

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, June 7, 2021 – 6:30pm**

COMMISSION MEMBERS

Chairman Nick Duke	P	Commissioner Darren Shanks	P
Commissioner Greg Fox	A	Commissioner Derrick Lynch	P
Councilman Chris Hendrix	P		

STAFF

Hellyn Riggins, City Manager	P
Jerri Isom, City Clerk	P

GUESTS

Shelia Horvath	Dan Horvath	Greg Cox
Andy Holmes	Mayank Patel	CJ Patel
John Gordon		

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chairman Nick Duke.

ROLL CALL

Roll was called by City Clerk, Jerri Isom, with a quorum present.

APPROVAL OF MINUTES

May 3, 2021 Regular Planning Commission Meeting

Motion for approval:	Derrick Lynch
Seconded by:	Councilman Chris Hendrix

OLD BUSINESS

(Continued from May 3 Meeting) Approve or Deny Revised Site Plan of 1005 S. Main Street, Eagleville Grocery

City Manager Hellyn Riggins stated she had just received the plans for this proposal on the day of the meeting and didn't have time to review. The Commission did review the drawings as submitted. The Commission discussed having an offset row of greenery for a fuller effect for screening between this property and the one just to the north. The plans do not go into enough detail about the outside bbq/patio area in regard to the seating and the roof. The builder says he will put a roof on but has researched the filter and doesn't think anything the industry is making currently will suffice for abating all the smoking smell. Chairman Nick Duke suggested that the owners, builder and Ms. Riggins meet this month to finalize the plans.

Motion to continue:	Councilman Chris Hendrix
Seconded by:	Commissioner Derrick Lynch
Motion passed:	4-0

NEW BUSINESS

a. Approve or Deny (One Lot Subdivision) Minor Final Plat of Emma D. McCord Subdivision, Map 144 Parcel 00800

City Manager, Hellyn Riggins stated the property being subdivided is quite large, plans do not show the entire property. There must be adequate frontage for both properties. The donor lot still has road frontage along Main Street and Swamp Road so it appears to be a conforming lot after the subdivision. The new property meets the minimum acreage requirements. The utilities on the property are not correct, but states that the owner will need to work with the local utility to correct the issue. Any future development on this subdivided property will need to be negotiated with the city. The city's engineer, Will Owen, has reviewed the lot. The existing STEP tank will go to the newly created lot, and any future development will have to have STEP approval with a new tank installed.

Motion for approval:	Councilman Chris Hendrix, subject to staff notes.
Seconded by:	Commissioner Derrick Lynch
Motion passed:	4-0

b. Approve or Deny Recommendation of Design Review Board for Façade Treatments, 117 South Main Street

This issue was continued by the Design Review Committee and therefore needs to be continued by the Planning Commission.

Motion to continue:	Commissioner Derrick Lynch
Seconded by:	Councilman Chris Hendrix
Motion passed:	4-0

c. Approve or Deny Site Plan Application of Shelia Horvath with Heavenly Treats 4 U, 117 South Main Street

Ms. Riggins stated that this proposal is a request for a change in use. The property was formerly a tire store and the incoming business primary usage will be retail, however, they will use the facility for storage, assembly and retail. Majority of their products will be shipped with a small portion that will be walk-in retail. A similar use would be a florist shop, where the bulk of the store is storage but a small amount of floor space will be designated for retail. The business owners said they anticipate that the maximum employees they would hire will be 3. Most of the parking in front of this building appears to be on the State right of way. She suggests they need to do a survey and or contact TDOT. Refer to the staff notes. Proposed parking does not meet engineering criteria. Ms. Riggins cannot recommend the current site plan because the parking has not been deemed practical and safe by the City's engineer. She suggested they request a BZA meeting and ask for a parking variance per staff notes. If the property owner, business owner and Ms. Riggins can work together there would be time to get a parking variance notice in the paper for a BZA hearing in July as well as discuss the site plan in July at the Planning Commission. Ms. Riggins also stated that the city is aware of the parking issues in the city; these are short term growing pains until the municipal lot can be built.

Mr. Greg Cox, property owner, spoke to some of the issues that were addressed by Ms. Riggins. He stated that to his knowledge, backing out of parking spaces in this town has been safe over the years. The engineer's response is 9 x 18 ft. Mr. Cox used 11 x 19 to draw the parking on the plans and he could probably fit another 2 spaces in front of the building with those measurements. There was discussion on what constituted a sidewalk in the city and the need for a curb in front of his building. Mr. Cox provided the Commission with some hand-drawings for the site plan and the parking, which are in the records.

Ms. Riggins responded that the Planning Commission can grant a parking variance. She then introduced the potential business owners, Shelia and Dan Horvath. Chairman Duke stated that this can get resolved but the property owner and the business owner need to work with the City Manager in applying for a variance and getting the site plan worked on by an outside engineer /surveyor prior to the July meeting.

Motion to continue:	Commissioner Derrick Lynch
Seconded by:	Commissioner Darren Shanks
Motion passed:	4-0

d. Approve or Deny Site Plan Application (Grading Only) of Shane Fogel, Map 144 Parcel 144H A 01800

City Manager, Hellyn Riggins, introduced John Gordon, engineer for this property. This is only a partial site plan, which will be grading only. There are currently no plans for vertical

development at this time, just grading. To be clear, the owners do not have an end use for this property. The goal is to grade the property so that it is level with fill making it meet the 1 foot above the floodplain. For the grading itself, the highest fill is 4 feet, which is closest to the creek. There will be a pipe that will tie into the drainage to allow water to flow between the property and the residence on Main Street. The Commission expressed concern that the filling of this property would cause more flooding both for the adjoining residence as well as on Cheatham Springs Road. The Commission asked that the applicant's engineer work with the City's engineer to study the actual historical flooding as they believe the data used for this plan is inaccurate.

Motion to continue:
Seconded by:
Motion passed:

Commissioner Derrick Lynch
Commissioner Derrick Lynch
4-0

CITY MANAGER COMMENTS

ADJOURNMENT

Motion to Adjourn:
Seconded by:
Motion passed:

Chairman Nick Duke
Councilman Chris Hendrix
4-0

Meeting adjourned at 8:40 p.m.

Approval by:

Chairman Nick Duke

Jerri Isom, City Clerk/amended hrr

Date minutes were approved: _____