUSDALE COUNTY
Sam Edwards | Zoning & Building Inspector

328 Broadway, Room 1 | Hartsville, TN 37074
office (615) 374-1125 | fax (615) 374-0558

ZONING CHANGE

PARCEL INFORMATION

Current Zoning A-1 00 Res Requested Zoning C1 Reason Automotive & Towing Services
Property Owner George and Lisa James Phone 6153473370
Property Address Highway 231 South, Castalian Springs TN 37031
Lot Size 10 Acres In Total Road Frontage _____ ft. Easements _____ ft
Tax Map Number 029 Group _____ Parcel 026.05, 026.06 Record/Deed Book RB27, RB26
Subdivision Name _____ Phase _____ Lot # 4 and 5
Water Source Castalian Springs Sewer or Septic 00 Public/None septic

APPLICANT INFORMATION

Applicant Name George and Lisa James Phone 615/347-3370 or 615/210-3193
Mailing Address 2236 Long Hollow Pike, Hendersonville TN 37075
Email: Lisa.james1699@gmail.com and george@jamesautobody.com

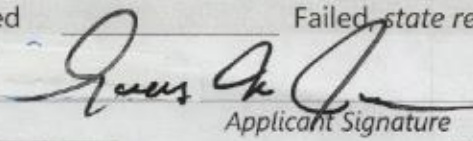
IMPACT INFORMATION

Zoning of Surrounding Properties 08 Commercial, 00 Residential and 10 Farm
Names of Surrounding Property Owners Harlee Properties (08), Sircy (00) and Lyons (10)

Affected Roads Highway 231 S (Lot 4 and Lot 5) Castalian Springs, TN
Schools Affected _____
Public Utilities _____

ACTION TAKEN

Reviewed by Planning Commission _____ Action _____
Reviewed by BZA _____ Action _____
Zoning Ordinance at County Commission
1st Reading _____ Action _____
Public Hearing _____ Action _____
2nd Reading _____ Action _____
Passed _____ Failed, state reason _____


Applicant Signature

18 March 2021
Date Submitted

Reset Form

\$100 Application fee

Print Form

Trousdale County - Parcel: 029 026.05



Date: April 1, 2021
County: Trousdale
Owner: MITCHELL WALLACE
Address: HWY 231 S
Parcel Number: 029 026.05 & 026.06
Deeded Acreage: 5
Calculated Acreage: 0
Date of Imagery: 2017

Esri | HERE, Garmin, (c) OpenStreetMap contributors
TN Comptroller - OLG
TDOT
State of Tennessee, Comptroller of the Treasury, Office of Local Government
(OLG)

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