

**STAFF COMMENTS**

**HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION**

**SPECIAL CALLED MEETING**

**MARCH 7, 2022**

**MARY TURNER, GNRC**

**CALL TO ORDER**

**ROLL CALL**

**CHANGES TO THE AGENDA**

**NEW BUSINESS**

**1) Preliminary Subdivision Plat approval for The Towns at Melrose, a 1-lot Townhome Subdivision, on 11.15 acres (Map 26A Group A Parcel 5.00) in the 4th Civil District.**

The applicant requests preliminary plat approval for a 1-lot subdivision, the Towns at Melrose, a 118-unit townhouse development at an unaddressed property on Melrose Drive. The property is identified as Tax Map 26A Group A Parcel 5 and consists of approximately 11.15 acres. The property is zoned R-3, High Density Residential.

Planning Issues

The surrounding properties are zoned for residential and commercial uses.

Zoning Issues

**a) R-3, High Density Residential, Zoning District Standards (Hartsville Zoning Ordinance, Section 5.043)**

**i) Permitted Uses (5.043 B)**

**(1)** Multi-family dwellings are permitted by right in the R-3 zoning district.

**ii) Bulk Standards (5.043 F)**

**(1)** The min. lot area for multi-family development is 10,800 SF; this site is 479,160 SF.

**(2)** 3,800 SF are required per dwelling unit, not to exceed 12 gross units per acre. The site could be developed with 133 units maximum. The site plan proposes 118 units.

Subdivision Regulations Issues

Staff identifies the following items to be reviewed or considered for a variance from the Subdivision Regulations:

**a) General Procedure (2-101)**

**a. Special Provisions Governing Unit Ownership (Condominium) Subdivisions (2-101.5)**

**i. Determination of Subdivision Type (2-101.503)- Condominium subdivisions shall be classified by the planning commission during the plat**

review process as either horizontal condominiums or vertical condominiums as defined in Article VI, of these regulations.

- ii. The intent seems to be to create a horizontal property regime. The Planning Commission should classify this during this plat review.

**b) Pedestrian Ways (4-108)**

- a. **Sidewalks along Existing Streets (4-108.2)**- Sidewalks shall be required along an existing public street when sidewalks presently exist upon property that directly adjoins the proposed subdivision or are included within a plan for pedestrian ways.
  - i. The preliminary plat shows proposes sidewalks along both sides of the private streets throughout the development. The sidewalks end at the end of the access to Melrose Drive.
  - ii. Staff would ask that the applicant stub the sidewalks to the north and south property lines on either side of this access point, so the sidewalk network could be easily connected if sidewalks were ever constructed on Melrose.

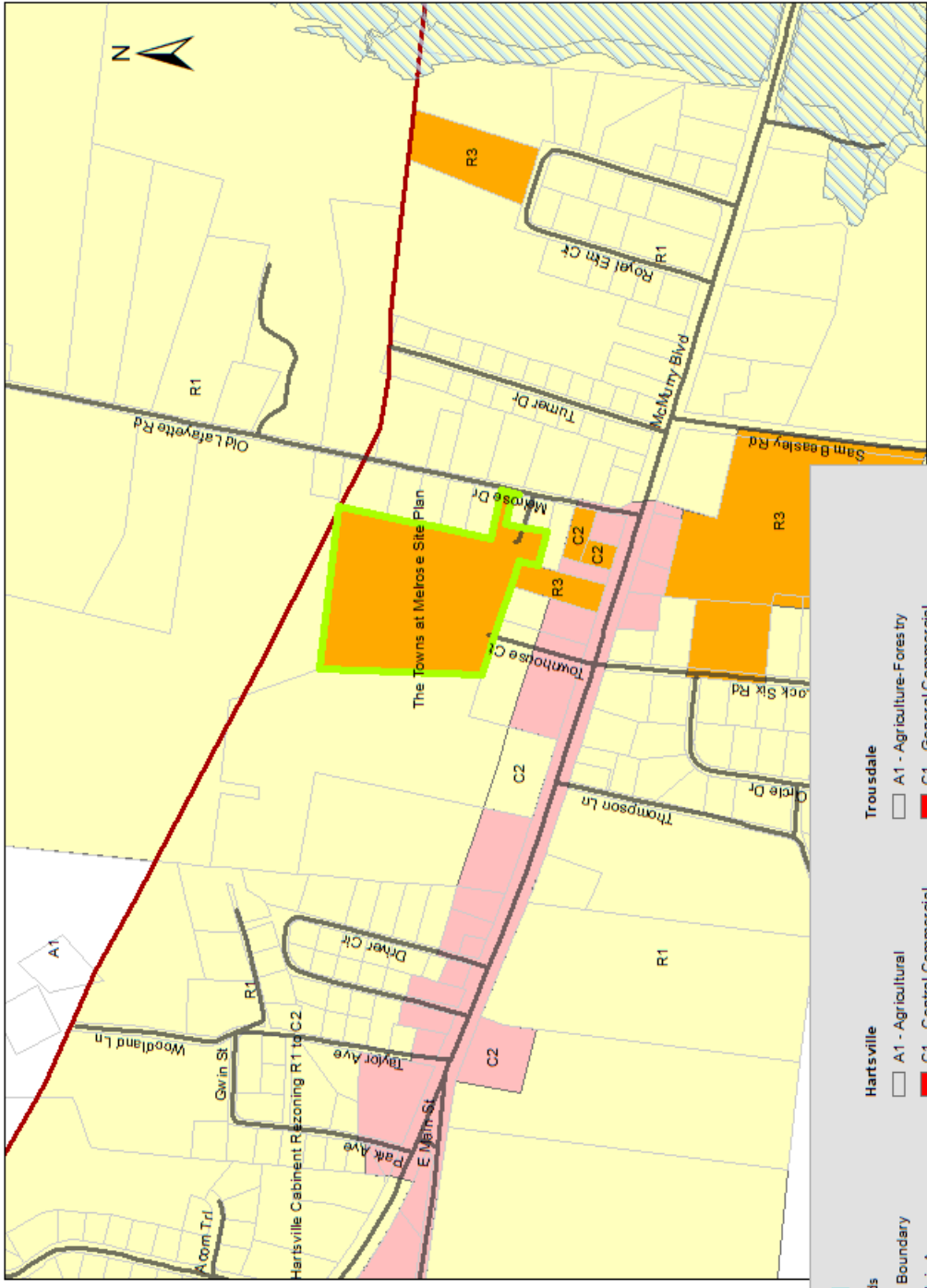
Plat Issues

Staff identifies the following items to be added or corrected:

- a) Please provide contour lines in accordance with Subdivision Regulations, 5-102.2, 19.
- b) Submittal and approval of construction plans, in compliance with 5-103 of the Subdivision Regulations, must be completed prior to review and consideration of the final plat.
  - a. For condominium subdivisions, shall contain "as built" drawings of all underground utilities, regardless of proposed ownership, and the construction design of all public facilities which are proposed for dedication to the governing body.

Staff recommends approval of the preliminary plat with the conditions that the sidewalk be extended to the north and south property lines at the point where it accesses Melrose Drive and contour lines are added in accordance with the subdivision regulations, and the planning commission classifies the subdivision as a horizontal property regime per the subdivision regulations.

# Hartsville/Trousdale Zoning



**Legend**

- Roads
- County Boundary
- Floodplain Areas
- Hartsville Urban Services Dist.
- Trousdale County Parcels

Hartsville	Trousdale
A1 - Agricultural	A1 - Agriculture-Forestry
C1 - Central Commercial	C1 - General Commercial
C2 - Highway Commercial	C2 - Highway Commercial
I1 - General Industrial	M1 - General Industrial District
R1 - Low Density Residential	M2 - Intermediate Impact Industrial District
R2 - Medium Density Residential	R1 - Residential
R3 - High Density Residential	R2 - Residential

**ZONING**

The Towns at Melrose Site Plan

Unaddressed Melrose Drive

**REPORT FROM CHAIRMAN**

**REPORT FROM BUILDING INSPECTOR**

**CLOSING REMARKS FROM THE CHAIR AND COMMISSION**

**ADJOURN**