

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, January 9, 2023 – 6:30pm**

PLANNING COMMISSION

Chairman Nick Duke	P	Commissioner Darren Shanks	P
Secretary Derrick Lynch	P	Commissioner Greg Fox	P
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
Carl Hammonds Matt Hammonds Shannon Hammonds

CALL TO ORDER

The meeting was called to order at 6:35 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 December 5, 2022

Motion to approve:	Commissioner Darren Shanks
Seconded by:	Councilman Chris Hendrix
Motion passed:	5-0

DESIGN REVIEW RECOMMENDATIONS

a. Carl's Barbershops sign, 1005 S. Main Street

City Manager Hellyn Riggins described the sign presented to the Design Review Committee as a 15 sq. ft. wooden platform with raised lettering. There will be minimal

white light coming from behind the letters to illuminate them. Design Review recommended approval of the sign.

Motion to approve: Commissioner Greg Fox
Seconded by: Secretary Derrick Lynch
Motion passed: 5-0

OLD BUSINESS

NEW BUSINESS

a. Site Plan Application – Barber Shop at 1005 S. Main

Ms. Riggins stated the Board of Zoning Appeals approved the request for Special Exception for the barber shop to be located inside the Eagleville Grocery with the limit of 2 chairs. Because this modifies the grocery somewhat, a site plan approval is required. Parking is consistent with Retail use and no new space is being added.

Motion to approval of application: Commissioner Greg Fox
Seconded by: Councilman Chris Hendrix
Motion passed: 5-0

b. Discussion of Ordinance 2022-003 to be Drafted Creating Specific Design Regulations for 742 Webb Road AKA Stephenson Farms AKA Parcel 141-001.00-000. (Ordinance 2022-03 to be renumbered.)


City Manager, Hellyn Riggins stated that because we have moved on to a new calendar year, the ordinance will be renumbered to reflect that. She stated the developer has brought in their new restrictive covenants for the commission's review. As they were received today, we will take the next month to review them. Ms. Riggins stated that the packet that has been review over the last few meetings was received in word form for review. She has gone through and written numbers where points needed clarification based on the commission's comments regarding the ordinance. There is a sheet with corresponding number with the clarifications that will need to be amended. Ms. Riggins plans to present the ordinance for the document at the February meeting and send it on to the City Council. **The clarifications along with the word document have been attached to the minutes.** Commissioner Greg Fox wanted clarification that phase 1 includes building the STEP system. Commissioner Shanks asked if the turn lane onto 41 would be completed before or after the development. Ms. Riggins stated it was a County Road and encouraged the developer to speak with the county based on a traffic study.

CITY MANAGER COMMENTS


ADJOURNMENT

Motion to Adjourn:
Meeting adjourned at 6:56p.m.

Chairman Nick Duke



Katy Sanderson, Acting Recorder

Approval by:


Chairman Nick Duke

Date minutes were approved: 3/6/23