

# Hartsville/Trousdale Planning Commission

## Meeting Minutes

**February 14, 2022 – 7:00 P.M. – Trousdale County Courthouse – 2<sup>nd</sup> Floor**

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

**Absent:** David Thomas, Mark Swaffer.

**Others Present:** Jim Carman, Erin White, Robert Powers and Jerry Gammon, Jr.

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

### **Changes to the Agenda**

None

### **Public Hearing**

None

### **Old Business**

None

### **New Business**

- *Final Subdivision Plat approval for Marshall Property for 2 lots (Map 26 Parcel 64.00) located in the 7<sup>th</sup> Civil District.* Mr. Jim Carman provided plats and advised that the property owners wish to mark off 2 lots for building and both properties are serviced by water and sewer. Mary Turner stated the properties totaled 1.7 acres and are zoned R-1, issues had been addressed and recommended approval. Sam Edwards advised lots sizes were correct and also recommended approval. Thomas Harper made a motion to approve the final plat as presented, Seconded by Carol Pruitt.

**Motion Carried**

- *Preliminary Subdivision Plat approval for Arthur B. Harper (map 19M Group C Parcel 17.02) 21 lots located in the 7<sup>th</sup> Civil District.* Mr. Jim Carman provided plats of the said property located off of McMurry Blvd. East and advised that the property owner would like to construct a road and make a subdivision. Mary Turner noted the said property totaled 7.15 acres and zoned R-3 and C-2, minimum lot size for R-3 are 6,000 square feet however all of these lots exceed 10,000 square feet. Minimum lot size for C-2 is 10,000 but these lots exceed 10,000. She also noted subdivision regulations issues regarding sidewalks along new streets and the plat showed no sidewalks along lot 1 and 21 the 2 commercial lots as well as the setbacks not being noted and recommended the plat for approval with the addition of sidewalks to McMurry and the setbacks noted. Jim Carman speaking for the developer asked for a variance from the sidewalks on those two commercial lots as they felt when those lots were developed the sidewalks would be destroyed and be replaced. Sam Edwards advised that the 2 commercial lots would take significant construction therefore destroying any sidewalk that may be in place and recommended granting a variance for sidewalks on those lots and adding a crosswalk. After some discussion Sarah Murray made a motion to approve the preliminary plat with a variance on the sidewalks on lots 1 and 21 and the addition of a crosswalk, Seconded by Thomas Harper.

**Motion Carried**

- *Site plan approval for Jesse Peters Front Street Apartments (Map 027B Group A Parcel 10.00) located in the 7<sup>th</sup> Civil District.* Mr. White provided site plans for an 8-Unit apartment development at an

unaddressed property on West Main Street, he noted that the plans showed accessing the property from Front Street instead of West Main. Mary Turner advised that the property is 0.48 acres and zoned C-1, Central Commercial that allows residential unit. She also noted Buffer strips were missing unless he is asking for a variance he would need to do so thru the Board of Zoning and Appeals as well as Solid Waste, Centralized mailbox, Signage and Slopes of the southwest corner of the property exceed 20%. Mr. White advised that the developer had planned on trash carts at each unit, the mailbox been added and was a kiosk also 2 lowered areas for water runoff. Sam Edwards advised that we have 2 options we could do an approval contingent on agreement with solid waste and the central mailbox or we could defer it until next month. Sarah Murray made a motion to defer this site plan until the March meeting, Seconded by Mary Ann Baker.

**Motion Carried** (5 Yes / 2 No)

- *Request by Robert Powers for rezoning approval for 3 lots at 613, 615, 617 East Main Street (Map 027D Group A Parcel 3.00, 4.00, 5.00) from R-1 to R-3 located in the 9<sup>th</sup> Civil District. Lots will be combined and apartment buildings are planned.* Robert Powers property owner advised that he planned to build 5 buildings of 4 units each with a total of 20 apartments. Mary Turner advised that estimates of all 3 lots combined would be 1.8 acres and would allow for the request. The property is within the Urban Services Unit which is identified as a planned growth area. There are no adjacent properties zoned R-3 However, there are properties to the south side of East Main Street. Sam Edwards advised that the lots size would accommodate the property owner request. Rhonda Keisling made a motion to approve the rezoning request, Seconded by Carol Pruitt.

**Motion Carried** (6 Yes / 1 No)

- *Request by staff to amend the Trousdale County Zoning Resolution, section 5.041 D to add Mining Activities and Related Services as a special exception.* Sam Edwards advised the commission that in speaking with Mary and GNRC currently there is nothing stated for zoning for mining its just a blanket statement. The concern being a quarry being allowed to be put in residential area. Mary Turner had been researching the topic and provided the commission with 2 resolution drafts to review and discuss. After some discussion the Commission advised Mrs. Turner they liked the second draft however they have more questions. David Nollner made a motion to defer this issue until the March meeting, Seconded by Thomas Harper.

**Motion Carried**

- *Site Plan Approval for The Towns at Melrose, a Townhome Subdivision, on 11.15 acres (Map 26A Group A Parcel 5.00) located in the 4<sup>h</sup> Civil District.* Jerry Gammon, Jr. provided a site plan for 118 Townhome subdivision. Mary Turner advised that she has had this discussion with the applicant prior to the meeting and with the size of this project, utilities and many more items to look at her recommendation is to look at this just as a site plan and moving forward they present a preliminary plat and final plat. The Buffer strip presented does not include 2 rows of shrubs however it does include a (7) feet opaque fence with cypress, red cedar and white pine trees. Sam Edwards advised that with the exception of the utility access everything else was in order. The concern is the legal access to the taps since the property will be maintained by an HOA which should be resolved before the preliminary and final plat reviews. Mary Ann Baker made a motion to approve the site plan contingent on preliminary plat and final plat approval and approved Buffer strip by Building Inspector, Seconded by Rhonda Keisling.

**Motion Carried** (6 Yes / 1 No)

## Discussion Topics

*Proposal for the West Main Sidewalk Rehabilitation project of the sidewalks on West Main from the termination of the streetscape project at the corner of East Main Street and Broadway/Church Street intersection to the West Main Street and Littleton Street.* Evan White advised that this is a 5-year proposal to



repair the sidewalks in the downtown area. The current sidewalks are not ADA compliant and this will correct this issue. Although there will be stairs at one section a crosswalk will be included.

**Report from Chairman**

None.

**Report From Building Inspector**

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

January	2021	2022	Dec. 2021
Residence Permits	5	6	7
Residence Total Sq Feet	9,342	10,990	12,832
Res Permit Fees	\$5,960.00	\$10,994.00	\$8,888.00
Accessory Permits	0	3	6
Access Permit Fees	0	\$1,274.00	\$2,044.00
Commercial Permits	0	2	0
Commercial Permit Fees	0	\$1,125.00	0

**Closing Remarks from the Chair and Commission**

Chairman Kerr advise the body that tonight a total of 141 homes and 28 apartments had been approved and to consider the effect that will have in schools and property taxes.

**Adjourn**

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

# Planning Commission

2-14-2022

Members

Other

1. Donald Waldman

2 Rhonda Kesley

John Kerr

~~John Kerr~~

Carol Pruitt

Mary B. Baker

Stephan Chambers

Noted by Sec Baker

Mary Turner

Jim Corman

Arthur Harper

Craig.

Mr. White - Em

Robert Powers

Serry Gammon Jr.



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

✓ JOHN KERR, CHAIRMAN

✓ Mary Ann Baker

✓ Sara Murray

✓ Carol Pruitt

Mark Swaffer

✓ Rhonda Keisling

✓ David Nollner

David Thomas

✓ Thomas Harper

**STATEMENT OF RECOMMENDATION**

At its regular monthly meeting held on February 14, 2022, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

**PARCEL INFORMATION**

Current Zoning	<u>R-1</u>	Requested Zoning	<u>R-3</u>
Tax Map Number	<u>027D</u>	Group	<u>A</u>
		Parcel	<u>5.00, 4.00, 3.00</u>
Reason	<u>Combine lots and build apartments</u>		
Property Owner	<u>Robert Powers</u>		
Property Address	<u>613, 615 &amp; 617 East Main Street : Hartsville, TN. 37074</u>		

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:

Property Owner would like to combine 3 lots and build apartments (5 Buildings with 4 Apartments in each for a total of 20)

Passed - 6/1

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

*Mary Ann Baker*

Chairman or Secretary