

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, March 6, 2023 – 6:30pm**

PLANNING COMMISSION

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

STAFF

Hellyn Riggins, City Manager	P		
Katy Sanderson, Acting Recorder		P	

GUESTS

Charlie Waite, Salem Creek Partnership			
Rob Mulchan,, SEC & Landscape Architect for Stephenson Farms Development			
Mahparvar Ravangard	Heybatollah Azideh		
Sohrab Azhideh	Luke Reynolds		
Dr. Jesse Welsh	Dr. Rena Cron		

CALL TO ORDER

The meeting was called to order at 6:40 p.m. by Chairman Nick Duke

ROLL CALL

Roll was called by Acting Recorder, Katy Sanderson with a quorum present.

APPROVAL OF MINUTES/Other Business

a. Approve or Deny Planning Commission Minutes of January 9, 2023

Motion to approve:	Commissioner Darren Shanks
Seconded by:	Councilman Chris Hendrix
Motion passed:	3-0

DESIGN REVIEW RECOMMENDATIONS

a. Approve or Deny City Seal Design

City Manager Hellyn Riggins stated the seal is something the Design Review Committee has been working on for several months and has gone through a few variations. The second one in the packet is the one recommended without clouds and with green hills. The Committee wanted a seal that showcased many of the things that are part of Eagleville's identity such as agriculture, the actual city roof line (as a vibrant downtown), the hills the and of course the eagle. There is also a black and white version for use. Both seals will reproduce easily for multiple uses.

Motion to send to City Council to review and adopt: Commissioner Darren Shanks
Seconded by: Councilman Chris Hendrix
Motion passed: 3-0

OLD BUSINESS

NEW BUSINESS

a. Approve or Deny: Subdivision Plat – Roy Holt Commercial, 2 lot Subdivision at 355/359 S. Main Street – Zoning C-2.

Ms. Riggins stated she has reviewed the plat presented but has yet to hear back from the City Engineer. She would like confirmation from him that everything as it should be. The site plan will come to the Commission again once the subdivision of the land has taken place. Lot 1A has the access; if they plan to have a shared access there will need to be an easement shown when it is platted. The STEP for 1A will now fall on 1B and they have shown an easement to existing building on 1A. Lot 1B will have the existing tank in the bank and a new tank to CUD's specifications in the front. There needs to be a spot for the STEP to be signed off on the plat. Zoning is C-2, not Industrial as it is referred.

Motion to approve subject to staff notes and engineer: Commissioner Darren Shanks
Seconded by: Councilman Chris Hendrix
Motion passed: 3-0

b. Approve or Deny: Site Plan – Review of Proposed Site Plan and If Use is Allowed as Grandfathered Use, 117 S. Main Street. Proposed Tire Shop and Tire Repair – Zoning C-1.

Ms. Riggins stated the applicant asserts there is grandfathered use they are proposing. Ms. Riggins notes that the last use to her knowledge was the sale and repair of tires. The parking places must be 9 ft. by 18 ft. and must not be in tandem to be considered a legal parking space. The survey presented does show parking however it is not considered legally conforming parking. If approved, the applicant would need to clarify what exactly will be done inside and outside of the building. The tire shop previously occupying the

building must have been handled administratively through the previous City Manager and Chairman of the Planning Commission. Chairman Duke stated he recollects the stipulations placed on the previous tire shop.

Ms. Marparvar Ravangard, of the proposed tire shop, explained there would be 2 employees working at one time with the work taking place inside the building. She understands there is very limited parking. Chairman Duke stated that after business hours the business had to take everything inside the building. After questions from the Commissioners, the representative stated there would be no outside storage of vehicles, trailers or tires (new or used). Ms. Riggins stated she could provide a letter of zoning compliance for the business which lays out the criteria set tonight. Ms. Riggins also states that any changes to the exterior, included but not limited to signage will have to be approved.

Motion to approve if use is allowed according to staff notes as grandfathered use as proposed tire shop: Commissioner Darren Shanks
Seconded by: Councilman Chris Hendrix
Motion passed: 3-0

**c. Approve or Deny: Proposed Ordinance 2022-003 (to be renumbered)
Creating Specific Design Regulations for 742 Webb Road AKA Stephenson
Farms AKA Parcel 141-001.00-000.**

Ms. Riggins stated she took the items previously discussed and presented to the Commission for the ordinance put them in list form to be an attachment to go with the ordinance. Mr. Mulchan came forth with a few modifications/corrections to the proposed ordinance and they are listed below. Mr. Mulchan also emailed Ms. Riggins this information after the meeting regarding architectural styles to be used: English Country; Farmhouse; Craftsman; Colonial, and Tudor.

- Paddock Style Fencing, (white PVC or Wood) shall be permitted in Open Space areas as installed by the Developer.
- Builders shall install sod and landscaping along foundations facing public streets including corner lots.
- The home elevations shall be constructed of brick or cement fiber board or stone materials (in to add quality and character to the community), including eaves and other minor areas.
- No permit shall be issued to the Cross Water lots to the north until the City has approved street access.
- Existing tree canopies along the perimeter and along the Harpeth River shall be preserved where applicable, especially along the Harpeth River. City should be consulted if any major tree groupings near Harpeth River.

- Electric service will be provided by Middle Tennessee Electric. Service will be extended from Webb Road and other areas as approved on site plan.

Mr. Mulchan stated the cemetery on property will be fenced in with a plaque with family notation. There are regulations as to how it must be maintained. It will be near a common open space along with the mailbox kiosks, a playground and a pavilion.

In going over the covenants Ms. Riggins stated there are a couple of things to discuss.

- It needs to be noted the city approves lot line amendments and may have specific requirements for changes.
- The city requires anything that is covered to be in the setback including covered porches and uncovered porches.
- The city will look into whether any steps will be considered part of the structure and therefor must fall within the setbacks.
- A reminder that the City Ordinance will always supersede the neighborhood covenants.

Chairman Duke asked if this will become the new PRD ordinance for any future developments. Ms. Riggins stated she will have to remove some things that pertain to this property specifically but that she will make those changes and present it as a new PRD ordinance.


Motion to approve to send to City Council based on amendments to the ordinance discussed tonight: Commissioner Darren Shanks
 Seconded by: Councilman Chris Hendrix
 Motion passed: 3-0

CITY MANAGER COMMENTS

ADJOURNMENT

Motion to Adjourn:
 Meeting adjourned at 7:33 p.m.

Chairman Nick Duke



 Katy Sanderson, Acting Recorder

Approval by:


 Chairman Nick Duke

Date minutes were approved: 4/3/2023