

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes

March 14, 2022 - 7:00 P.M. – Trousdale County Courthouse – 2nd Floor Courtroom

Present: John Kerr, David Nollner, Rhonda Keisling, Sara Murray, Thomas Harper, David Thomas, Mary Ann Baker, Carol Pruitt and Sam Edwards.

Absent: Mark Swaffer

Others Present: Mary Turner (GNRC), Jared Claiborne, Jordan Flemming and Jim Carman

Roll Call

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

Approval of Minutes

Chairman Kerr asked for review of the January 10, 2022 and February 14, 2022 meetings. Thomas Harper made a motion to approve, Seconded by David Thomas. **MOTION CARRIED**

Changes to the Agenda

N/A

Public Hearing

N/A

Old Business

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.

Chairman Kerr explained that currently this activity was not listed and if a quarry were to locate in the county this would restrict it to A-1 zoned areas only. Mary Turner advised that in reviewing the request she had a draft resolution however, she had reached out to other staff that work counties that currently have quarries to get their input and the legal team at GNRC as well. Although she had received some of the information she had not received it all and requested more time to review the topic. Building Inspector Sam Edwards asked members to review the information received and revisit the topic next month. Members discussed concerns over development standards, which zoning districts this would be allowed in or if a special district should be created. Also, as being a special exception would require review from the Board of Zoning Appeals committee, and the mining and related services be done at the same location. David Nollner made a motion to table this request until Mary Turner can get a draft resolution ready for review. Seconded by David Thomas.

MOTION CARRIED

Site plan approval for Jesse Peters Front Street Apartments (Map 027B A Parcel 10.00) located in the 7th Civil District.

Jared Claiborne presented member with an updated drawing and advised that Board of Zoning Appeals had approved their request for no buffer between the project area and the Hair Salon and Post Office. Mary Turner advised that the updated drawing did reflect the centralized mailbox and labeled distance to the nearest fire hydrant as requested and her recommendation was approval with the noted approval from the Board of Zoning Appeals for the approval of a Buffer variance. Members asked about trash collection and were advised that dumpsters will be at the location. David Thomas made a motion to approve the site plan. Seconded by Mary Ann Baker.

MOTION CARRIED (6 yes / 2 no)

(No – Harper and Murray)

New Business

Request by Zach Taylor / Jordan Fleming for the Rezoning of Temprow Road, 57 acres, (Map 016 Parcel 018) from A-1 to R-1 to create 22 buildable lots in Civil District 8.

Jordan Fleming, with Fleming Homes advised Members that he has a contract with Zach Taylor the current property owner to purchase this property and plans to build residential homes on it. Mr. Fleming had submitted a letter of support from Mr. Taylor with his rezoning application. Mary Turner advised that this property may be partially constrained by steep slopes which could be considered and implemented during the platting or development phase, listed the allowable uses for R-1 zoning and advised this property is served by public water. Also noted the zoning of the surrounding properties. Members asked if the houses would need fire protection and was advised that no homes were being proposed at this point, this request was for rezoning only. However, if this property was developed currently the regulations state that if the water line is there and lots are used for residential hydrants should be within 500 feet unless a variance was granted. Rhonda Keisling made a motion to approve the request. Seconded by Thomas Harper.

MOTION CARRIED (7 Yes / 1 No)
(No – Murray)

Preliminary Plat approval for 5 lot subdivision on 5.36 acres by Lewis Cass Beasley, III on Hwy 10 (Map 12 Parcel 15.01) in the 3rd Civil District.

Jim Carman provided a plat to members for review. Mary Turner advised minimum lot area is 1-acre and all lots were over 1-acre, Lot 1 has an area of flood prone area and the applicant had move the setback area to avoid structure from being flooded. She also noted that access from Highway 10 which is an arterial route and consider requiring a combined access to prevent traffic hazards. Distance to the nearest fire hydrant should be noted on the plat as well. Members then discussed access to the properties and also the access to the property behind the proposed subdivision. Rhonda Keisling made a motion to approve the plat with one shared driveway entrance above the flood plane on lot 1. Seconded by David Nollner.

MOTION CARRIED

Final Plat approval for the Towns at Melrose, a Townhome Subdivision, on 11.15 acres (Map 26A Group A Parcel 5.00) located in the 4th Civil District.

Mary Turner advised Members that she had not received the Final plat until she was en route to tonight's meeting and would be giving a recommendation of Deferral as she had not reviewed the plat. Jim Carman advised that nothing had changed except the language preliminary to final. Chairman Kerr then asked Building Inspector Sam Edwards for comments. He advised Members that Director Sallee of Public Works had advised they will be doing individual trash pick-up and he had the HOA contract for anyone to review. Chairman Kerr advised Members that he had been contacted by neighbors of the development and asked if anyone else had? That being said he asked Sam to address the question about buffers between the project and the Melrose Drive. Sam advised that it would be an 7ft opaque fence and 1 row of vegetation, Planners had approved Sam to work with the developer to make sure the buffers were adequate. Chairman Kerr also advised Jim Carman that he had been told there was a well on the property by some of the neighbors that may interfere with the project if he would like to get in touch with them after the meeting. Members also discussed HOA, if the project would be done in phases or all at once, 1 building permits required. David Thomas asked if there were any regulations or restrictions for builders in relation to turning lanes or traffic onto Melrose and was advised no as it is a county road. However, if the entrance was on a state road TDOT would have to address that.

At that time Chairman Kerr asked the public if anyone wanted to make any comments related to this project. Kim Chumley spoke on behalf of the neighbors on Melrose Drive their concerns are primarily the large number

of homes (113) on a lot that size (10 +/- Acres) as well as their property values going down. The amount of traffic the project will add to the area as well as the size of the entrance being too small. Mrs. Chumley also noted that the notice in the newspaper didn't seem adequate. Sam Edwards advised that the meetings are posted in the vidette as well as being on the Counties website. Chairman Kerr advised that the planning commission can't deny a request that meets all the rules just because they don't like it. Mary Ann Baker made a motion to defer this plat approval until the next meeting. Seconded by David Thomas.

MOTION CARRIED

Discussion Topics

Ed Royals a resident of Hickory Ridge addressed the commission about an upcoming Dollar General Market going in the front of the subdivision, he advised that the plat showed the entrance to the store coming in from Hickory Ridge Lane not the Highway. He expressed concern of traffic entering that way.

Closing Remarks from the Chair and Commission

Mary Turner advised members that action will have to be taken on this plat, as they are required to do so within 60 days. Members also discussed the importance of rezoning and the allowable uses for each zone.

Adjourn

David Nollner made a motion to adjourn, Seconded by Sarah Murray.

MOTION CARRIED



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 March 14, 2022, the Planning Commission of Hartsville/Trousdale County reviewed the following Zoning Change Application.

PARCEL INFORMATION

Current Zoning A-1 Requested Zoning R-1
Tax Map Number 016 Group _____ Parcel 018
Reason Create residential homesites
Property Owner Zach Taylor
Property Address Templow Road

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:

Owner has contract to sell to Jordan Fleming of Fleming Homes who would like to build residential homes.

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