

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes

August 8, 2022 - 7:00 P.M. – Trousdale County Courthouse – 2nd Floor Courtroom

Present: John Kerr, David Nollner, Rhonda Keisling, Thomas Harper, David Thomas, Mark Swaffer, Carol Pruitt, and Sam Edwards.

Absent: Mary Ann Baker, Sarah Murray

Others Present: Kealan Millies-Lucke (GNRC), Stephen Chambers, Rosalie Myhan, Jordan Fleming, Kory Kershkowitz, Steve Lind, Jim Carman, Allen Dixon, Lewis Beasley

Roll Call

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

Approval of Minutes

Chairman Kerr asked for review of the July 11th, 2022, Minutes. David Thomas made a motion to approve the minutes, Seconded by Mark Swaffer. **MOTION CARRIED**

Changes to the Agenda

N/A

Election of 2023 Officers

- **Planning Commission Chairman**

John Kerr nominated by David Nollner, seconded by Rhonda Keisling **MOTION CARRIED**

- **Planning Commission Vice Chairman**

David Thomas nominated by David Nollner, seconded by Rhonda Keisling **MOTION CARRIED**

- **Planning Commission Secretary**

Mary Ann Baker nominated by David Nollner, seconded by Rhonda Keisling **MOTION CARRIED**

Public Hearing

N/A

Old Business

- *Rezone Request by 113 Planters Street LLC of 2.13 acres on Harpers Ave (Map 019K Group B Parcel 24.03) from R-3 to I-1 for an addition to adjoining business in the 7th Civil District.*

Kory Hershkowitz was present to speak about the request. David Thomas asked if the property could be zoned C-2 to allow for the Warehouse being built. The concern is having more Industrial area in downtown Hartsville. Sam Edwards spoke to the land use defined in the I-1 zone according to the Hartsville Zoning Ordinances with the business being Printing. Kealan with GNRC spoke about the property not fronting any formal street but has an easement between Hayes St and Harper Ave. The parcel is surrounded by R-1 and I-1. Rhonda Keisling made a motion to approve the Plat, Seconded by David Nollner. **MOTION CARRIED**

New Business

REZONES

- *Request by Steve Lind for the rezoning of one acre on 1655 Belcher LN (Map 038 Parcels 024.03,24.04)) from A-1 to R-1 for lot separation in the 7th Civil District.*

Steve Lind asked to have one acre rezoned from the two parcels he owns on Belcher LN to build his mother a house. Sam Edwards stated that a legal description will need to be done for the one acre with the other two lots being combined to the next lot. Kealan Milles-Lucke identified the 1 acre as having public water and no sewer. David Nollner made a motion to approve. Seconded by Thomas Harper. **MOTION CARRIED**

- *Request by Dustin Marcellino for the rezoning of 6.195 acres on Western Ave, (Map 019N Group E Parcel 30.02) from R-1 to R-3 for development in the 7th Civil District.*

Dustin Marcellino authorized Allen Dixon to speak to the rezoning of this parcel. The request for R-3 zoning included a concept plan for 6 Apartment buildings that could possibly include a swimming pool, court, and club house. Discussion concerning the R-1 rezone prior had a 6 lot plan for houses that was never recorded nor brought forward. David Thomas made a motion to forward the rezone to the County Commissioners with an Unfavorable recommendation. Seconded by John Kerr.

MOTION CARRIED

- *Request by Lewis Beasley for the rezoning of 60.66 acres on Dalton Hollow RD, (Map 14 Parcel 24.00) from A-1 to R-1 for matching adjoining parcels in the 7th Civil District*

Lewis Beasley requested the rezoning of parcel on Dalton Hollow Rd which would allow the parcel to have the same zoning as the rest of the adjoining parcels. Both Sam Edwards and GNRC staff Kealan Milles-Lucke both gave a favorable recommendation. David Thomas made a motion for Favorable Recommendation. Seconded by Mark Swaffer.

MOTION CARRIED

- *Request Lewis Beasley for the rezoning of 85 acres on 2265 Hwy 141 N (Map 14 Parcel 2.00) from A-1/R-1 to R-1 for correction of parcel zoning in the 7th Civil District*

Lewis Beasley requested the rezoning of parcel on 2265 Hwy 141 N which would allow the parcel to have the same zoning as the rest of the parcel. GNRC staff Kealan Milles-Lucke didn't see an issue with the Rezoning and recommended approval. Rhonda Keisling made a motion for Favorable Recommendation. Seconded by David Thomas.

MOTION CARRIED

PRELIMINARY PLAT

- *Preliminary Plat by Fleming Homes LLC for Freedom Farms Subdivision of 16.21 acres on Temprow Rd and Bass Rd (Map 16 Parcel 24.05) for 6 lots in the 5th Civil District.*

Jordan Fleming presented the Preliminary Plat of Freedom Farms, a 6 lot subdivision between Temprow Rd and Bass Rd. GNRC staff asked that the property line between lots 5 & 6 include length and bearing and the dimensions of the easement on lot 5 for the benefit of lot 4 also include a note explaining the easement. Discussion concerning the water lines and fire protection resulted in a motion that stated if feasible a fire hydrant would be installed on a 6 inch water line and the Plat issues mentioned by GNRC staff be corrected. Motion was made by David Thomas. Seconded by Mark Swaffer.

MOTION CARRIED

SITE PLAN

- *Site Plan Approval for Oldham Enterprises, LLC for Cedarbrook Townhomes of 7.15 acres (Map 19-M Parcel A-1.00) for addition of 4 buildings totaling 12 units in the 7th Civil District.*

Jim Carman presented the Site Plan for Oldham Enterprises. GNRC Staff requested that there be a Buffer Barrier between the project parcel and the surrounding properties including the adjoining parcel that has the initial Cedarbrook Townhome development. Jim Carman asked for a variance to not have the Buffer Barrier be required between the two Townhome developments and along the back of the parcel where the flood zone is located. Sam Edwards requested to be given authority to monitor the vegetation along the Buffer Strip during the Site prep stage. Motion was made by David Thomas to grant a variance to allow Sam Edwards to evaluate the vegetation for the Buffer Strip and the length of the fence between lots 4 & 6 and for a variance of the Buffer Strip between lots 4 and 3. Seconded by Mark Swaffer. Discussion was held concerning going against Staff recommendation concerning the required Buffer Strip between lots 4 and 3.

MOTION CARRIED

- *Final Plat approval for Thoroughbred Estates Of 103,692.4 sq. ft. (Map 19 Parcel 16.19) for lots 46-48 in the 7th Civil District.*

Jim Carman spoke to the agenda item that these lots were made from a parcel of land that was rezoned to R-1 a few months ago. GNRTC Staff Kealan Milles-Lucke commented that the lots do have a portion in the flood zone. Mr. Carman indicated that the plat has addressed this in the assignment of the Building envelope and that no construction would take place in the Flood zone. Based on the correction of the plat issues GNRC Staff recommends approval. Motion by Dave Thomas to approve the Final Plat. Seconded by Carol Pruitt.

MOTION CARRIED

Discussion Topics

Discussion was held concerning the Building Codes for future projects being held to a certain standard. Safety concerns were brought up that the Planning Commission should keep in mind. Long Range Plans were mentioned as being needed. GNRC Staff Kealan Milles-Lucke mentioned that Design Requirements would be a separate document that would need to be submitted along with plans. Our Subdivision Regulations and Zoning Regulations do not have anything pertaining to design requirements. Surrounding larger counties do have a Design Guideline Standard that are given to prospective developments. Sam Edwards said that he would work with Kealan Milles-Lucke of GNRC to draft some basic guidelines for discussion then submit to the County Commission to review. Question was raised about including the Historic Building Downtown. The Downtown Historic Committee was found to not have a Historic Overlay District or any Design Standards for our Downtown. The focus is on the need for a plan for Long Range Plan and future Growth.

Closing Remarks from the Chair and Commission

N/A

Adjourn

David Nollner motioned to adjourn.

MOTION CARRIED