

STAFF COMMENTS
HARTSVILLE/TROUSDALE CO. PLANNING COMMISSION

August 8, 2022
KEALAN MILLIES-LUCKE, GNRC

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES- Regular July 11, 2022, Planning Commission Meeting

CHANGES TO THE AGENDA

PUBLIC HEARING

OLD BUSINESS

- 1) Request by 113 Planters Street LLC for the rezoning of 2.31 acres at unaddressed Harper Ave, (Map 19K Group B Parcel 24.03) from R-3 to I-1 in the 7th Civil District.**

The applicant requests rezoning from R-3, High Density Residential District to I-1 General Industrial District for the property located at unaddressed Harper Ave., identified as Tax Map 19K Group B Parcel 24.03. The property consist of about 2.31 acres.

Planning Issues

Parcel 24.03 does not have frontage along any constructed public street but does front along public right-of-way at the intersection of Hayes Ave and Harper Ave. both of which are considered local roads per the Trousdale County Major Transportation Plan.

The surrounding properties are zoned R-1, Low Density Residential, I-1 General Industrial, and C-2 Highway Commercial.

These properties are in the Hartsville/Trousdale Water and Sewer Utility District. It appears that an 8-inch sewer line extends along Hayes Ave. A 6-inch water line extends along the margin of Hayes Ave and along the western margin of the property.

Both properties are not in a Special Flood Hazard Area. There does not appear to be any significant steep slopes on the properties (greater than 15-20%).

Zoning Notes

Zoning District Standards

- a. (5.043 **R-3, High Density Residential District**)- This district is designed to provide areas for high density residential development where sufficient urban facilities, including public sewer, are available or where such facilities will be available prior to development. Generally this district will be characterized by residential structures, each containing a multiple number of dwelling units as well as single and two family (duplex) detached dwellings, and mobile home parks. However, it is the intent of this ordinance to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone lot and open space on such lot relative to the number of dwelling units, thereon. This district is intended also to permit community facility and public utility installations which are necessary to service the

residents of the district, or which installations are benefitted by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise. Those special exception uses and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

- b. **(5.061 I-1, General Industrial District)** - This district is intended to provide space for the types of industrial activities which by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics, require location relatively well segregated from nonindustrial uses. New residential activities are excluded, and commercial establishments and community facilities which provide needed services for industry and are complimentary thereto are permitted.
- i. **Uses Permitted (5.061 B)**- Uses permitted by right in the I-1 zoning district include;
1. Essential services for utility substations, distribution and collection, pumping facilities, and public rights-of-way.
 2. Animal care and veterinarian clinics.
 3. Sale of building materials, farm equipment and supplies and lawn and garden supplies.
 4. Construction sales and services, including building supply houses.
 5. Restaurants, taverns and liquor stores.
 6. Drive-in restaurants and fast food restaurants.
 7. Transport and warehousing, storage, freight handling, shipping, and trucking services.
 8. Wholesale sales of consumer goods.
 9. Mini-warehousing Facilities.
 10. Junk, Automobile Wrecking and Scrap Operations as regulated in Article IV, Section 4.100.
 11. Public Parks and Recreational Facilities.
 12. Automotive Sales and Service Establishments and Stations.
 13. Drug Store, Food Store and Markets.
 14. Electrical Equipment, Appliance and Supply Store and Repair.
 15. Funeral Home.
 16. Office Equipment and supply Shop.
 17. Plumbing and Heating Fixture Supply Shop.
 18. TV and Radio Repair Shop.
 19. Tailor Shop.
 20. Health Care Facilities, **(Added by Ordinance No. 3-99, December 13, 1999)**
 - (1) Including rehabilitation center, convalescent homes, hospitals and medical clinics.
 21. Limited Manufacturing Activities **(Renumbered from 20 to 21, by Ordinance No. 3-99, December 13, 1999)**

Including the following operations:

 - (a) The manufacturing, compounding, processing, assembling, packaging, treatment, or fabrication of the following products:
Apparel and Apparel Accessories
Art Objects
Bakery Goods

Beverages (nonalcoholic)
Dairy Products
Frozen Food Locker
**Instruments for Medical, Dental, Engineering, Scientific, and
Other Professional Purposes**
Optical Instruments and Lens
Printed Matter
Signs

b. Activities and operations which include the following:

Book Binding
Bus Depot
Data Processing Service
Enameling and Painting
Feed and Fuel Yard
Hangars
Laboratory
Photocopying
Photoengraving
Precision Machining of Dies, Jigs, and Fixtures
Printing
Publishing
Record Pressing
Stockyard
Upholstering
Welding

**22. Intermediate Manufacturing Activities (Renumbered from 21 to 22, by
Ordinance No. 3-99, December 13, 1999)**

Bottling Works
Commercial Boat Docks, Marinas, and Yacht Clubs
Radio and TV Transmission Facilities
Water Storage Facilities, Water and Sewage Treatment Plants
Art Materials, Pens and Pencils
Cotton Ginning
Fabricated Metals
Food and Kindred Products
Furniture and Fixtures
Grain Milling
Lumber and Wood Products
Mineral Processing
Organic Fertilizers
Primary Metals
Rubber Vulcanizing Shop, Machine Shop
Stone, Clay and Glass Products
Textile Mills
Tobacco Products
Toys, Amusements, Sporting and Athletic Goods

i. **Uses Permitted through Special Exception (5.061 D)- Uses allowed through special**

exception in the I-1 zoning district include laundry and dry-cleaning works, religious facilities, and telecommunication facilities.

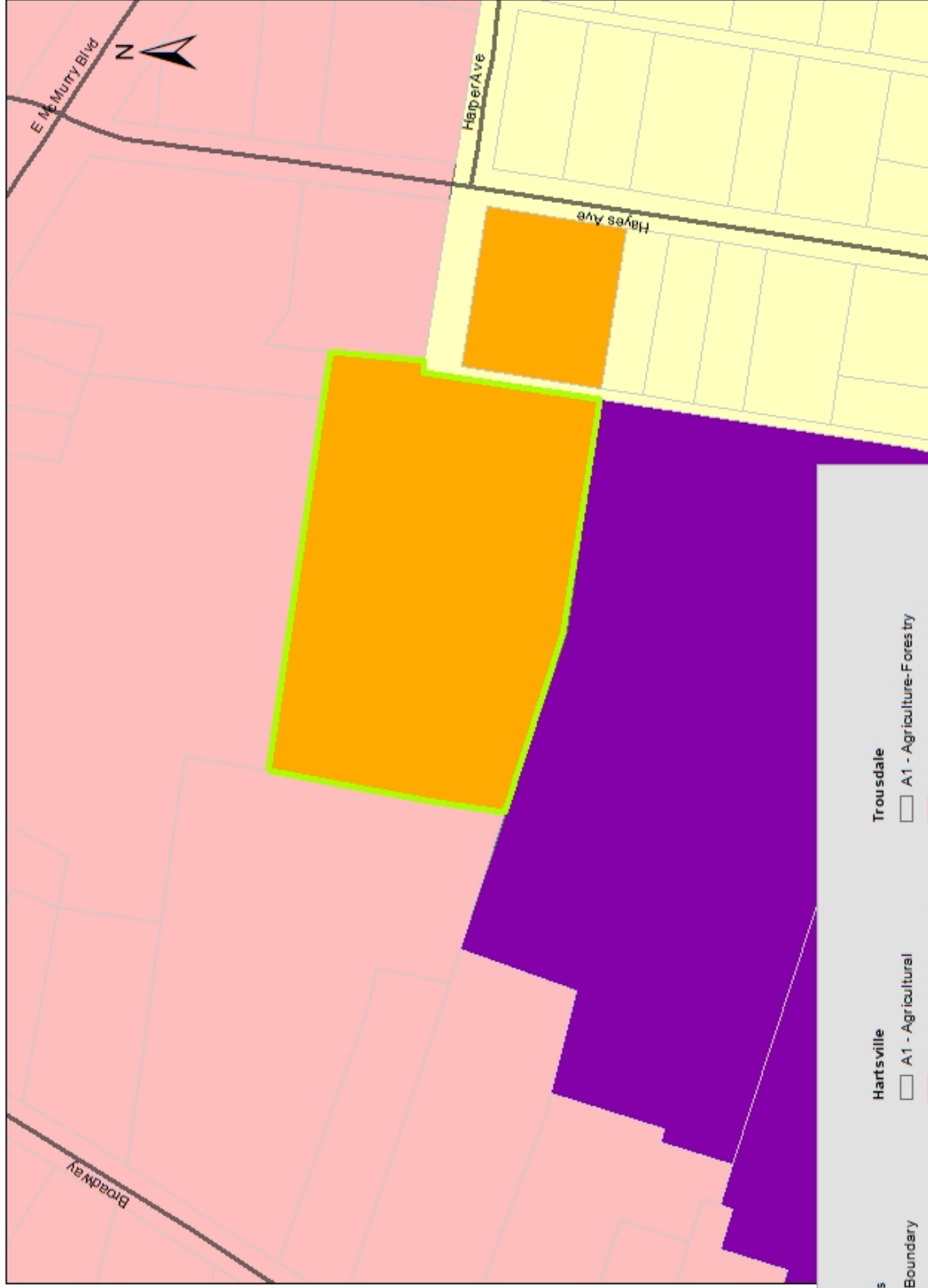
- ii. **Bulk Standards (F)**- The minimum lot sizes in the I-1 zoning district are as follows-

Minimum Lot Area	20,000 sq. ft.
Maximum Lot Coverage	50%

- a. Parcel 24.03 is roughly 2.31 acres at maximum this would allow for a 10,000 sq. ft. building on the lot.

The property has access to water and sewer. There is access to public right-of-way however there is no road constructed to the frontage of the property. Off site improvements may be required in conjunction with development of this lot.

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

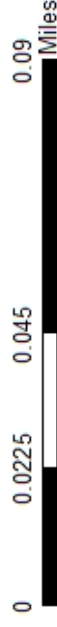
Trousdale

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

ZONING

113 Planters Street LLC Rezoning
R-3 to I-1

unaddressed Harper Ave.



NEW BUSINESS

1) **Request by Steve Lind for the rezoning of 10 acres on 1655 Belcher Ln (Map 038 Parcels 024.03 & 24.04)) from A-1 to R-1 for lot separation in the 7th Civil District.**

The applicant requests rezoning from A-1, Agricultural-Forestry District to R-1 Low Density Residential District for the property located at 1655 Belcher Ln, identified as Tax Map 38 Parcel 24.03 & 24.04. The properties consist of about 10 acres.

Planning Issues

Parcel 24.03 and 24.04 both have frontage along Belcher Ln. Belcher Ln is considered a collector street per the Trousdale County Major Transportation Plan.

The surrounding properties are zoned A-1 Agricultural-Forestry.

These properties are not in the Hartsville/Trousdale Water and Sewer Utility District. However it appears that a 4-inch water line extends along Belcher Ln.

Both properties are located in an AE Special Flood Hazard Area. There does not appear to be any significant steep slopes on the properties (greater than 15-20%).

Zoning Notes

Zoning District Standards

- a. (5.040 **A-1, Agriculture-Forestry District**)- 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. 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. The following regulations shall apply in the A-1, Agriculture-Forestry District, as defined on the Zoning Map, of Trousdale County, Tennessee.
- b. (5.042 **R-1, Residential 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. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered

as not having such characteristics if they, otherwise, conform to the provisions of this resolution.

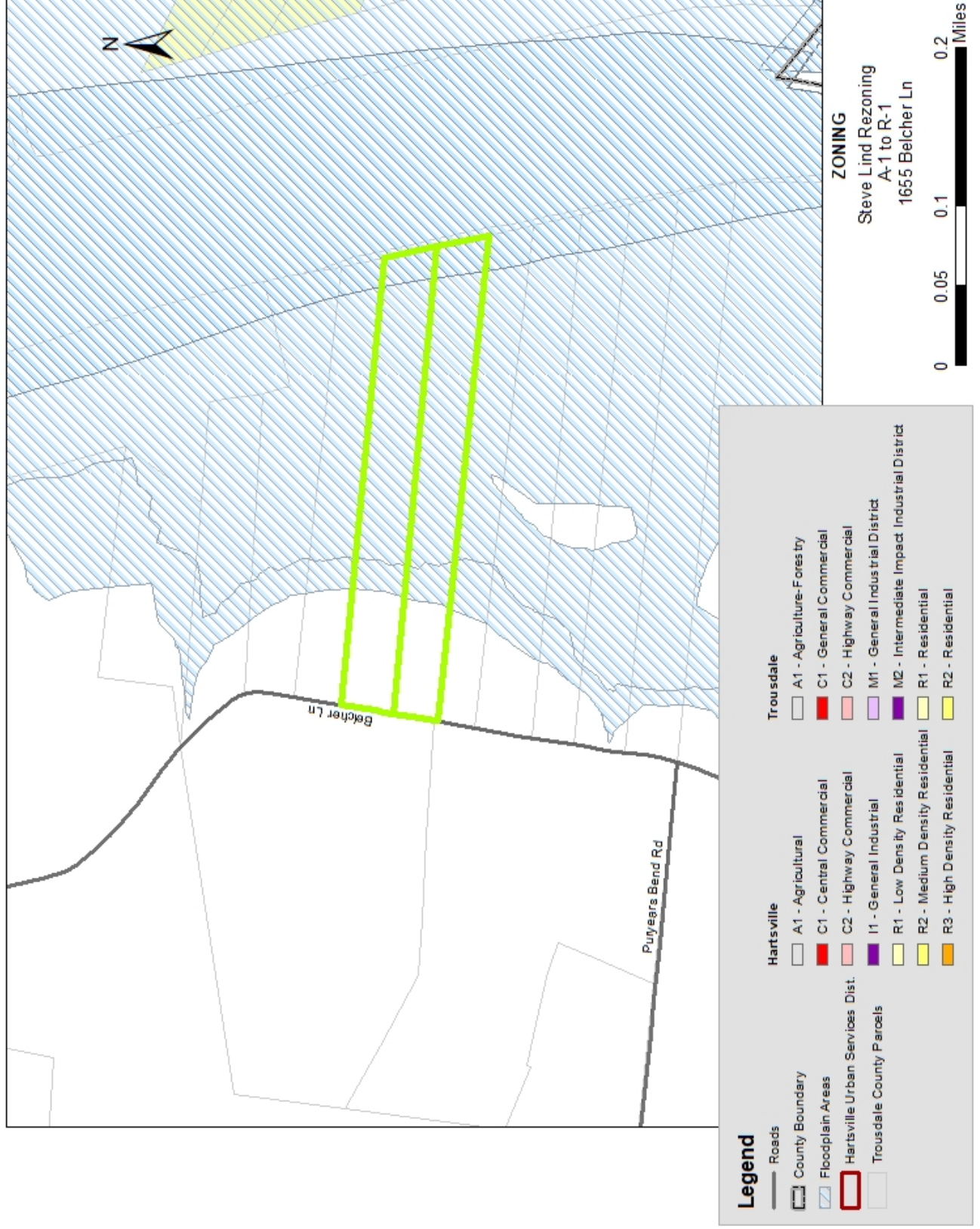
- i. **Uses Permitted** (5.042 B)- Uses permitted by right in the R-1 zoning district include; Detached single-family and duplex dwellings and essential services.
- ii. **Uses Permitted through Special Exception** (5.042 D)- Uses allowed through special exception in the R-1 zoning district include administrative services, community assembly, community education, cultural and recreational 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-

Minimum Lot Area	1 acre
1 & 2-Family Dwellings	
One Unit	
With Public Water and Sewer	15,000 sq.ft.
With Public water and No Public Sewer	1 acre
Two Units	
With Public Water and Sewer	40,000 sq.ft.
With Public water and No Public Sewer	17,000 sq. ft.
Maximum Lot Coverage	40%

- a. Parcel 24.03 is roughly 5.03 acres this would allow for a maximum density of 14 single family lots or 5 duplex lots with public water and sewer. Currently this property does not have public sewer access and would allow for a maximum density of 5 single-family units. *New street construction may be required to the reach maximum density.
- b. Parcel 24.04 is roughly 5.05 acres this would allow for a maximum density of 14 single family lots or 5 duplex lots with public water and sewer. Currently this property does not have public sewer access and would allow for a maximum density of 5 single-family units or 12 duplex lots. *New street construction may be required to the reach maximum density

The property has access to public water but public sewer access does not extend to this area of the County. Both properties are located largely within the AE Flood Zone. Both parcels meet the size requirements of the R-1 zoning district.

Hartsville/Trousdale Zoning



2) Request by Dustin Marcellino for the rezoning of 6.195 acres on Western Ave, (Map 019N Group E Parcel 30.02) from I-1 to R-3 for development in the 7th Civil District.

The applicant requests rezoning from I-1, General Industrial District to R-3 High Density Residential District for the property located at unaddressed Western Ave., identified as Tax Map 19N Group E Parcel 30.02. The property consists of about 6.2 acres.

Planning Issues

Parcel 30.02 has frontage along Western Ave. Western Ave is considered a local road per the Trousdale County Major Transportation Plan.

The surrounding properties are zoned I-1 General Industrial, and R-1 Low Density Residential.

These properties are in the Hartsville/Trousdale Water and Sewer Utility District. It appears that an 8-inch sewer line extends along Western Ave and along the Eastern edge of the property. An 8-inch water line extends along the margin of Western Ave and a 12-inch water line runs along the Eastern edge of the property.

This property is partially located in a Zone A Special Flood Hazard Area. There does not appear to be any significant steep slopes on the properties (greater than 15-20%).

Zoning Notes

Zoning District Standards

- a. (5.061 **I-1, General Industrial District**)-- This district is intended to provide space for the types of industrial activities which by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics, require location relatively well segregated from nonindustrial uses. New residential activities are excluded, and commercial establishments and community facilities which provide needed services for industry and are complimentary thereto are permitted.
- b. (5.043 **R-3, High Density Residential District**)-- This district is designed to provide areas for high density residential development where sufficient urban facilities, including public sewer, are available or where such facilities will be available prior to development. Generally this district will be characterized by residential structures, each containing a multiple number of dwelling units as well as single and two family (duplex) detached dwellings, and mobile home parks. However, it is the intent of this ordinance to not restrict in number the dwelling units contained in a building provided there is sufficient area of zone lot and open space on such lot relative to the number of dwelling units, thereon. This district is intended also to permit community facility and public utility installations which are necessary to service the residents of the district, or which installations are benefitted by and compatible with a residential environment. It is the express purpose of this ordinance to exclude from this district all buildings or other structures and uses having commercial characteristics and not planned as an integral part of a total residential development, whether operated for profit or otherwise. Those special exception uses and home occupations specifically provided for in these regulations for this district shall be considered as not having such characteristics if they otherwise conform to the provisions of this ordinance.

- i. **Uses Permitted** (5.043 B)- Uses permitted by right in the R-3 zoning district include; detached single-family and duplex dwellings, multi-family dwellings, group home for physically or mentally handicapped persons (minor), and essential services.
- ii. **Uses Permitted through Special Exception** (5.043 D)- Uses allowed through special exception in the R-3 zoning district include mobile home park, administrative, community assembly, community education, cultural and recreational services, intermediate impact facilities, personal and group care facilities, and religious facilities.
- iii. **Bulk Standards** (F)- The minimum lot sizes in the R-3 zoning district are as follows-

Minimum Lot Area

For One- and Two-Family Dwellings:

Minimum Lot Area per Single-Family	6,000 sq. ft.
Minimum Lot Area per Duplex Family	9,000 sq. ft.

For Multi-Family Dwellings:

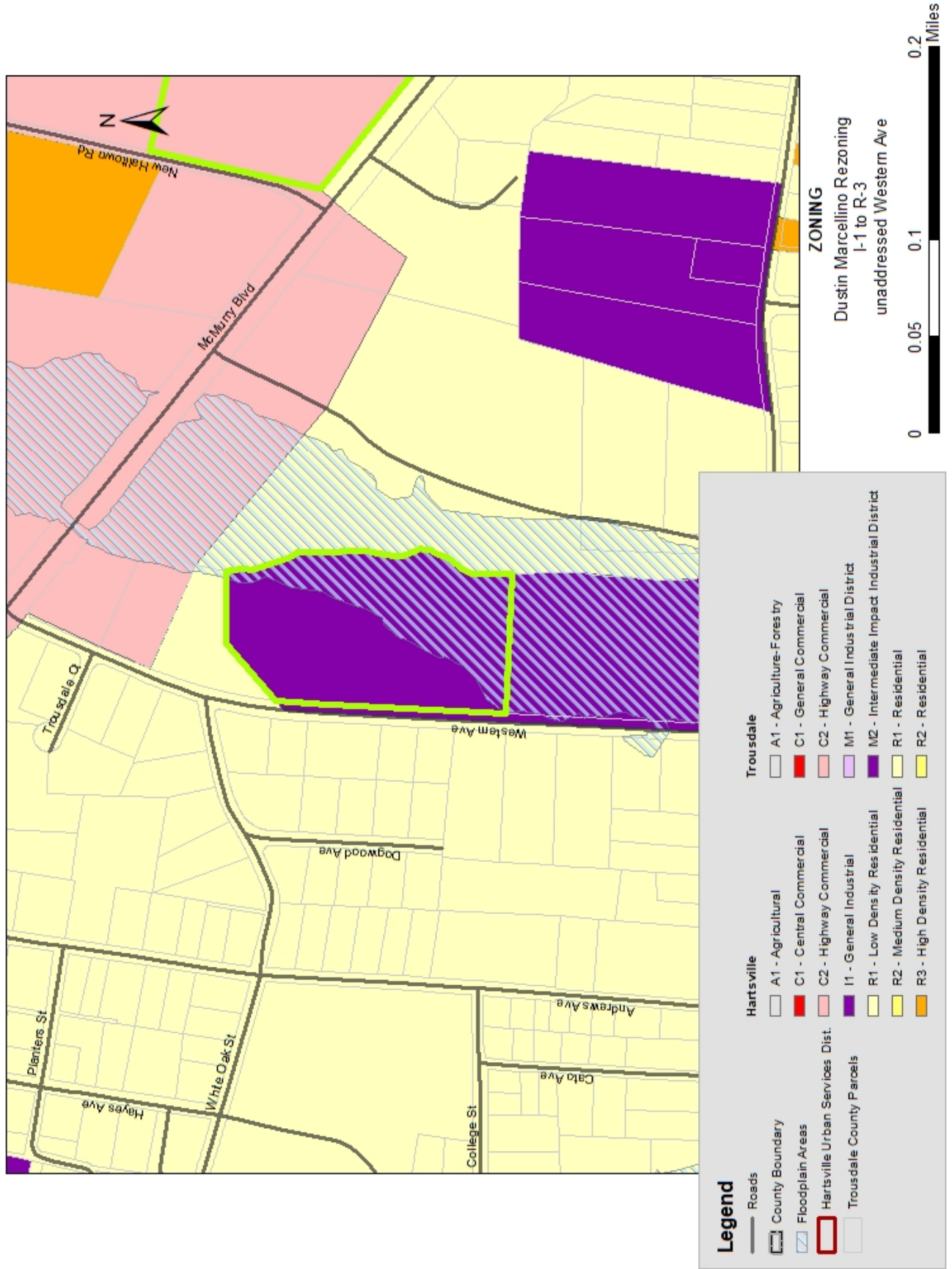
Minimum Lot Area	10,800 sq. ft.
Maximum Overall Density per Gross Acre	12 units
Minimum Lot Area per Dwelling Unit	3,600 sq. ft.

Maximum Lot Coverage	40%
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- a. Parcel 30.02 is roughly 6.2 acres, at maximum this would allow for 45 single-family lots, 24 duplex lots, or 61 multi-family units. Maximum density will likely be difficult to achieve due to a portion of the lot being located in the flood zone.

This property meets the minimum lot requirements of the proposed R-3 zoning district. There is access to public water and sewer. The lot has road frontage along a local street. Lastly, a portion of the property is located in the Zone A Flood Hazard Area.

Hartsville/Trousdale Zoning



3) Request by Lewis Beasley for the rezoning of 60.66 acres on Dalton Hollow RD, (Map 14 Parcel 24.00) from A-1 to R-1 for matching adjoining parcels in the 7th Civil District

The applicant requests rezoning from A-1, Agricultural-Forestry District to R-1 Low Density Residential District for the property located at unaddressed Dalton Hollow Rd., identified as Tax Map 24 Parcel 24.00. The property consists of about 60.7 acres.

Planning Issues

Parcel 24.00 has access at various points along Dalton Hollow Rd totaling roughly 1150 feet of road frontage. Dalton Hollow Rd is considered a local roads per the Trousdale County Major Transportation Plan.

The surrounding properties are zoned R-1, Residential and A-1, Agricultural-Forestry. Many of the road frontage lots along Dalton Hollow Rd are residentially developed.

These properties are outside of the Hartsville/Trousdale Water and Sewer Utility District. A 6-inch water line extends along the margin of Dalton Hollow Rd. Public sewer is not available 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 properties (greater than 15-20%).

Zoning Notes

Zoning District Standards

- a. (5.040 **A-1, Agriculture-Forestry District**)- 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. 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. The following regulations shall apply in the A-1, Agriculture-Forestry District, as defined on the Zoning Map, of Trousdale County, Tennessee.
- b. (5.042 **R-1, Residential 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. It is the express purpose of this resolution to exclude from these districts all

buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered as not having such characteristics if they, otherwise, conform to the provisions of this resolution.

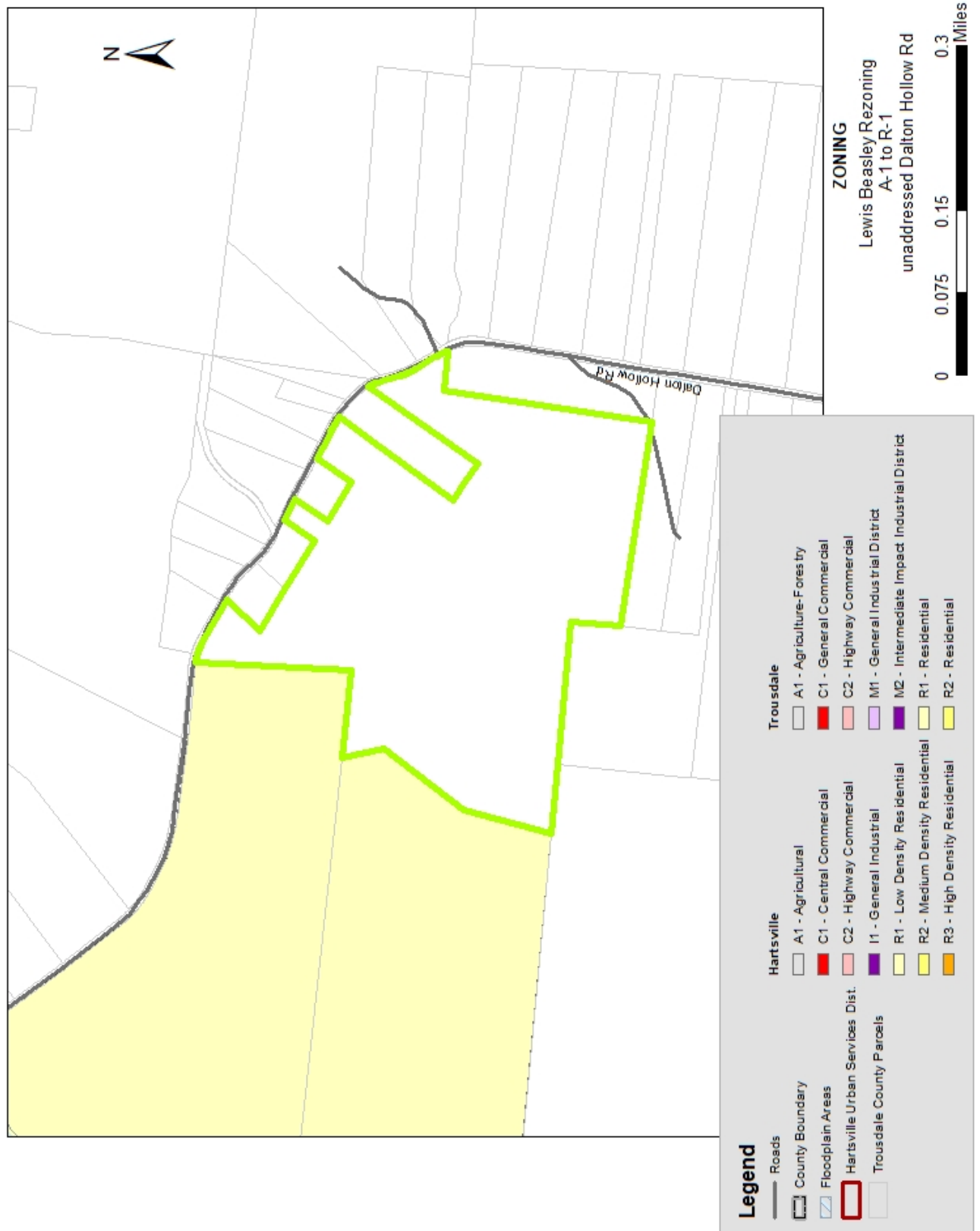
- i. **Uses Permitted** (5.042 B)- Uses permitted by right in the R-1 zoning district include; Detached single-family and duplex dwellings and essential services.
- ii. **Uses Permitted through Special Exception** (5.042 D)- Uses allowed through special exception in the R-1 zoning district include administrative services, community assembly, community education, cultural and recreational 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-

Minimum Lot Area	1 acre
1 & 2-Family Dwellings	
One Unit	
With Public Water and Sewer	15,000 sq.ft.
With Public water and No Public Sewer	1 acre
Two Units	
With Public Water and Sewer	40,000 sq.ft.
With Public water and No Public Sewer	17,000 sq. ft.
Maximum Lot Coverage	40%

- a. Parcel 24.00 is roughly 60.66 acres at maximum this would allow for 60 single-family lots or 155 duplex lots with public water and no public sewer.

The property has access to public water but not public sewer. There is access to a local road however new street construction would be required to achieve the maximum allowed density under the proposed R-1 zoning.

Hartsville/Trousdale Zoning



4) Request Lewis Beasley for the rezoning of 85 acres on 2265 Hwy 141 N (Map 14 Parcel 2.00) from A-1/R-1 to R-1 for correction of parcel zoning in the 7th Civil District

The applicant requests rezoning from A-1, Agricultural-Forestry District and R-1, Residential to R-1, Residential for the property located at 2265 Hwy 141N, identified as Tax Map 14 Parcel 2.00. The property consists of about 85 acres.

Planning Issues

Parcel 2.00 has frontage on both sides of Hwy 141 N. Hwy 141N is considered an arterial road per the Trousdale County Major Transportation Plan.

The surrounding properties are zoned R-1, Residential, and A-1, Agricultural-Forestry.

These properties are not located in the Hartsville/Trousdale Water and Sewer Utility District. There is a 4-inch water line extending along the margin of Hwy 141N. No public sewer is available in this area.

A portion of the property on the west side of Hwy 141N is in a Special Flood Hazard Area. There does not appear to be any significant steep slopes on the properties (greater than 15-20%).

Zoning Notes

Zoning District Standards

- a. (5.040 **A-1, Agriculture-Forestry District**)- 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. 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. The following regulations shall apply in the A-1, Agriculture-Forestry District, as defined on the Zoning Map, of Trousdale County, Tennessee.
- b. (5.042 **R-1, Residential 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. It is the express purpose of this resolution to exclude from these districts all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise, except that special exceptions and home occupations shall be considered

as not having such characteristics if they, otherwise, conform to the provisions of this resolution.

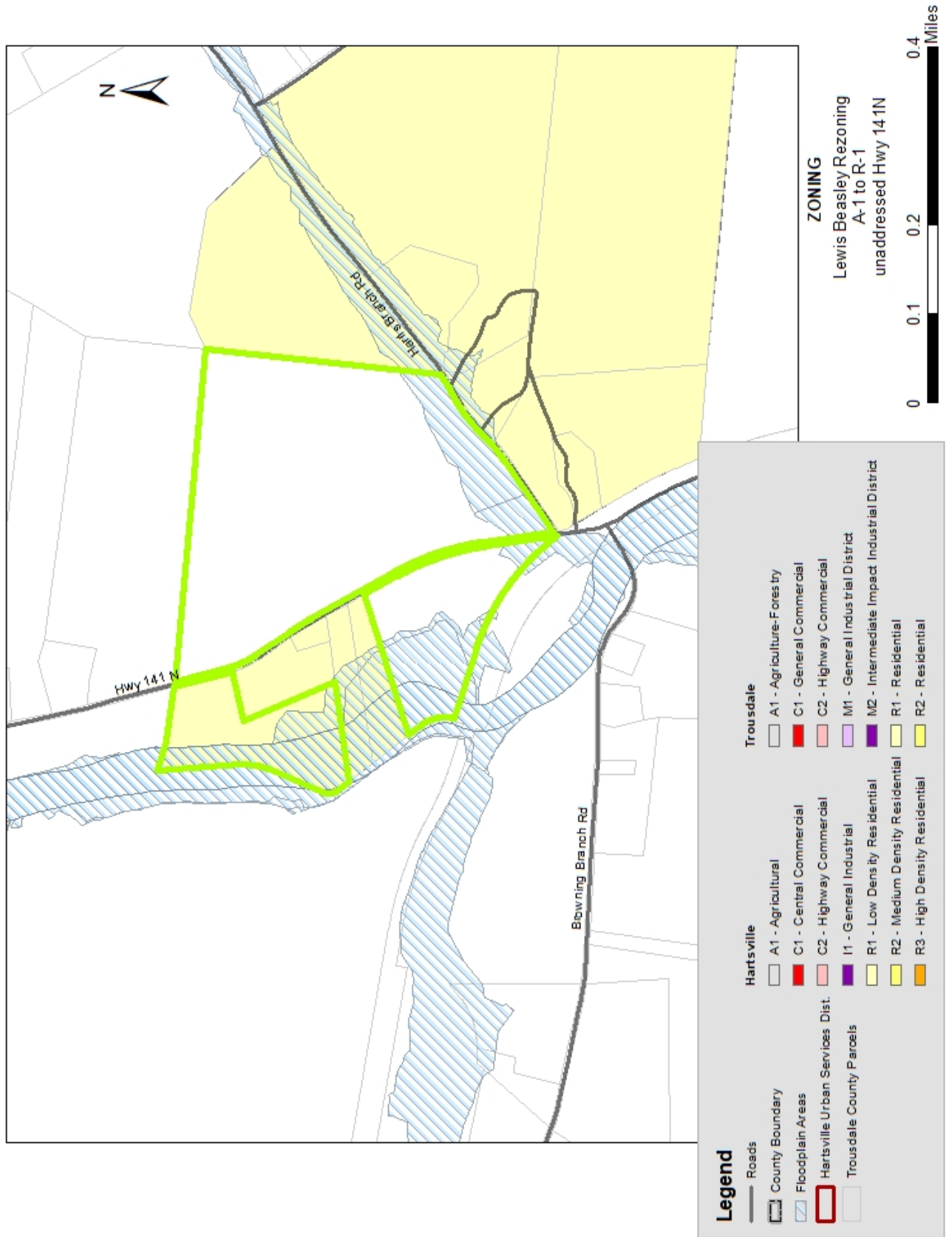
- i. **Uses Permitted** (5.042 B)- Uses permitted by right in the R-1 zoning district include; Detached single-family and duplex dwellings and essential services.
- ii. **Uses Permitted through Special Exception** (5.042 D)- Uses allowed through special exception in the R-1 zoning district include administrative services, community assembly, community education, cultural and recreational 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-

Minimum Lot Area	1 acre
1 & 2-Family Dwellings	
One Unit	
With Public Water and Sewer	15,000 sq.ft.
With Public water and No Public Sewer	1 acre
Two Units	
With Public Water and Sewer	40,000 sq.ft.
With Public water and No Public Sewer	17,000 sq. ft.
Maximum Lot Coverage	40%

- a. Parcel 2.00 is roughly 85 acres. At maximum this would allow for 85 single-family lots or 217 duplex lots with public water and no public sewer.

The property has access to public water but does not have access to public sewer. There is access to public right-of-way along Hwy 141N and Harris Branch Rd. TDOT will need to approve any future streets access off of any State Route. A portion of the property is located in the Zone A flood zone.

Hartsville/Trousdale Zoning



5) Preliminary Plat by Fleming Homes LLC for Freedom Farms Subdivision of 16.21 acres on Temprow Rd and Bass Rd (Map 16 Parcel 24.05) for 6 lots in the 5th Civil District.

The applicant requests preliminary plat approval for a six-lot subdivision, Freedom Farms, at an undressed property on Temprow Road. The property is identified as Tax Map 16 Parcel 24.05 and consists of approximately 16.21 acres total. The property is zoned R-1, Residential.

Planning Issues

The surrounding properties are zoned for agricultural uses.

Zoning Issues

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

i) Bulk Standards (5.042 F)

- (1) The minimum lot area for property with access to public water but without public wastewater is 1 acre.
- (2) All proposed lots are great than 1 acre.

Subdivision Regulations Issues- None

Plat Issues

Staff identifies the following items to be added or corrected:

- a) Include the length and bearing of the property line between Lots 5 and 6.
- b) Include dimensions of the easement located on Lot 5 for the benefit of Lot 4.
- c) Include a note explaining any easement.
- d) Include location of existing or proposed waterlines or wells.

Staff will provide a recommendation at the meeting.

6) **Site Plan Approval for Oldham Enterprises, LLC for Cedarbrook Townhomes of 7.15 acres (Map 19-M Parcel A-1.00) for addition of 4 buildings totaling 12 units in the 7th Civil District.**

The applicant requests site plan approval for Oldham Enterprises, LLC, an 12-unit apartment development at an unaddressed property on New Halltown Road. The property is identified as Tax Map 19M Group A p/o Parcel 1.00 Lot 4 & 5 and consists of approximately 7.15 acres. The property is zoned R-3, Residential.

Planning Issues

This development is proposed for a portion of Parcel 1.00 consisting of Lot 4 and 5 of Plat book 1 Page 40-A.

The surrounding properties are zoned for commercial, residential, and agricultural 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) For multi-family dwellings the minimum lot are is 10,800 sf with a minimum lot area of 3,600 sf per dwelling unit. The permitted density is 12 units per acre. The required setbacks and bulk standards can be referenced in section 5.051 F.
- b) **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 abuts residentially zoned property on both sides. A buffer should be provided along both side property lines.
- c) **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**- Site must be located on a single lot. A consolidation plat will be required to be approved combining Lot 4 and 5 before the site plan may be approved.
 - ii) **Density**-Item has been reviewed and meets the requirements in the code.
 - 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**- Will a central dumpster be provided for residents? If so please show location and screening details.

Site Plan Issues

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

- a) Proposed Site Lay-Out

- a. Please show how the buildings will be served by the existing sewer line on the rear of the property.
 - b. Show location of any central dumpster location.
 - c. Include proposed material of buffer fence.
 - d. specify type of planting used for buffer.
 - e. Include type and size of proposed sign.
- b) A consolidation plat will be required to be approved and recorded combining lots 4 and 5 of Plat Book 1 Page 40-A before the site plan may be approved and begin pulling building permits.

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

7) Final Plat approval for Thoroughbred Estates of 2.3 acres (Map 19 Parcel 16.19) for lots 46-48 in the 7th Civil District.

The applicant requests final plat approval for a 3-lot subdivision, Thoroughbred Estates, at an undressed property on Thoroughbred Ln. The property is identified as Tax Map 19 p/o Parcel 16.19 and consists of approximately 2.3 acres total. The property is zoned R-1 Low Density Residential.

Planning Issues

The surrounding properties are zoned for residential uses.

Zoning Issues

a) Zoning District Standards (Hartsville Zoning Resolution, Section 5.041)

i) Bulk Standards (5.041 F)

(1) The minimum lot area per dwelling unit in the R-1 zoning district is 12,000 sq. ft. All proposed lots zoned R-1 exceed the minimum required lot size.

Subdivision Regulations Issues- None

Plat Issues

Staff identifies the following items to be added or corrected:

- a) Include a distance and bearing which will link a point on the boundary of the subdivision to a monument in the right-of-way of the nearest prominent public way intersection.
- b) Include the regulatory flood elevation and regulatory flood protection elevation; as determined by the planning commission.
- c) Include the total acreage within the subdivision.
- d) Include the location of all fire hydrants.
- e) Include the diameter and width of all driveway culverts.

Staff will provide a recommendation at the meeting.

8) Planning Commission Scope of Authority during the Approval Process.

Regional Planning Commission:

13-3-104. Powers and functions of commission.

(a) It is the further duty of a regional planning commission to promote the mutual cooperation of the planning commissions of municipalities within the region, and the coordination of the plans of such municipalities with the plan of the region, and generally to confer with and advise municipal and county mayors and legislative bodies and officials for the purpose of promoting a coordinated and adjusted development of the region. Any such commission may also advise county and municipal legislative bodies with respect to the formulation of public improvement programs and the financing of such programs. It may also cooperate with the planning, legislative or executive authorities of neighboring states, regions, counties or municipalities for the purpose of promoting coordination between the development of the region and adjoining or neighboring territory.

(b) All municipal, county and other local public officials shall, upon request, furnish to the commission, within a reasonable time, such available information as it may require for its work.

(c) The commission, its members and employees, in the performance of its functions, may enter upon any land and make examinations and surveys and place and maintain necessary monuments and marks on such land.

(d) In general, the commission has such powers as may be necessary for it to perform its functions and to promote regional planning.

Municipal Planning Commission:

13-4-103. Powers of commission to promote municipal planning.

The commission may make reports and recommendations relating to the plan and development of the municipality to public officials and agencies, public utility companies, to civic, educational, professional and other organizations and to citizens. It may recommend to the executive or legislative officials of the municipality programs for public improvements and the financing for such programs. All public officials shall, upon request, furnish to the commission, within a reasonable time, such available information as it may require for its work. The commission, its members and employees, in the performance of its work, may enter upon any land and make examinations and surveys and place and maintain necessary monuments and marks on such land. In general, the commission shall have powers as may be necessary to enable it to perform its purposes and promote municipal planning.