

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes

May 9, 2022 - 7:00 P.M. – Towsdale County Courthouse – 2nd Floor Courtroom

Present: John Kerr, David Nollner, Rhonda Keisling, Thomas Harper, David Thomas, Mark Swaffer, Mary Ann Baker, carol Pruitt and Sam Edwards.
Absent: Sara Murray
Others Present: Jessica Hill (GNRC), Carroll Carmen, Lewis Beasley, Isaiah Perry, Scotty Enoch, Randy Beach, Jr. and Robert Powers.

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 April 11, 2022 meeting. David Nollner made a motion to approve, Seconded by Thomas Harper.

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.*

Jessica Hill with GNRC presented the proposed resolution for planning members to review. Mark Swaffer made a motion to send the Resolution as presented to the County Commission, Seconded by David Nollner.

MOTION CARRIED

- *Request for the extension of Final Plat Approval of the Sulpher College Estates Subdivision of 13.48 acres (Map 18 Parcel 4.03) in the 7th Civil District.*

Isiah Perry was present and asked for an extension for the Engineer to finish his work on the project. Building Inspector Sam Edwards advised planning members that the final plat had not ever been registered. David Thomas asked to confirm the time limit was 1 year from the date the plan had been approved for it to become final as this has never been an issue before? Jessica Hill advised that State Law allows a 3-year vesting period. Therefore, the owner has 2 more years before an extension would be needed. Mayor Chambers note the subdivision regulations however State Law supersedes the county regulations. At that time Mr. Perry withdrew his request for an extension.

- *Final Plat approval for a 6-lot subdivision on 5.36 acres by Lewis Cass Beasley, III on Hwy 10 (Map 12 Parcel 15.01 in the 3rd Civil District.*

Carroll Carmen was present and speaking for the property owner advised that the project is for 5 lots instead of 6 and a fire hydrant had been added. David Thomas asked about the easement on lot 3 for septic if that was for lot 6? He was advised lot 6 had some favorable soils but yes that was the purpose of the easement. Jessica

Hill advised that a distance and bearing that will link a point on the boundary of the subdivision to a monument in the right-of-way of the nearest prominent public way intersection. David Thomas made a motion to approve the final plat with the distance and bearing included. Seconded by David Nollner. **MOTION CARRIED**

New Business

- *Request by Scotty Enoch for the Rezoning of 1.29 acres on West Main Street (Map 027B Group A Parcel 15.00 / 16.02) from R-2 to R-3 for multiple units in the 7th Civil District.*

Scotty Enoch advised members that the current zoning would only allow for one duplex but the R-3 rezoning would allow for more once the property was cleaned up. Sam Edwards advised the members of the other uses for R-3 zoning. Jessica Hill noted that the property has frontage on minor-status streets, surrounded by R-2 and are in the Hartsville/Trousdale Water and Sewer utility district. Mayor Chambers advised members to consider what R-3 zoning allowed and to keep that in mind as well. Mark Swaffer made a motion to approve the rezoning request, Seconded by Carol Pruitt.

MOTION CARRIED
(7 Yes / 1 No - David Thomas)

- *Request by Beach One Properties for the Rezoning of 5.01 acres on Halltown Rd (Map 019 Parcel 014.04) from R-2/I-1 to R-3 for multi-use in the 4th Civil District.*

Randy Beach, Jr. advised members that he would like to rezone the property for future sale and use. Mr. Edwards advised where the property was located and that part of the property was zoned I-1 and R-2 and the Request was to rezone all of it to R-3 and stated what the allowable uses were for R-3. Jessica Hill noted that a small portion of the property was in a flood hazard area and had access to water and sewer and did not appear to have steep slopes. Rhonda Keisling made a motion to approve the rezoning request. Seconded by Carol Pruitt.

MOTION CARRIED
(7 Yes / 1 No - David Thomas)

- *Request by Lewis Beasley for the Rezoning of 8.31 acres on Thoroughbred Lane (Map 019 Parcel 16.19) from A-1/R-1 to R/1 for development in the 4th Civil District.*

Carroll Carmen spoke for property owner Lewis Beasley who was requesting to rezone the property to R-1 create 3 lots in the rear of the property and to build homes on them. Mr. Edwards advised the rezoning would correct previous zoning issues. Mrs. Hill stated that the majority of the property was in a flood zone, the property does have access to water and sewer and does not appear to have any steep slopes. David Thomas made a motion to approve the rezoning request. Seconded by Thomas Harper.

MOTION CARRIED

- *Request by Grace Baptist Church for the Rezoning of 5.62 acres on McMurry Blvd (Map 019 Parcel 5.13) from C-2 to R-3 for residential development in the 8th Civil District.*

Carroll Carmen representing Grace Baptist Church advised the members that the front portion of the property which was along Highway 25 would be kept as C-2 and the rest of the property requested to be R-3 for the development of a Cluster Home Development containing 39 homes. Mr. Edwards stated the development would be a cottage style development. Mrs. Hill stated the property does have access to water however there are no sewer lines in this area, the property is in not in a flood hazard are and does not have any steep slopes. David Thomas made a motion to approve the rezoning request. Seconded by David Nollner.

MOTION CARRIED

- *Request by Robert Powers for the Rezoning of 0.36 acres at 118 Morrison Street (Map 0190 Group B Parcel 011.00) from R-2 to R-3 for development in the 7th Civil District.*

Robert Powers advised members that he had purchased the property and is requesting rezoning to allow him to build on the property. Mr. Edwards advised the property was not large enough for 2 single homes therefore the rezoning would allow for 2 Townhomes. Mrs. Hill stated the property does have access to Hartsville Water and Sewer, the property is in not in a flood hazard are and does not have any steep slopes. David Thomas made a motion to approve the rezoning request. Seconded by Carroll Pruitt.

MOTION CARRIED

Discussion Topics

Planner David Thomas advised members that after last month's meeting, he had received questions about if we have any regulations or constraints on Adult Entertainment in the county and he could not find any and was asking that we look into it. Chairman Kerr advised that he thought the issue had been discussed and moved to the County Commission but no further action was taken. Therefore, planners ask that staff look into the issue and bring forward.

Closing Remarks from the Chair and Commission

N/A

Adjourn

David Nollner made a motion to adjourn, Seconded by Thomas Harper

MOTION CARRIED

HARTSVILLE/TROUSDALE COUNTY COMMISSION

COMMITTEE MEETING SIGN IN

Committee: Planning

Date: 5/9/22

SIGN IN TO BE RECORDED IN THE ATTENDANCE.

COMMITTEE MEMBERS	OTHERS IN ATTENDANCE
1 Rhonda Kushing	Stephen Chambers
2 MARK SWAFFER	
3 Mark Baker	
4 David Thomas	
5 John Ken	
6 Cory Bennett	
7 Thomas Hagan	
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