

# Hartsville/Trousdale Planning Commission Regular Meeting

## Meeting Minutes

April 11, 2022 - 7:00 P.M. – Trousdale County Courthouse – 2nd Floor Courtroom

**Present:** John Kerr, David Nollner, Rhonda Keisling, Thomas Harper, David Thomas, Mark Swaffer, Mary Ann Baker and Sam Edwards.  
**Absent:** Carol Pruitt and Sara Murray  
**Others Present:** Mary Turner (GNRC), Jim Carman, Lewis Cass Beasley III, James Byrnes, Allison Turner, Bill Scruggs, Ed Royals,

### 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 March 14, 2022 meeting. David Nollner made a motion to approve, Seconded by Thomas Harper. **MOTION CARRIED**

### Changes to the Agenda

N/A

### Public Hearing

N/A

### 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.*

Mary advised that she didn't have anything yet but was still working on it and should have something within the next two (2) weeks.

*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 3<sup>rd</sup> Civil District.*

Jim Carman advised that last month he was not aware that approval from TDOT had already been received for the driveway access to each lot. David Thomas made a motion to approve, Seconded by David Nollner.

Discussion: Mary Turner advised that per subdivision regulations (4-106.2) fire hydrants shall be required in all subdivisions if a 6-inch water line is available unless a variance was granted for that requirement. All other issues had been resolved.

Jim Carman asked that a variance be granted not to require fire hydrants.

David Thomas advised that his motion did not include a variance for fire hydrants.

**MOTION CARRIED**

*Final Plat approval for The Towns at Melrose, a Townhouse Subdivision, on 11.15 acres (Map 26A Group A Parcel 5.00) located in the 4<sup>th</sup> Civil District.*

Jim Carman advised that nothing had changed since last month. Mary Turner advised that for this type of project "as built" drawings of all underground utilities be submitted verified by Building Inspector. The HOA had also been submitted. She recommended approval based on that all construction documents being submitted and correct. Building Inspector Sam Edwards advised he had received and reviewed them thoroughly. Rhonda Keisling made a motion to approve the final plat, Seconded by Mary Ann Baker

**MOTION CARRIED (7 Yes / 1 No)**  
(No- Harper)

**New Business**

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

Randy Chumley with Halo Reality representing property owner Wayne Taylor advised that he wished to divide he property into 2 (two) lots to build homes. Mary Turner advised that the property is in Hartsville/Trousdale Water district, not in a special flood area, a rural area outside the Urban Services District. Adjacent properties are zoned R-1. Building Inspector Edwards asked how the soil samples were and if adequate. David Thomas made a motion to approve, Seconded by Mark Swaffer.

**MOTION CARRIED**

*Site Plat approval for James Byrnes Mini Storage Units on New Halltown Rd. (Map019M A Parcel 1.04) located in the 7<sup>th</sup> Civil District.*

Jim Carman provided a plat to members for review and advised that Mr. Byrnes is wanting to build mini storage units on the property. Mary Turner asked about drainage, detail on landscaping for the buffer and needed clarification on the no parking. She was advised there will be no office at the location and that it will be drive thru self-storage only however, if that should change, he would need approval from the Board of Zoning Appeals. David Thomas made a motion to approve the plat with the applicant placing Building Inspector approved landscaping in the Buffer, Seconded by Mark Swaffer.

**MOTION CARRIED**

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

Allison Turner with Greenwood Design presented a typical Dollar General Store plans for approval. Mary Turner recommended approval with conditions that the driveway width be adjusted to meet code, landscaping to meet code, sufficient loading space and drainage areas detailed. She also noted BZA had reviewed and approved variances for signage and parking spaces. Sam Edwards advised all changes had been submitted. Mary Ann Baker made a motion to approve the plan, Seconded by Marek Swaffer.

**MOTION CARRIED**

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

Allison Turner with Greenwood Design presented a Dollar General Market plan for approval. She advised that The plan included a widening of the road and stacking a turn lane to address the traffic on Hickory Ridge and the entrance to the market. She advised that deliveries to the Market would be limited to about 2 per week and the daily deliveries for things such as chips and cokes would be the smaller trucks. Dollar General has strict rules on how they lay out their sites and they like all their traffic to be internal. There is a bit of concern about the internal driveway to the edge of the property but she noted the owner of that property was the same as the current property they are working with so there is some room for negotiation on that. She also noted that a fence would be placed at the back of the property and approved landscaping would be places as well. Planning Member David Thomas asked if Dollar General had considered making the entrance off of Hwy 25 instead of Hickory Ridge like the facility in Castalian Springs? Mrs. Turner advised that the Market in Castalian Springs was not located on a corner and did not have that option and typically Dollar General is requested to not come off of a main road they are asked to come off a side road. She also discussed problems involved with coming off of Hwy 25 such as drainage issues and elevation.

At that time Planning Member Mark Swaffer and others had requested Superintendent of Roads Bill Scruggs to be present and ask if Hickory Ridge was a county road or still privately owner because there is still construction going on in this development. Mr. Scruggs advised it was a county road and advised it typically takes 5 (Five) years for a developer to turn a road over to the county. Chairman Kerr asked if Mr. Scruggs had any concerns

with the plans presented with the road and advised he did not and advised that they would need to redo the corner.

Mark Swaffer then asked about the lighting for the Market, how long the lights will be on how many and if there was a lighting schedule. Members reviewed the lighting diagram and Mrs. Turner advised that their will only be 2 pole lights as well as landing and fence to shield the neighbors. Members were also advised that the sign is a 15-foot pole at the front of the property.

Ed Royals spokesman for Hickory Ridge residents asked planning members to consider how the Market would impact them not only the entrance but with safety of the children that take advantage of the road currently. The availability of access for emergency vehicles and the additional traffic as well as the impact the traffic will have on the road itself. Mr. Royals also expressed concern that this was a typical entrance that he had looked at at other markets and noted that they did not enter from a side road. Mr. Kerr asked what the main concern of the residents was and was advised that they did not want the entrance from the Hickory Ridge that the entrance be from Highway 25.

Mary Turner advised that a sign variance was received. She noted the following issues with the plan. Continue internal driveway to the edge of the site to facilitate cross access. Include calculation of for building coverage as a % of the site. Landscaping proposed for on the east side of the sight and fencing.

Discussion was had regarding the drainage of the property as well. Building Inspector Sam Edwards advised that he would continue to monitor and work with the developer to deal with the drainage issues in the future. He also advised planning members that Hickory Ridge was a public road and is a valid request. The only way to stop a road for coming off of it would to be to have a restriction in the Deed.

Mayor Chambers advised that this is something to keep in mind in future rezoning request as well.

David Thomas also stated that the residents of Hickory Ridge would like to have Dollar General as a neighbor they just had an issue with the traffic.

Samuel Dunn another resident of Hickory Ridge stated being an owner of a truck he didn't see how the entrance would be large enough to handle the traffic and prevent accidents.

David Thomas made a motion to deny the current plan and asked Turner & Associates to present better plan for the entrance, Seconded by Mary Ann Baker.

**MOTION FAILED (2 Yes / 6 No)**

Rhonda Keisling made a motion to approve the site plan, Seconded by David Nollner.

**MOTION CARRIED (6 Yes / 2 No)**

#### **Discussion Topics**

N/A

#### **Closing Remarks from the Chair and Commission**

Mary Turner advised the members that she has enjoyed working with Hartsville/Trousdale County for the past 2 (two) years she will be leaving GNRC next Friday and this would be her last meeting. Chairman Kerr told her it had been a pleasure working with her as well.

#### **Adjourn**

David Nollner made a motion to adjourn, Seconded by Thomas Harper

**MOTION CARRIED**