

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, July 10, 2017 – 6:30pm**

COMMISSION MEMBERS

Chairman, Nick Duke	P	Secretary, Eric Marlin	P
Vice-Chairman, Ronnie Hill	P	Member, Derrick Lynch	P
Mayor, Travis Brown	P		

STAFF

Andrew Ellard, City Manager	P	David Breniser, Police Chief	P
Phillip Dye, City Recorder	P	Quentin Snook, Police Officer	A
Mechelle Jones, City Clerk	P	Caleb Reynolds, Police Officer	A
Kevin Bragg, City Attorney	A	Rick Parks, Fire Chief	A
Jesse Napier, Park Superintendent	A	Jonathan Armstrong, Fireman	A
Will Owen, Griggs & Maloney	A	Kevin Chastine, Griggs & Maloney	P

GUESTS

Brandon Emamalie	Salem Emamalie	John E. Turner
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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 Recorder, Phillip Dye, with a quorum present.

APPROVAL OF MINUTES

June 5, 2017, Regular Planning Commission Meeting

Motion for approval:	Mayor Travis Brown
Seconded by:	Secretary Eric Marlin
Motion passed:	5-0

June 15, 2017, Special Called Planning Commission Meeting

Motion for approval: Mayor Travis Brown
Seconded by: Secretary Eric Marlin
Motion passed: 5-0

OLD BUSINESS

None

NEW BUSINESS

Consider Site Plan Approval:

Case: PC-2017-014

Applicant: Brandon Emamalie, Eagleville Mini Storage

Property Owner: Terry Lee Jackson

Address or Location: Map 144, Parcel 05710; Old Highway 99

Proposed Action: Consider a site plan for the construction of mini-storage buildings to be operated as a part of the business at neighboring 309 South Main Street – Eagleville Mini Storage. Buildings likely to be built in phases with the largest two first.

Proposed Use: Expansion of the Eagleville Mini Storage business.

Note: Site plan approval should take into consideration all proposed buildings, though permitting for future phases will be reviewed in light of any changes in zoning ordinance or building code changes that may be adopted in the interim. Additional site plan approval should not be necessary unless ordinance or building code changes require substantial deviation from this site plan.

****Motion for Approval based on satisfying changes to requested in Griggs & Maloney's latest review comments.**

Motion for approval: Mayor Travis Brown
Seconded by: Vice-Chairman Ronnie Hill
Motion passed: 5-0

Consider Preliminary Plat Approval:

Case: PC-2017-015

Applicant: CRE Joint Venture LLC

Property Owner: John Taylor and Darrell Huffman

Address or Location: Map 144, Parcel 03204 (Allisona Road); and a vacant portion of property to be subdivided from 520 Allisona Road as approved per Case PC-2017-013 on June 15, 2017.

Proposed Action: Subdivide, establishing fourteen (14) R-2 building lots.

Proposed Use: Neighborhood Subdivision.

****Case PC-2017-15 - Pulled @ Applicant's Request**

Consider Annexation Recommendation: (3 Parts)

Case: PC-2017-016

Applicant: Andrew Ellard for the City of Eagleville

Property Owner: City of Eagleville

Address or Location: Tax Map 1440, Group B, Parcel 00500

Proposed Action: Annex portion of city-owned property that is currently unincorporated, and establish zoning as R-2, consistent with the rest of the lot and the neighborhood.

Proposed Use: City Council intends to consider marketing the property for sale.

- 1. Approve or Deny to Recommend a Plan of Service Resolution (Resolution 2017-013) relative to PC-2017-016.**

Motion for approval:	Mayor Travis Brown
Seconded by:	Member Derrick Lynch
Motion passed:	5-0

- 2. Approve or Deny to Recommend Annexation of property referenced in PC-2017-016.**

Motion for approval:	Mayor Travis Brown
Seconded by:	Member Derrick Lynch
Motion passed:	5-0

- 3. Approve or Deny to Recommend an Ordinance to establish initial zoning as R-2 as requested in the PC-2017-016 application.**

Motion for approval:	Mayor Travis Brown
Seconded by:	Member Derrick Lynch
Motion passed:	5-0

Staff request for consideration:

The zoning ordinance is silent on signs or monuments that would be placed on or within a gate/wall/fence. Eagleville Mini Storage wishes to place a cast concrete monument in each of the two (2) angled wall sections of their new stone gate. The image – to be provided – is an eagle with the name of the business.

Question: As a point of interpretation, are the described/proposed elements purely decorative, or do they constitute signs? There is already one primary sign on the property. If these elements are construed to be signs, then the zoning ordinance will not allow them because there is already a primary sign on the property. If they are interpreted as decorative only, then they could be allowed without permitting.

****The applicant shared pictures of the proposed sign, and discussion from the commission indicated that they were clearly signs. However, since there is no current ordinance addressing this type of sign, and it is deemed to be appropriate for the property, approval is requested to allow both signs as presented.**

Motion declaring monument a sign: Vice-Chairman Ronnie Hill
Seconded by: Mayor Travis Brown
Motion passed: 5-0

Motion to allow monument sign: Mayor Travis Brown
Seconded by: Vice-Chairman Ronnie Hill
Motion passed: 5-0

Discussion and potential recommendations relative to multi-family uses, general zoning ordinance topics, and future land use:

Recommend to amend the Zoning Ordinance: (Eliminate Article V, Section 5.043, Paragraph B, Line 2.)

Motion for approval: Mayor Travis Brown
Seconded by: Secretary Eric Marlin
Motion passed: 4-1 (Vice-Chairman Ronnie Hill voting No)

ADJOURNMENT

Motion to adjourn: Chairman Nick Duke
Motion passed by a unanimous “aye”.
The meeting ended at 7:15 p.m.

Approval by:

Chairman Nick Duke

Phillip Dye, City Recorder

Date minutes were approved: _____