

Hartsville/Trousdale Planning Commission Special Called Meeting

Meeting Minutes

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

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

Others Present: Mary Turner (GNRC), Jim Carman

Roll Call

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

New Business

Preliminary Subdivision Plat approval for The Towns at Melrose, a 1-lot Townhome Subdivision, on 11.5 acre (Map 26A Parcel 5.00) in the 4th Civil District. Planning members were presented with a Location Sketch for review. Jim Carman advised that the project would consist of 113 units which was 5 less than originally proposed.

Thomas Harper asked if the buffer between this project and the other properties had been handled and was advised that in the February 14th meeting the site plan was approved with the fence and trees and that Building Inspector Sam Edwards would work with the developer on them as well.

Mark Swaffer asked if traffic flow on Melrose had been discussed with such a large number of units having only one access? Sam Edwards advised it had not been discussed in the previous meeting only the access for the public works which was resolved by receiving an easement. Chairman Kerr stated that the access presented met the current requirements.

David Thomas also expressed concern with the amount of traffic that would be created by a development this large and asked if there was a plan in the future to deal with the traffic such as a turning lane. Chairman Kerr advised that he wasn't aware of any and that would be a Highway Department question due to Melrose not being a TDOT Hwy. Although this property had been approved for 32 homes several years ago and they never developed. Chairman Kerr and Building Inspector Edwards advised that typically the growth had to occur first before TDOT would look at expanding a road. Mary Turner also noted that she was not aware of any regulations that required a traffic stud but would confirm that.

David Thomas also asked how trash pickup would be handled at the development as it was noted on the drawing. He was advised that it would be addressed before the next meeting and this was the preliminary and would be able to address it at the next regular meeting.

Mary Turner noted that the issues she had were the clarification of horizontal condominiums were to be built and the sidewalks would go out to Melrose if sidewalks were added to Melrose in the future which had been corrected. However, the as built drawing of underground utilities required. The applicant has advised that would be difficult to do before the final plat phase and recommended approval of the plat.

Sarah Murray made a motion to approve the preliminary plat approval for The Towns at Melrose. Seconded by Carol Pruitt.

MOTION CARRIED (6 Yes / 3 No)

Adjourn

Carol Pruitt made a motion to adjourn, Seconded by David Thomas.

MOTION CARRIED