

STAFF COMMENTS

HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION

April 11, 2022

MARY TURNER, GNRC

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

Regular Mar 14, 2022, Planning Commission Meeting

CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

- **Request by staff to amend the Trousdale County Zoning Resolution, section 5.041 D to add Mining Activities and Related Services as a special exception.**

Staff spoke with Davidson County for a case study based on their relatively recent experience related to a rock quarry. An update will be provided at the meeting.

Staff is working on drafted an updated resolution following conversations with peer organizations and other GNRC staff and will provide this to the Commission when it is available.

- **Preliminary Plat approval for a 6-lot subdivision on 5.36 acres by Lewis Cass Beasley III on Hwy 10 (Map 12 Parcel 15.01) in the 3rd Civil District.**

The applicant requests preliminary plat approval for a six-lot subdivision, Lewis Cass Beasley, III, at an undressed property on Highway 10. The property is identified as Tax Map 12 Parcel 15.01 and consists of approximately 5.36 acres total. The property is zoned R-1, Residential.

Planning Issues

The surrounding properties are zoned for residential and agricultural uses.

Zoning Issues

a) Zoning District Standards (Trousdale Zoning Resolution, Section 5.042)

i) Bulk Standards (5.042 F)

- (1) The minimum lot area per dwelling unit in the R-1 zoning district is 1-acre with public water and without public wastewater.
- (2) All proposed lots are over 1-acre.

Subdivision Regulations Issues

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

a) Lots Requirements (4-102)

- a. Lots Subject to Flood** (4-102.103)- Where a lot in any flood prone area must be improved to provide a building site free from flooding, such improvements shall be made outside the floodway by elevation or fill to at least the regulatory flood protection elevation (one hundred-year flood) for a distance extending at least twenty-five (25) feet beyond the limits of intended structures and, additionally, extending a sufficient distance to include areas for subsurface sewage disposal if the lot is not to be connected to a public sanitary sewer system. Any fill shall be protected against erosion by rip-rap, vegetative cover, or other methods deemed acceptable by the planning commission.
 - i. Lot 1 has been adjusted to reflect a building envelope outside of Flood Area A.
 - ii. Please label the MBSL at the edge of Flood Area A.
- b. Access from Arterial or Collector Public Ways** (4-102.402)- The planning commission may require that lots shall not derive access exclusively from arterial or collector public ways. Where driveway access from such public ways may be necessary for several adjoining lots, the planning commission may require that the lots be served by a combined access drive to limit possible traffic hazards. Driveways shall be designed and arranged to avoid requiring vehicles to back onto arterial or collector public ways.
 - i. This plat creates six lots deriving access from Highway 10, which is an arterial route.
 - ii. The Planning Commission should consider requiring a combined access drive for these lots to prevent the creation of a traffic hazards from six points of access to an arterial route in this area.

b) Public Ways (4-103)

- a. Blocks** (4-103.106 C)- Block lengths in residential areas shall not exceed sixteen hundred (1,600) feet nor be less than two hundred (200) feet, except as the planning commission deems necessary to secure efficient use of land or desired features of the

public way pattern. Wherever practicable, blocks along arterial or collector routes shall not be less than one thousand (1,000) feet in length.

- i. The block length in this area exceeds 1,600 feet, however, this may be preferred on an arterial route.
 - ii. Staff sees no indication in the Major Thoroughfare Plan of a needed connection in this area.
- b. **Access to Arterials and Collectors** (4-103.107)- Where a subdivision borders on or contains an existing or proposed arterial or collector route, the planning commission may require that access to such public way be limited by:
- i. the subdivision of lots so as to back on the arterial or collector route and front on a parallel minor route;
 - ii. a series of cul-de-sac, "U" shaped public ways, or short loops entered from and designed generally at right angles to such a parallel public way, with the rear lines of their terminal lots backing onto the arterial or collector route; or
 - iii. a marginal access or service public way, separated from the arterial or collector route by a planting or grass strip and having access thereto at suitable points.
- The number of residential or local public ways entering on arterial or collector routes shall be kept to a minimum.

1. The Planning Commission should consider one of the options above to limit the number of access points created on Highway 10.

c) **Water Facilities** (4-106)

- a. **Fire Hydrants** (4-106.2)- Fire hydrants shall be required in all subdivisions; they shall be located no more than one thousand (1,000) feet apart and be within five hundred (500) feet of any residential, commercial, or industrial lot.
 - i. The distance to the nearest hydrant in this area is just over a mile away.
 - ii. It appears that there is a 6" water line on Highway 10 in this area.
 - iii. The Commission should consider requiring a hydrant for fire protection for these proposed lots.

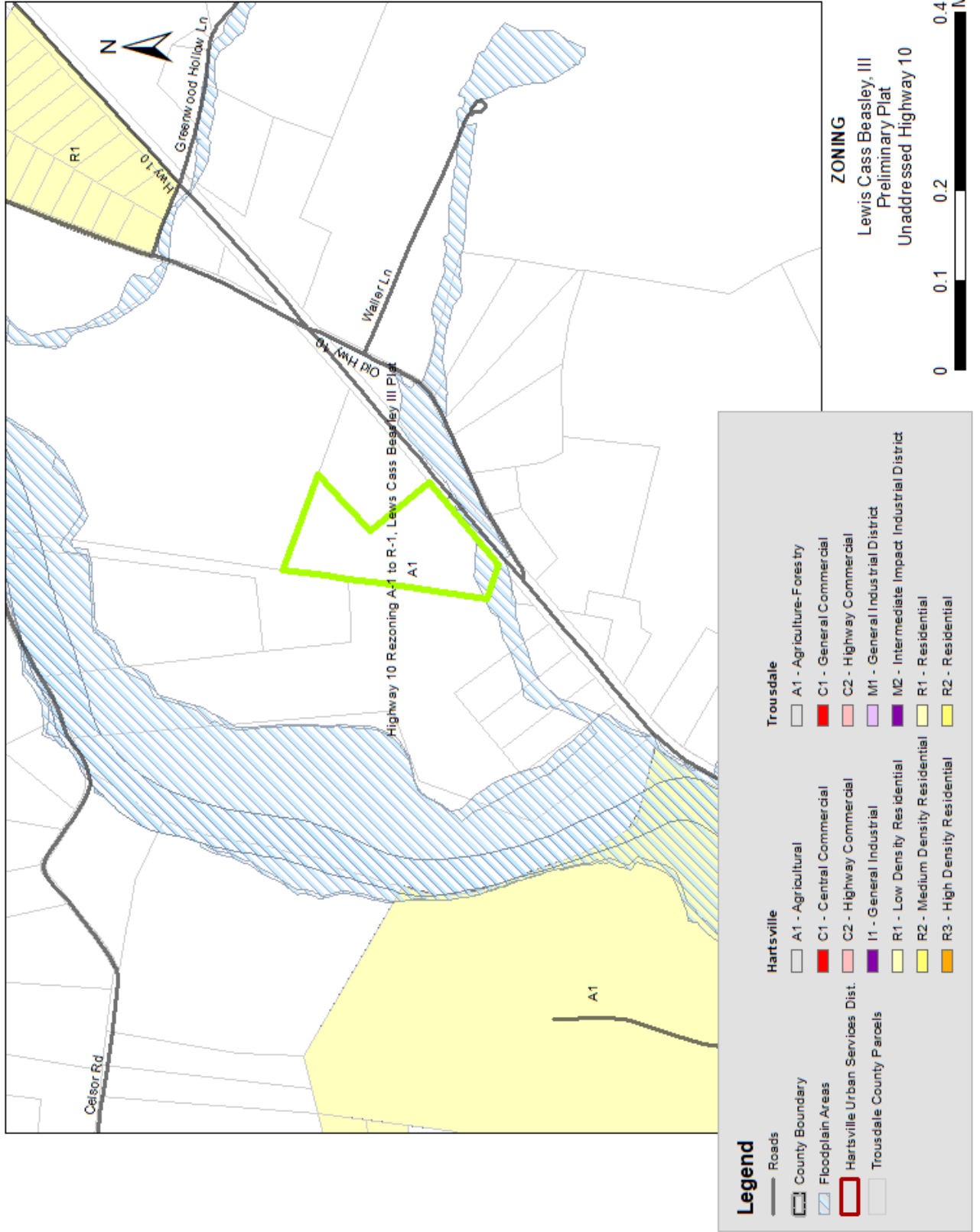
Plat Issues

Staff identifies the following items to be added or corrected:

- a) This list width and diameter of driveway culvert (5-102.2 #8)
- b) Show the location of any existing structures if structures are not being removed.
- c) Please show shading for soils areas (5-102.2 #21 and #24).

Staff will provide a recommendation at the meeting.

Hartsville/Trousdale Zoning



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

The applicant requests final 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:

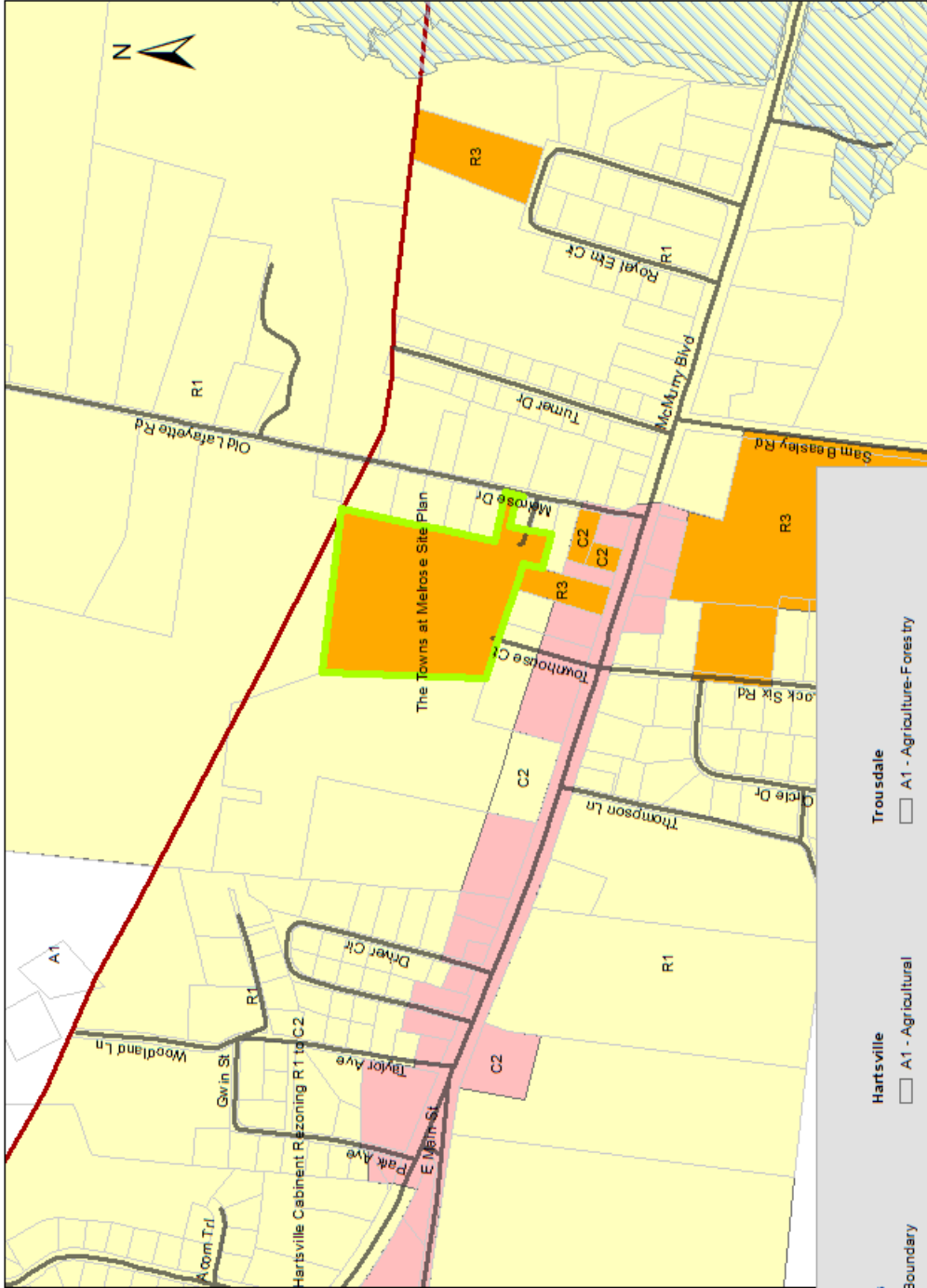
Plat Issues

Staff identifies the following items to be added or corrected:

- a) 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.
- b) There is concern about the added residential traffic on Melrose Drive from this project. Is there a possibility that the internal drive can be extended to the property line so if surrounding properties develop/redevelop, this property could have additional access to provide relief from the Melrose connection?
- c) Please provide articles of incorporation for HOA (2-104.1 8)
- d) Have performance bonds been submitted for public utilities? (2-104.1 6)

Staff will provide a recommendation at the meeting.

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
M1 - 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

- **Site Plan approval for Jesse Peters Front Street Apartments (Map 027B A Parcel 10.00) located in the 7th Civil District.**

The applicant requests site plan approval for Jesse Peters Front Street Apartments, an 8-unit apartment development at an unaddressed property on West Main Street. The property is identified as Tax Map 27B Group A Parcel 10 and consists of approximately 0.48 acres. The property is zoned C-1, Central Commercial.

This project was deferred at the February meeting to allow time for the request for a variance from the buffer requirements to be reviewed by the Board of Zoning Appeals. The request for a variance is on the Board of Zoning Appeals agenda for 6:00 PM on March 14, 2022.

Planning Issues

The surrounding properties are zoned for residential uses. This property is two parcels away from the area zoned for commercial uses in the traditional downtown area.

Zoning Issues

- b) C-1, Central Commercial Zoning District Standards (Hartsville Zoning Ordinance, Section 5.051)**
 - i) **Permitted Uses (5.051 B)**
 - (1) Any Residential use, except for mobile homes, is permitted by right in the C-1 zoning district
 - ii) **Bulk Standards (5.051 F)**
 - (1) There is no minimum lot size in the C-1 zoning district. The required setbacks and bulk standards can be referenced in section 5.051 F.
- c) Buffer Strips (3.110) -** Where a use requiring a site plan abuts at any point upon property zoned residential or agricultural, the developer of said use shall provide a landscaped buffer strip at the point of abutment which 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.
 - i) The site is surrounded by residential zoning on three sides (Parcel 9 to the west is zoned C-1, Ord. # 215-2021-06) and should provide the required buffering per the zoning ordinance.
- d) Development Standards for Group Housing Projects (4.070) –** the following section details the development standards for group housing projects pertaining to this site plan.
 - i) **Location-** Item has been reviewed and meets the requirements in the code.
 - ii) **Density-**
 - (1) The property to the west is zoned C-1. The side setback on this side can be adjusted to reflect this.
 - iii) **Design-** Item has been reviewed and meets the requirements in the code.
 - iv) **Public Street Access-** Item has been reviewed and meets the requirements in the code.
 - v) **Required Improvements-**
 - (1) **Internal Drives-** Item has been reviewed and meets the requirements in the code.
 - (2) **Utilities-** Item has been reviewed and meets the requirements in the code.
 - (3) **Solid Waste-** Item has been reviewed and meets the requirements in the code.

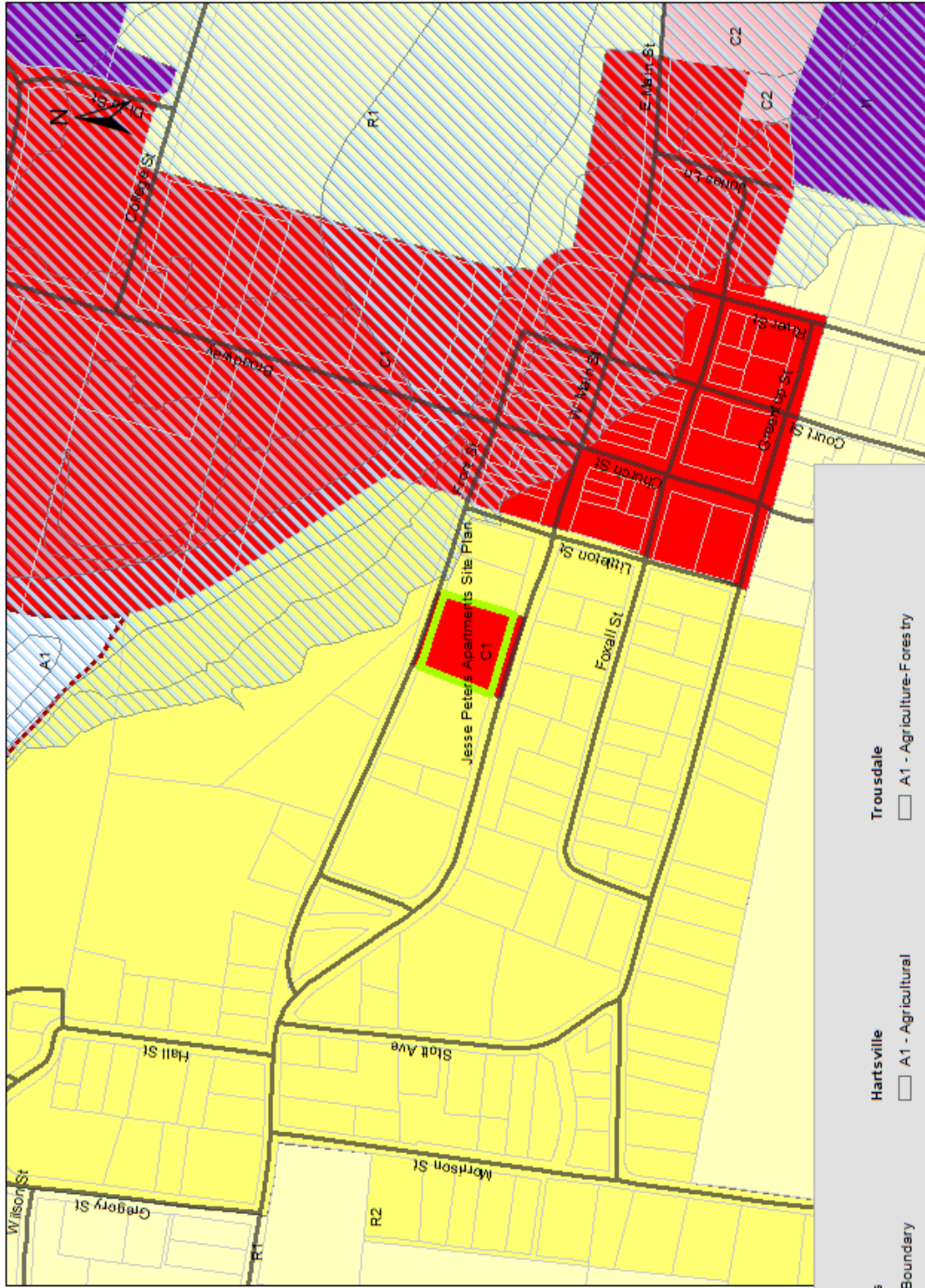
Site Plan Issues

Staff identifies the following additional items to be reviewed or considered-

- a) Proposed Site Lay-Out
 - a. Centralized Mailbox
 - i. The location of the centralized mailbox should be moved from the public right-of-way to inside the property lines.
 - b. Buffer Variance
 - i. If the buffer variance is granted by the Board of Zoning Appeals, a note should be added to the site plan reflecting a description of the variance granted and the variance approval date.
 - ii. If the variance is not granted, the landscaping buffer needs to be provided on the site plan meeting the requirements in Hartsville Zoning Code section 3.110.
 - c. Fire Hydrant
 - i. Please label the distance to the nearest fire hydrant.

Staff will provide a recommendation for this site plan at the meeting.

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
 Jesse Peters Front Street Apartments
 Site Plan
 unaddressed West Main Street

0 0.04 0.08 0.16 Miles

NEW BUSINESS

- **Request by Wayne Taylor for the Rezoning of Hwy 25, 4.54 acres, (Map 18 Parcel 034.07) from A-1 to R-1 to divide into 2 lots in the 7th Civil District.**

The applicant requests rezoning from A-1, Agriculture-Forestry to R-1, Residential for an unaddressed property on Highway 25, identified as Tax Map 18 Parcel 34.07. The property consists of about 4.54 acres.

Planning Issues

The property is on the south side of Highway 25, between Highway 25 and Old Highway 10. The surrounding properties are zoned A-1, Agriculture-Forestry and R-1, Residential along Badgett Lane to the south.

These properties are in the Hartsville/Trousdale Water and Sewer Utility District and it appears that there is a water line on Highway 25 in this area. The property is not in a Special Flood Hazard Area. There does not appear to be any significant steep slopes on the property (greater than 15-20%).

The 2000 Trousdale County Growth Plan identifies this area as a Rural area outside the Hartsville Urban Services District Urban Growth Boundary. 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.

Highway 25 is identified as a arterial and Old Highway 10 is identified as a collector in the Major Thoroughfare Plan.

Zoning Issues

a. **Zoning District Standards**

- a. (Trousdale Zoning Resolution, 5.041, **A-1, Agriculture-Forestry**)- This district is intended to preserve space for agricultural and forestry uses which together comprise an important segment of the economy of Trousdale County. The primary intent, of the A-1 District, is to minimize conflicts between agricultural and forestry activities 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 non-rural nature, due to topographic problems, location, or the inability to provide necessary urban services, or being encroached upon by these incompatible land uses.
- b. (5.042, **R-1, Residential**)- 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.
 - i) **Uses Permitted** (5.042 B)- Uses permitted by right in the R-1 zoning district include single family and duplex dwellings, essential services, and accessory uses and structures.
 - ii) **Uses Permitted through Special Exception** (5.042 D)- Uses allowed through special exception in the R-1 zoning district include administrative services, community

assembly, community education, cultural and recreation services, health care facilities, intermediate impact facilities, personal and group care facilities, and religious facilities.
 iii) **Bulk Standards (F)**- The minimum lot sizes in the R-1 zoning district are as follows-

On lots or parcels of land where one or two-family dwellings are constructed, the following area requirements shall apply.

<u>Number of Dwelling Units</u>	<u>With Public Water and Sanitary Sewers</u>	<u>With Public Water, but Without Public Wastewater*</u>
1	15,000 sq. ft.	1 acre
2	40,000 sq. ft.	17,000 sq. ft.

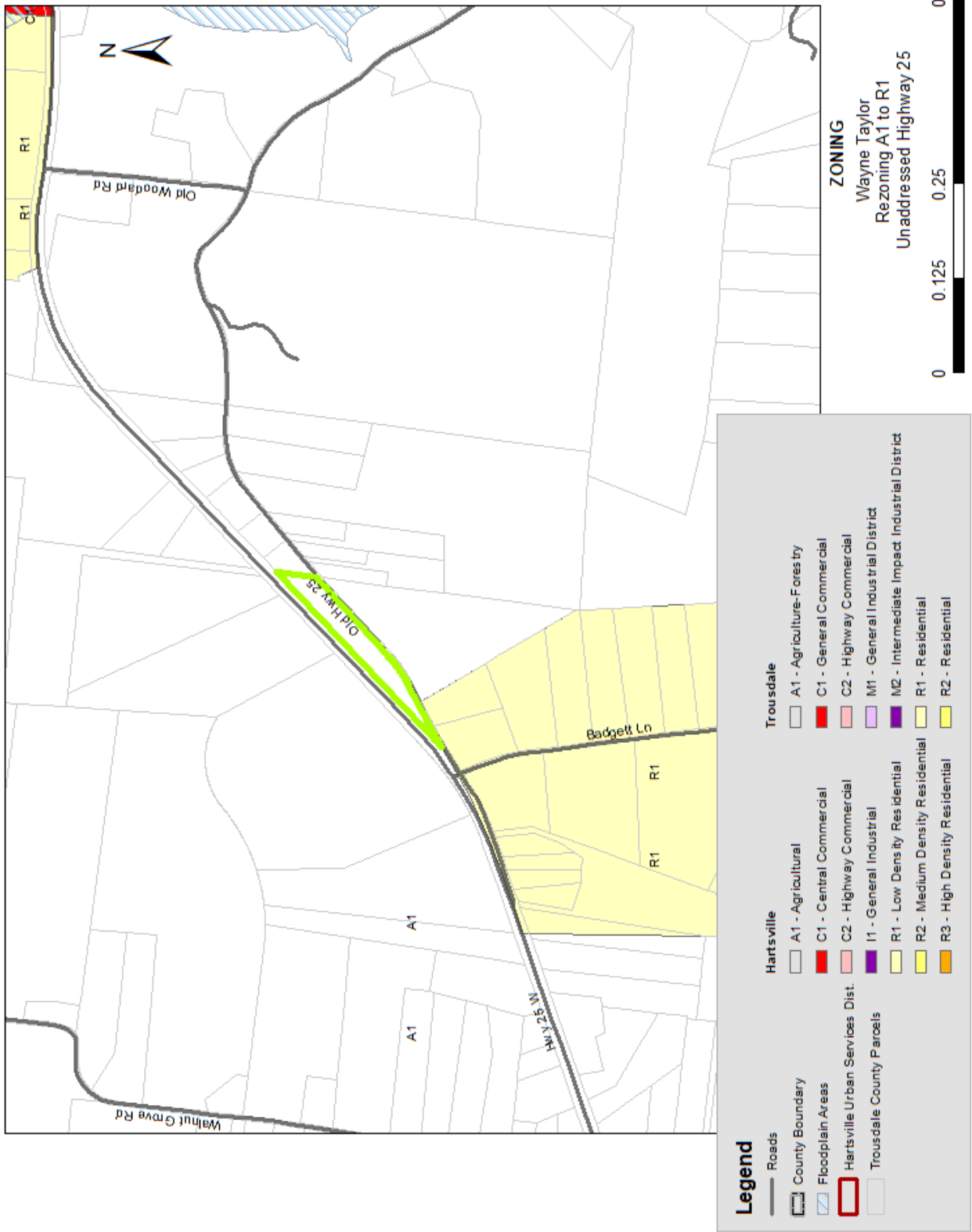
***The above lot size requirements shall be increased to accommodate the minimum lot size requirements mandated by the Trousdale County Environmentalist whenever local or state health department requirements as determined through the use of percolation tests, soil tests, etc., are shown to be more restrictive.**

- (1) The subject property is around 4.54 acres and appears to be served by public water but not wastewater. The permitted density for R-1 zoning would be around 4 1-dwelling lots.

In staff's rendering of this rezoning request, the property does not appear to be constrained by floodplain or steep slopes. Staff has some concerns about potential development creating additional connections on an arterial or collector route, but this could be reviewed at the platting or development phase of the property as well.

The property has access to water on Highway 25. There is an adjacent property zoned R-1 on Badgett Lane. The R-1, Residential zoning district is noted as being suitable for areas where development at a suburban density is not appropriate or feasible. Development in this zoning district is intended to be low density residential, characterized by an open appearance, which seems consistent with the character of the area. The R-1, Residential zoning district seems to be consistent with the Growth Plan designation of rural areas, which states that residential is appropriate at lower density, retaining the character of the area.

Hartsville/Trousdale Zoning



- **Site Plat approval for James Byrnes Mini Storage Units on New Halltown RD (Map 019M A Parcel 1.04) located in the 7th Civil District.**

The applicant requests site plan approval for James Byrnes Mini-storage, a development on about 2.52 acres on an unaddressed property on New Halltown Road, identified as Tax Map 19M Group A Parcel 1.04. The property is zoned C-2, Highway Commercial District.

Planning Issues

The surrounding properties are zoned for commercial uses to the east and west and the properties across Highway 25 are zoned for residential uses.

Zoning Issues

- a) **C-2, Highway Commercial Zoning District Standards** (Hartsville Zoning Ordinance, Section 5.052)
 - i) **Permitted Uses** (5.052 B)- Mini-warehousing is permitted in the C-2 zoning district.
 - ii) **Bulk Standards** (5.051 F)- There is no minimum lot size in the C-2 zoning district. The required setbacks and bulk standards can be referenced in section 5.052 F.
- b) **Off-Street Parking Requirements** (4.010)
 - i) **Other Structures or Uses Customarily Requiring Automobile Storage Areas** (4.010 N): For buildings and uses not listed, the off-street parking requirements shall be determined by the Board of Zoning Appeals.
 - (1) This use is not specifically mentioned in the parking requirements in 4.010. 4.010 requires that for uses not specifically listed, the BZA should make a determination on parking required.

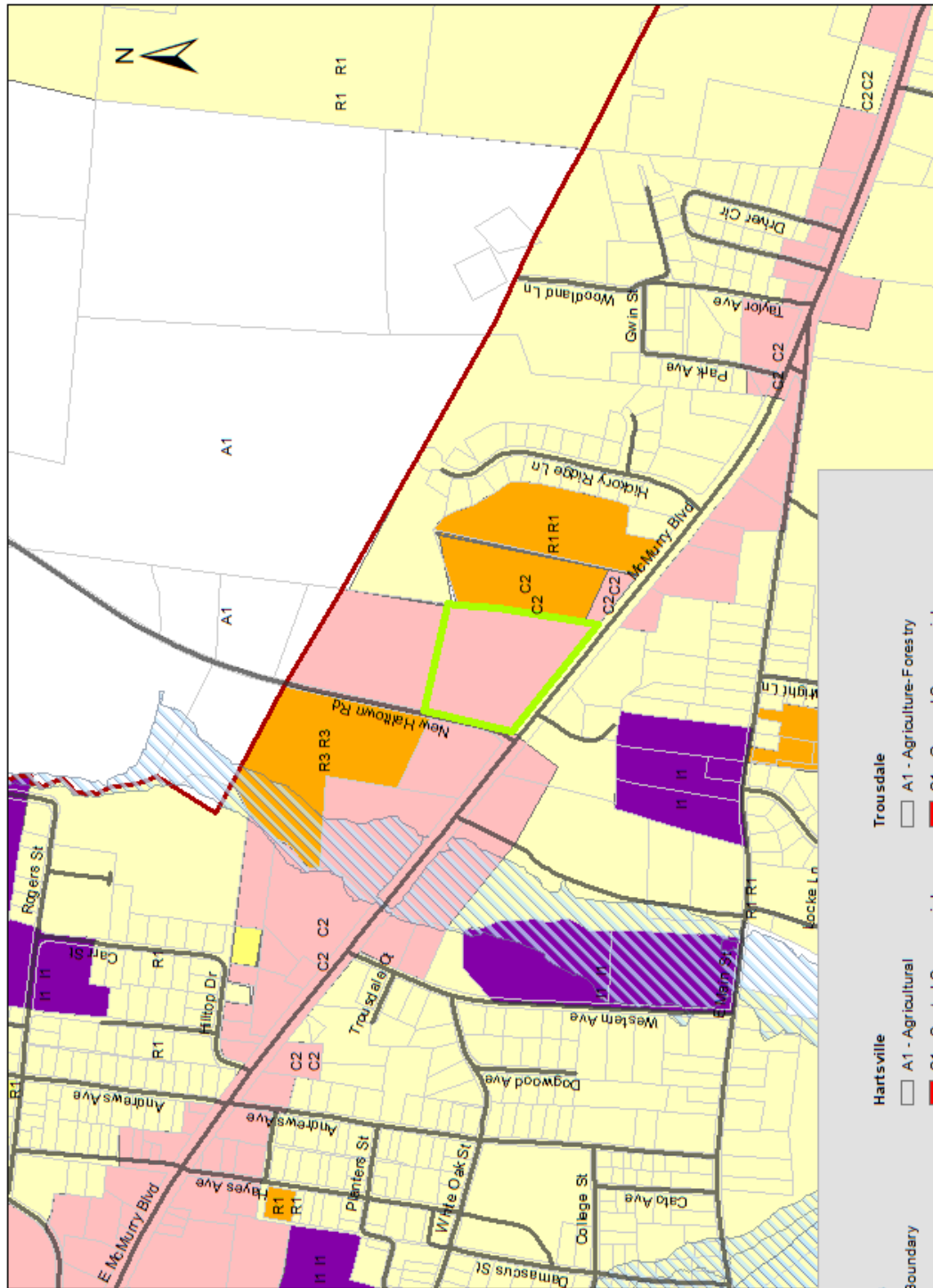
Site Plan Issues

Staff identifies the following additional items to be reviewed or considered-

- a) Is there any drainage, retention, or detention facilities proposed?
- b) Provide detail on the landscaping area, including fencing and vegetation details.
- c) Dimension paved, impervious area.
- d) Label the width of the access drive.
- e) Dimension the mini-storage buildings.
- f) **Please include the following information. This may require additional sheets.**
 - i) Location and detail on utilities (water, sewer).
 - ii) List the property zoning.
 - iii) Show site topographic features, including contours at 5 foot intervals.
 - iv) Location and detail of any off-street parking areas.
 - v) Proposed ground coverage, floor area, and building heights.
 - vi) Position and detail of any fences or walls proposed for screening.
 - vii) Position and specify detail of landscaping/screen planting.
 - viii) Proposed means of surface drainage, including all drainage ways and facilities.
 - ix) Location of any and all easements.
 - x) Location of any area prone to flooding (should be none).
 - xi) Location of or distance to the nearest fire hydrant.
 - xii) Location, type, and size of any proposed signs.
 - xiii) Appropriate location of tree masses or natural hedgerows.
 - xiv) Identification of any slopes that exceed 12 or 20%.

Staff will provide a recommendation for this site plan at the meeting.

Hartsville/Trousdale Zoning



Legend

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

Hartsville

- A1 - Agricultural
- C1 - Central Commercial
- C2 - Highway Commercial
- I1 - General Industrial
- R1 - Low Density Residential
- R2 - Medium Density Residential
- R3 - High Density Residential

Trousdale

- A1 - Agriculture-Forestry
- C1 - General Commercial
- C2 - Highway Commercial
- M1 - General Industrial District
- M2 - Intermediate Impact Industrial District
- R1 - Residential
- R2 - Residential

ZONING
 James Bymes Mini-Storage
 Site Plan
 unaddressed New Hall Town Road

0 0.1 0.2 0.4 Miles

- **Site Plan approval for Turner & Associates Dollar General Store, Hwy 231 S (Map 029 Parcel 26.12) 1.42 acres in the 6th Civil District.**

The applicant requests site plan approval for Dollar General Store, Highway 231 S, a 10,640 SF commercial development on about 1.44 acres at an unaddressed property on Highway 231 S, identified as Tax Map 29 Parcel 26.12. The property is zoned C-1, General Commercial.

Planning Issues

The surrounding properties are zoned for commercial uses around the Highway 25 and Highway 231 intersection.

Zoning Issues

- a) **C-1, General Commercial** Zoning District Standards (Trousdale Zoning Resolution, Section 5.044)
 - i) **Permitted Uses** (5.044 B)- General merchandise is permitted in the C-1 zoning district.
 - ii) **Bulk Standards** (5.044 E)- Where only public water is available, the minimum lot size is 30,000 SF in the C-1 zoning district. The site is around 1.44 acres.
 - iii) **Parking and Loading Space Requirements** (5.044 F)-
 - (1) The maximum width of driveway openings shall be 35'. The proposed driveway is 36' wide and should be adjusted to 35.'
 - (2) 10% of parking area shall be devoted to landscaping as required by the Planning Commission. Please provide landscaping plan or include landscaping and detail on site plan.
- b) Zoning Resolution defines loading space as a "10'X40'" space. Please verify there will be sufficient space for a truck to turn around without entering the public street.

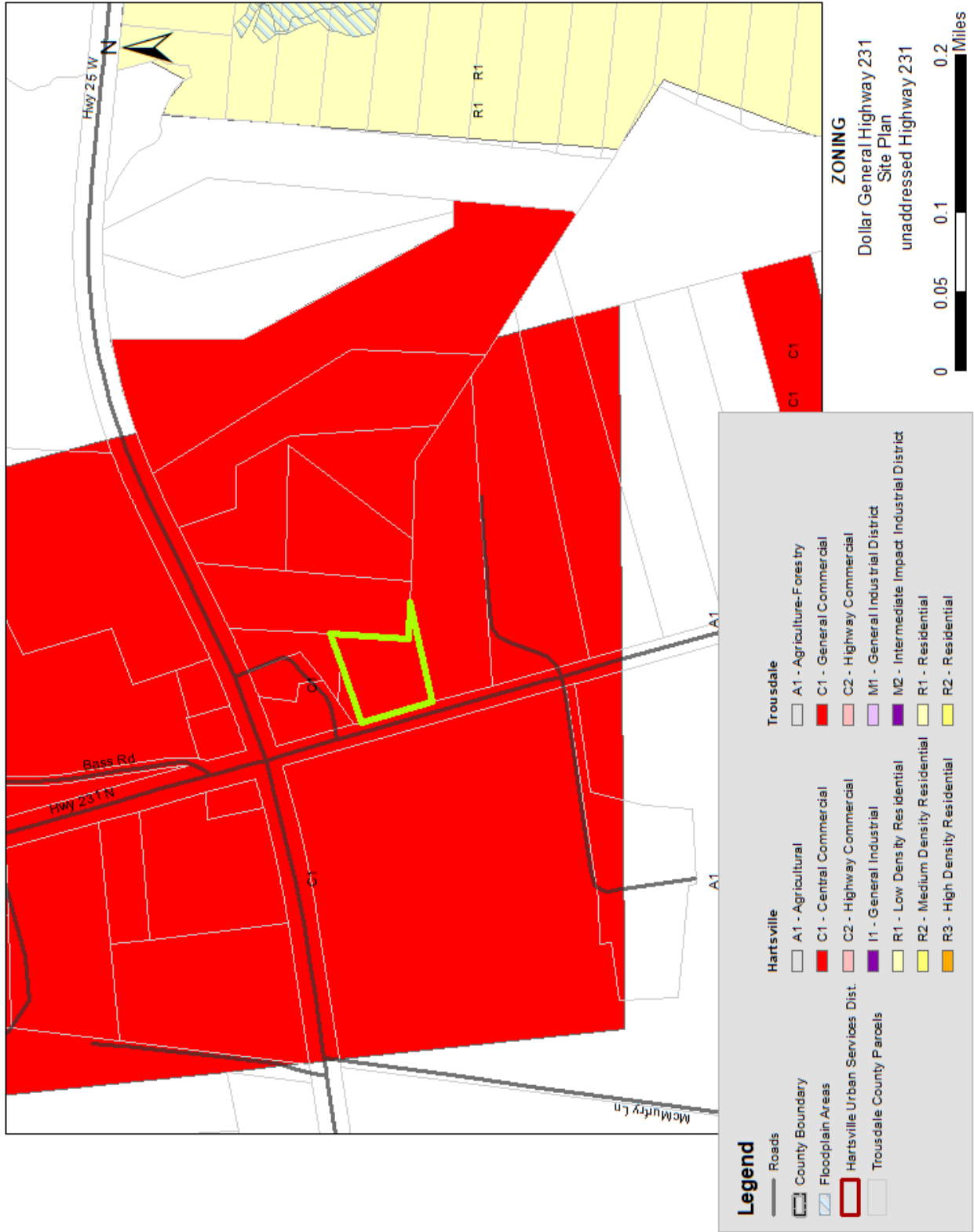
Site Plan Issues

Staff identifies the following additional items to be reviewed or considered-

- a) Are there any drainage features, retention or detention, proposed?
- b) Please provide a table with a calculation of building coverage as a % of the site.
- c) Will the pole sign positioned on the site plan be the same size as the monument sign noted in the details?
- d) Please continue the drive to the property line to facilitate future cross-access.

Staff recommends approval of the site plan with the conditions that the driveway width be adjusted to meet code, the parking area be landscaped to meet code, sufficient loading space is provided, any drainage areas or facilities are detailed, the proposed sign meets code, and the drive is extended to the property line to facilitate future cross-access.

Hartsville/Trousdale Zoning



- **Site Plan approval for Turner & Associates Dollar General Market, Hickory Ridge LN (Map 019M C Parcel 017.25) 1.56 acres in the 9th Civil District.**

The applicant requests site plan approval for Dollar General Market, Hickory Ridge Lane, a 12,480 SF commercial development on about 1.56 acres at an unaddressed property on Hickory Ridge Lane and Highway 25, identified as Tax Map 19M Group C Parcel 17.25. The property is zoned C-2, Highway Commercial.

Planning Issues

The surrounding properties are zoned for commercial uses on Highway 25 and residential uses north of the site on Hickory Ridge Lane.

Zoning Issues

- a) **C-2 Highway Commercial** District Standards (Hartsville Zoning Ordinance, Section 5.052)
 - i) **Permitted Uses** (5.052 B)- Convenience is permitted in the C-2 zoning district.
 - ii) **Dimensional Requirements** (5.052 F)- The minimum lot size in the C-2 zoning district is 10,000 SF. The site is around 1.56 acres.
 - (1) **Landscaping** (7)- 10% of site area shall be landscaping. Please provide table to indicate this requirement is met.
- b) **Landscaping and Buffer Strips** (3.110)- Buffer strip calls for a "solid fence," at least 7 ft high. Please provide fence detailing indicating this will meet the buffer fence requirement.
- c) **Off-Street Parking and Loading** (4.020)- Ordinance requires 3 loading spaces (10' X 40') for this size building. Please verify sufficient loading space is contained on site and will not require backing into the public street.

Site Plan Issues

Staff identifies the following additional items to be reviewed or considered-

- a) Please include note of approved sign variance for this property in March 2022
- b) Please include a calculation for building coverage as a % of the site.
- c) Continue the internal driveway to the edge of the site to facilitate cross access.
- d) Is there any landscaping proposed on the east side of the site?
- e) Is there plans to add a turn lane on Hickory Ridge with this project?
- f) Is there landscaping or fencing proposed around the detention pond?

Staff will provide a recommendation at the meeting.

DISCUSSION TOPICS

REPORT FROM CHAIRMAN

REPORT FROM BUILDING INSPECTOR

CLOSING REMARKS FROM THE CHAIR AND COMMISSION

ADJOURN