

STAFF COMMENTS
HARTSVILLE TROUSDALE PLANNING COMMISSION

September 14, 2020

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Rezoning Request- Ayoub Ziyad, Highway 25 West

1. The applicant requests rezoning from C-2, Highway Commercial to A-1, Agricultural District for the property identified as Tax Map 18 Parcel 20.02, consisting of approximately 5.15 acres. The property is located south of Highway 25 West in Hartsville. The property is not in a Special Flood Area and has no identified steep slopes (greater than 15% or 20%).

Planning Issues

The property is in the Hartsville urban services district, located west of the downtown area on the south side of Highway 25 West. The surrounding properties in this area are zoned C-2, Highway Commercial along Highway 25 West and A-1, Agricultural-Forestry outside of the urban services district.

The 2000 Trousdale County Growth Plan identifies the subject property as within the Hartsville Urban Services District and a planned growth area.

There is a 6-inch water line and existing sewer along Highway 25 West. Highway 25 West is called out as an arterial in the Major Thoroughfare plan.

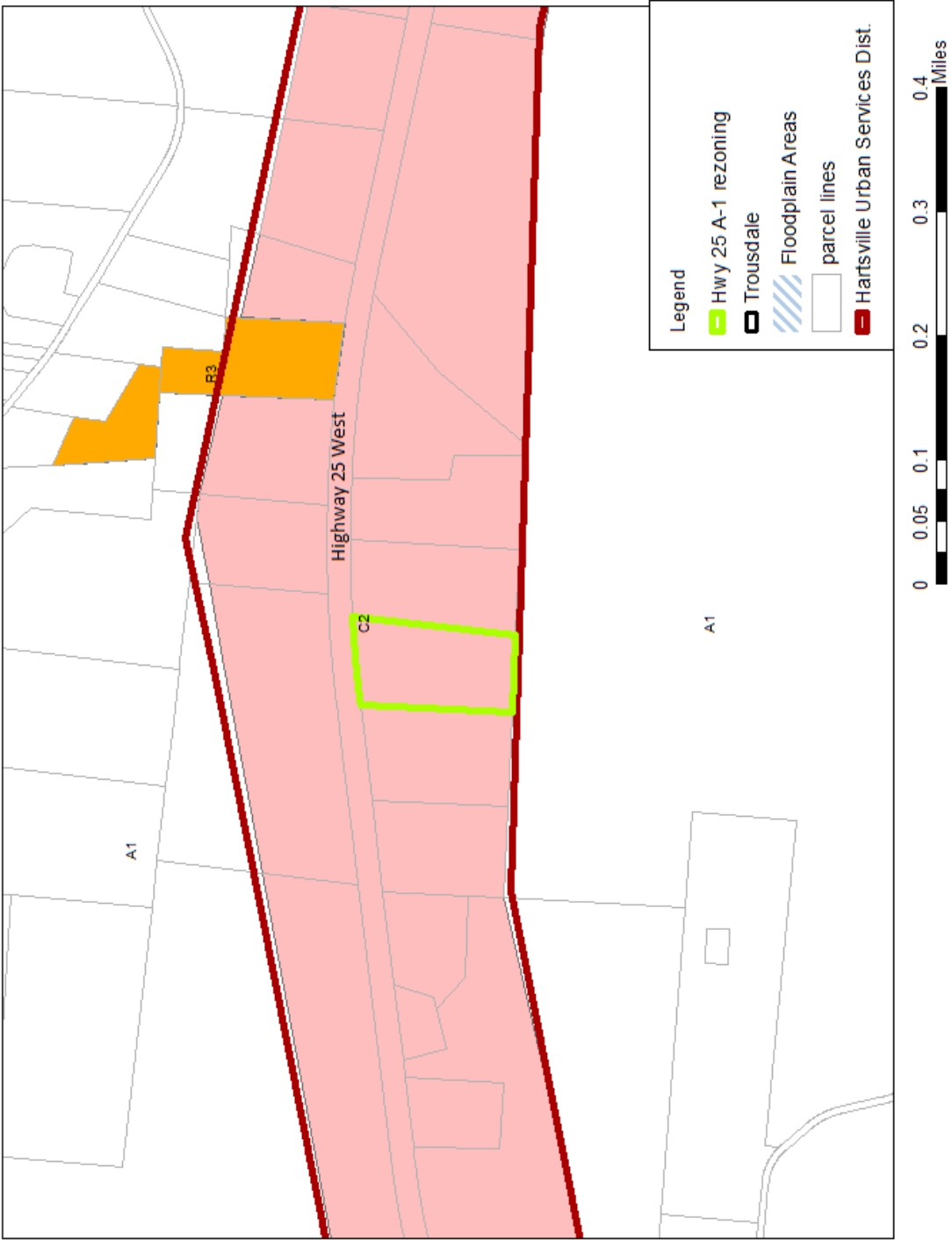
Zoning Issues

- a. Article V, Section 5.052 of the Hartsville Zoning Ordinance provides the standards for the C-2 zoning district. This district is established to provide areas in which the principal uses of land are devoted to general and highway commercial activities along the principal thoroughfares in Hartsville. Regulations are designed to preserve the traffic carrying capacity of the streets and roads in Hartsville, and to provide for necessary off-street parking and loading. All lots shall be considered fronting on either arterial or collector roads as indicated on the latest official major thoroughfare plan.
- b. Article V, Section 5.071 of the Hartsville Zoning Ordinance provides the standards for the A-1 zoning district. This district is intended to preserve space for agricultural uses, which together comprise an important segment of the economy of the Town of Hartsville. The primary intent of the A-1 district is to minimize conflicts between agricultural and various nonfarm activities; to permit lands best suited for intense agricultural uses to be reserves for these suited purposes; and to prevent lands unsuitable for development of an urban or nonrural nature, due to topographic problems, location, and/or the inability to provide necessary urban services. Areas assigned to the A-1 district are primarily areas where growth of an urban or nonrural nature is deemed undesirable for one or more of the reasons outlined above.
- c. Section 5.071 B listed the uses permitted in the A-1 zoning district. The uses permitted in the A-1 zoning district include agricultural services, crop and animal raising, forestry

activities and related services including nurseries, detached dwellings including single family and duplex dwellings, essential services, and fisheries and related services.

d. Section 5.071 F provides the bulk standards for the A-1 zoning district.

In Staff's rendering of the applicant's request, C-2 zoning is suited to principal thoroughfares within Hartsville and is consistent with surrounding properties within the Urban Services District. The properties behind the subject property, outside of the Urban Services District, are zoned A-1, Agriculture- Forestry. If the Commission determined that the property is unsuitable for development of an urban or nonrural nature due to topographic problems, location, and/or the inability to provide necessary urban services, then A-1 zoning may be appropriate. The property does not, however, have identified significant slopes (greater than 15 or 20%), floodplain, or other limiting environmental factors and there appears to be water and sewer in the area.



Rezoning Request- Daniel Berg, 485 Herod Lane

2. The applicant requests rezoning from M-1, General Industrial District to R-1, Residential District, for the property identified as Tax Map 27 Parcel 13.08, consisting of approximately 1.01 acres. The property is located east of Herod Lane in Trousdale outside of the urban services district. The property is not located in a Special Flood Area and has no identified steep slopes (greater than 15% or 20%).

Planning Issues

The property is outside of the Hartsville urban services district, located east of Herod Lane and south of Hartsville. The surrounding properties in this area are zoned M-1, General Industrial District. The large property to the east behind this parceled was rezoned to A-1, Agriculture-Forestry last year.

Herod Lane is not identified as an arterial or collector in the Major Thoroughfare plan.

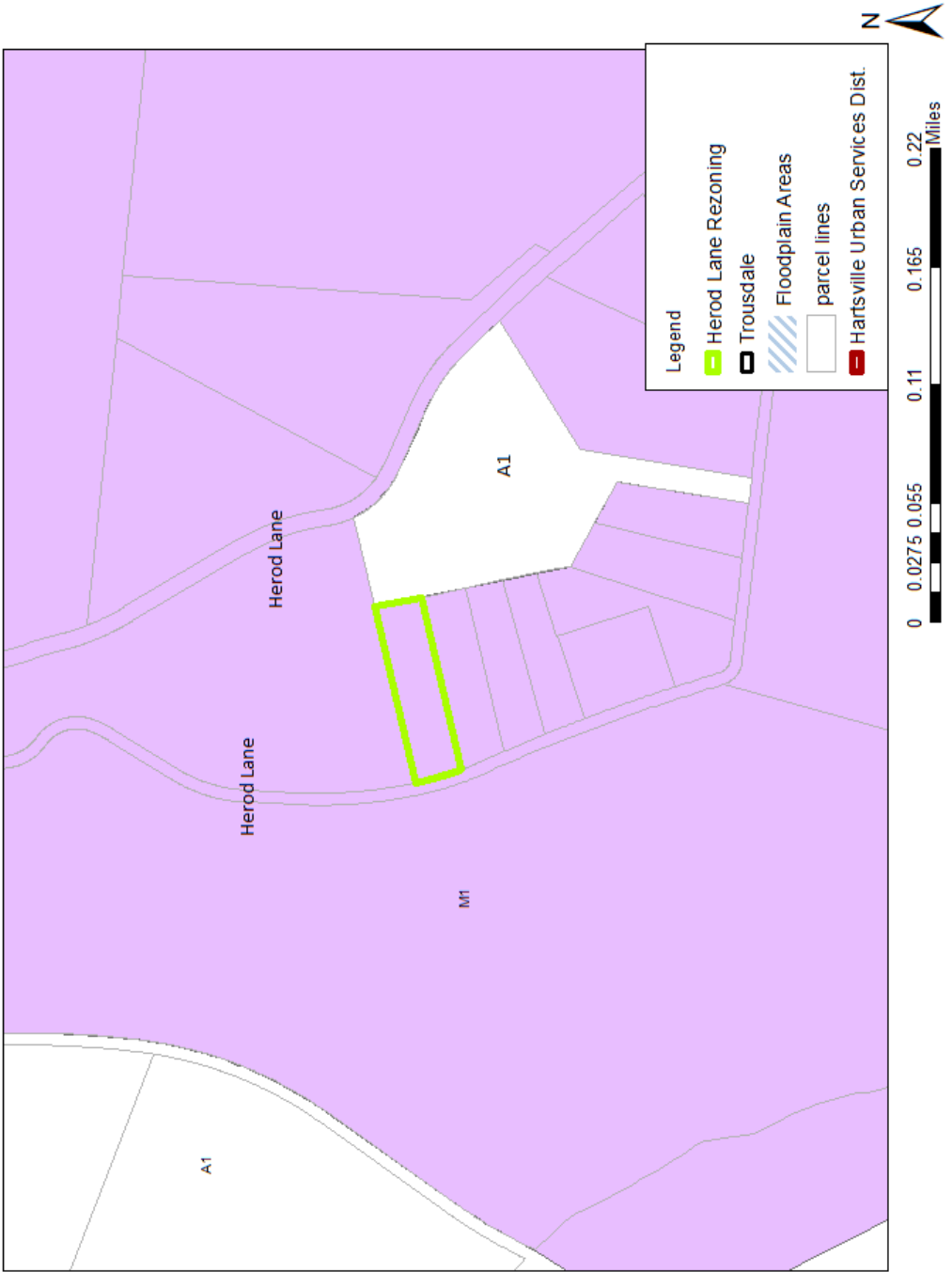
Per the Growth plan, this property is outside the Hartsville urban services district Urban Growth Boundary and is indicated as a Rural Area. The plan states that "Rural Areas," are not prevented from being used as commercial, residential, or industrial development, however, any such use should be less dense and should retain the character of the area. Low to moderate density will be allowed in these areas.

Zoning Issues

- e. Article V, Section 5.045 of the Trousdale Zoning Resolution provides the standards for the M-1 zoning district. The M-1, General Industrial District, is intended to provide areas in which the principal use of land is for manufacturing, processing, assembling, fabrication of materials, and warehousing or storage. These land uses generally do not depend primarily on frequent personal visits by clients or customers, but generally require accessibility to major rail, water, or highway transportation routes.
- f. Article V, Section 5.042 of the Trousdale Zoning Resolution provides the standards for the R-1 zoning district. These districts are intended to be utilized in areas, where due to remoteness, the absence of necessary urban services, or the continuation of farming or agricultural activities, development of a suburban density is undesirable or unfeasible. These districts are, therefore, designed to provide suitable areas for low density residential development characterized by an open appearance. Most generally, the residential development will consist of single-family detached dwellings and accessory structures, but the districts may also include community facilities, public utilities and open uses which serve specifically the residents of those districts or which are benefited by an open residential environment without creating objectionable or undesirable influences upon such development. The district excludes commercial uses.
- g. Section 5.042 B listed the uses permitted in the R-1 zoning district. The uses permitted in the R-1 zoning district are detached single-family dwellings and duplexes and essential services.
- h. Section 5.042 F provides the bulk standards for the R-1 zoning district.

In Staff's rendering of the applicant's request the property is suited to the R-1, Residential zoning description and R-1, Residential zoning is consistent with the growth plan designation of rural areas. R-1, Residential zoning is not consistent with other zoning in the area. The property

is surrounded by properties that are zoned M-1, General Industrial and A-1, Agriculture-Forestry. It does appear, however, that adjacent parcels also have existing residential uses. If the Commission is concerned that R-1, Residential zoning would be inconsistent with the zoning in the surrounding area, it could be suggested to the property owner to encourage additional residential properties in the area to join the request to rezone to R-1, Residential, as well.



Site Plan Review- Hartsville Cabinet and Millworks, Group Housing, Hwy 25

3. The applicant requests site plan approval for a group housing development on Highway 25. The property is identified as Trousdale County Tax Map 19M Group C Parcel 17.01 and consists of approximately 6.90 acres. The property is zoned R-3, High Density Residential district. The proposed development includes 13 buildings with 4 apartment units each, 56 apartment units total.

Planning Issues

The property is in the Hartsville urban services district, on the north side of Highway 25. The adjacent properties are zoned for commercial and residential uses.

Zoning Issues

- a. Article V, Section 5.043 B. of the Hartsville Zoning Ordinance provides lists uses permitted in the R-3 zoning district. Multi-family dwellings are permitted by right.
- b. Article V, Section 5.043 F. provides the dimensions requirements for multi-family developments in the R-3 zoning district.
 - a. The minimum lot area requirement for a multi-family dwelling development is 10,800 SF. This property is approximately 300,528 SF and meets this requirement.
 - b. The minimum lot area per dwelling unit for a multi-family development is 3,600 SF and the maximum overall density per acre is 12 units. The project proposes 56 units total on about 6.9 acres for an overall density of about 8.1 units per acre, meeting the overall density requirement. There is over 5,000 SF per dwelling unit, meeting the minimum lot area per dwelling unit requirement.

Site Plan Issues

- a. Hartsville's Zoning Ordinance Section 7.030 (C) provides requirements for site plans to be reviewed by the Planning Commission. The proposed site plan meets all site plan requirements.
- b. Hartsville's Zoning Ordinance Section 4.070 provides standards Group Housing developments. The requirements for group housing developments are outlined below for reference. In summary, the standards for Group Housing developments are met, however, the site plan does not provide screening detail for the shared dumpsters.
 - a. Location
 - i. The site is a single parcel
 - ii. The site abuts Hwy 25
 - b. Density and Dimension
 - i. The proposed number of dwelling units meets the R-3 zoning district density requirements
 - ii. The minimum yard requirements for the R-3 zoning district are met for the site
 - c. Design
 - i. The site plan indicates the maximum grade on the internal drive will not exceed 7%
 - ii. Drive intersections occur at right angles
 - iii. The site plan indicates the minimum distance between buildings will exceed 30'
 - d. Public Street Access

- i. The proposed development includes only one access point and the next access point along Hwy 25 will be over 200' away
 - ii. The access point is at least 100' from any public street intersection
- e. Required Improvements
 - i. The site plan indicates the proposed driveway will comply with the specifications in the Hartsville Trousdale Subdivision Regulations
 - ii. There is an existing 8" sewer line along Hwy 25 and an existing 6" water line. Two fire hydrants are proposed on the internal drive.
 - iii. Code requires that any central refuse area be screened from view. The proposed site plan indicates that dumpsters will be screened from view, but screening detail is not shown.
 - iv. No service buildings are proposed for the development.
- c. Hartsville's Zoning Ordinance Section 4.010 provides Parking and Loading requirements. The Parking and Loading requirements are met. The requirements are outlined below for reference.
 - a. The Ordinance requires 2 spaces per dwelling unit for Apartment, Townhouse or Condominium developments. Spaces are required to be 9' x 18'. The proposed site plan indicates each building will have 8 spaces, or 2 per unit. The proposed spaces will be 9' x 19'.
- d. Hartsville's Zoning Ordinance Section 3.110 provides requirements for buffers between uses. The site plan does not meet the buffer requirements.
 - a. When a use requiring a site plan abuts a residential or agriculturally zoned property, a landscape buffer strip is required. The properties that border this site to the east and the north are zoned residential. The buffer is required on the east and north sides of the property.
 - b. The required buffer shall consist of a solid fence no less than seven (7) feet tall and landscaping, including trees, the intent of which is to create an opaque screen between the new development and existing development(s). The buffer strip shall be no less than ten (10) feet in width.

Staff recommends approval with the conditions that the dumpster enclosures be screened satisfactorily from view and the buffer strip requirements are met for the east and northern boundaries of the property.

