

Hartsville/Trousdale Planning Commission Regular Meeting

Meeting Minutes

October 11, 2022 - 7:00 P.M. – Trousdale County Community Center

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

Absent: Vacancy (Sarah Murray)

Others Present: Kealan Millies-Lucke (GNRC), Jack McCall, Rosalie Myhan, Chris Gregory, Heather Bay, Jim Carman, and Jordan Fleming.

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 September 12, 2022 meeting. David Nollner made a motion to approve the minutes, Seconded by Mark Swaffer.

MOTION CARRIED

Changes to the Agenda

N/A

Public Hearing

N/A

Old Business

N/A

New Business

- *Request by Royce Golden from A-1 to R-1 on Bass Rd (Map 17 Parcel 19.00) of 47 acres for residential development.*

Jordan Fleming speaking for the property owner advised that he would like to rezone the property to divide into 13 lots to build homes on. He noted that soil testing had already been completed and were good. Kealan went over Planning Issues and Zoning District Standards for A-1 and R-1 and the proposed area to be rezoned was 47 acres. Sam Edwards advised that other surrounding properties are zoned R-1 and to verify the size of the water line. David Thomas made a motion to send the rezoning request forward to the County Commission with a favorable recommendation. Seconded by Mary Ann Baker.

MOTION CARRIED

- *Final Plat approval for Zach Taylor Subdivision of 8.74 acres on Templow Road (Map 16 Parcel 18.00) for 6 lots in the 5th Civil District.*

Jim Carman presented members with a plat and advised that lots 5 and 6 would be combined due to soil results therefor only 5 lots. Kealan went over Planning Issues, Zoning Issues and identified the following plat issues to be corrected. Include a distance and bearing to link a point on the boundary of the subdivision to a monument in the right of way of the nearest prominent public way. Include existing width of pavement and right of way along Templow Road. Correctly zoning district to R-1, Residential. Include distance to nearest fire hydrant and include the Title of the Certificate of Approval Private Subsurface Sewage Disposal and recommended conditional approval. Sam Edwards had no other issues. David Thomas made a motion to approve the plat with the issues listed corrected. Seconded by Mark Swaffer.

MOTION CARRIED

- *Final Subdivision Plat approval for the Darrell Carman estate on Hwy 141 N of 22.31 acres (Map 7 Parcel 5.00; Map 88 Parcel 2.00) for 16 lots in the 4^h Civil District.*

Jim Carman presented members with a plat and advised that 10 and 11 would be removed due to soils and the plat would only be a 9-lot subdivision. Kealan went over planning issues, zoning issues and the following plat issues. Include regulatory flood elevation and regulatory flood protection elevation. Include the Title of the Certificate of Approval Private Subsurface Sewage Disposal. All septic sewage systems located within the AE flood zone are required to comply with the following provisions. (New and replacement sanitary sewage

systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.); (On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.). Sam Edwards had no other comments. David Thomas made a motion to approve with the listed issues corrected. Seconded by Rhonda Keisling.

MOTION CARRIED

- *Land Use definition table for Hartsville and Trousdale County Zoning Regulations.*

Kealan and Sam Edwards had been working on something that would help clarify uses when not listed specifically in rezoning request. Members were given the proposed land use tables to review with Kealan noting that if a specific use was not listed on the table the BZA would have the authority to decide. David Thomas asked if the recent mining and quarrying was included the table and was advised not yet because the signed ordinance had not been completed at the time the table was completed. However, he would be glad to add it. Rhonda Keisling made a motion to add mining and quarrying to the table and send forward to the County Commission with a favorable recommendation. Seconded by Carol Pruitt.

MOTION CARRIED

- *Signage for Rezone and Fees*

Chairman Kerr then asked members to review materials regarding signage for rezoning and fees. He added that Although signs were not required by law, he felt they would help with transparency to the citizens. Members discussed types and costs of signs, Property owner would be responsible for posting and maintaining sign throughout the process, vandalism to the signs and a deposit of \$100.00 that could be returned when sign is returned. Also, if property owner did not post sign their request would not be heard. Members also discussed implementing a new fee schedule to help defer costs for advertising and signs. Members asked for a draft of the proposed changes be brought forward next month.

- *Subdivision language update.*

Kealan advised members that the state had passed new regulations regarding Right-of-Ways and presented members with a draft for review. Upon reviewing the drafty members asked her to bring back an ordinance for next month.

Discussion Items

- *Commercial Building Appearances*

Members had been emailed standards that neighboring counties used and asked to review for further discussion at next month's meeting.

Closing Remarks from the Chair and Building Inspector

N/A

Adjourn

David Nollner made a motion to adjourn, Seconded by Mary Ann Baker.

MOTION CARRIED