

**Minutes of the  
Eagleville Planning Commission  
Special Called Meeting  
Eagleville City Hall, Eagleville, TN  
Monday, August 7, 2017 – 6:30pm**

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**COMMISSION MEMBERS**

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

**STAFF**

Andrew Ellard, City Manager	P	David Breniser, Police Chief	A
Phillip Dye, City Recorder	P	Quentin Snook, Police Officer	A
Mechelle Jones, City Clerk	A	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**

Bobby Turner

**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**

**July 10, 2017, Regular Planning Commission Meeting**

Motion for approval:	Mayor Travis Brown
Seconded by:	Vice-Chairman Ronnie Hill
Motion passed:	4-0

**OLD BUSINESS**

None

**NEW BUSINESS**

Consider Combination Plat:

Case:PC-2017-017

Applicant: Frank E. Crosslin IV

Property Owner: Carolyn Barham

Address or Location: Map 143M, Group A, Parcels 00200, 00300, and 00400; Cheatham Springs Road

Proposed Action: Consider the combination of these three parcels to create one R-1 lot.

Proposed Use: Single-family residential.

Note: Individually, each of the three subject parcels are non-conforming R-1 properties based on size, and two (2) are non-conforming based on width. The combination of the three will bring the newly created parcel into compliance with the specifications for R-1.

Motion for approval:	Mayor Travis Brown
Seconded by:	Vice-Chairman Ronnie Hill
Motion passed:	4-0

Case: N/A

At its July 27, 2017 regularly scheduled meeting, the City Council took up the Planning Commission’s recommendation to strike line 2 (Multi-family dwellings and apartments) from Article V, Section 5.043 (B) on 1st Reading. In their approval on first reading, they also included the deletion of line 6 (Mobile Home Parks) from Article V, Section 5.043 (C).

Staff Note: No action by the Planning Commission is necessary at this time. However, be aware that staff and legal will be advising the City Council through the upcoming Work Session, Public Hearing, and 2<sup>nd</sup> Reading on the topic, as there are other areas of the zoning ordinance that may need to be amended if these changes are adopted. If the Planning Commission wishes to weigh in on the topic, this would be the best opportunity to do so.

**\*\*\*No Action Taken**

Case:N/A

At its July 27, 2017 regularly scheduled meeting, the City Council took action to establish a moratorium on the consideration of multi-family projects/developments until such time that a Future Land Use Plan is established or similar direction is established and the Council lifts the moratorium.

Staff Note: This action by the City Council makes it necessary – and somewhat urgent – that the Planning Commission take up the topic of a Future Land Use Plan and set the next steps for recommending such a plan. Given the City Council’s desire to establish a streetscape plan this fiscal year, and the Design Review Committee’s position with the creation of design criteria, this is a great opportunity to combine the efforts (and public input opportunities) given the considerable overlap of these planning and aesthetic related topics.

\*\*\*Planning Commission agreed to a joint meeting with City Council at a future date to be determined.

Case: N/A

At its July 27, 2017 regularly scheduled meeting, the City Council took action to request that the Planning Commission consider duplex dwellings within the zoning ordinance, the impact and/or potential impact on duplexes and/or duplex developments and to make a recommendation to the City Council on any zoning ordinance amendments that the Planning Commission finds warranted.

Motion for Staff to bring back  
correct language and show  
examples from other cities:  
Seconded by:  
Motion passed:

Mayor Travis Brown  
Vice-Chairman Ronnie Hill  
4-0

Regarding the Planned Residential District (PRD) created by Ordinance 2016-010 and amended by Ordinance 2017-003, staff requests interpretation by the Planning Commission on the following question:

The developer has requested, and staff has agreed, that the driveways in cul-de-sacs as shown in the Preliminary Plat should taper inward instead of outward. We do not believe that this rises to the level of an amendment request but leave it to the Planning Commission to make that distinction.

Motion for approval  
as currently stated:  
Seconded by:  
Motion passed:

Mayor Travis Brown  
Vice-Chairman Ronnie Hill  
4-0

**\*\*\*A short presentation was given by City Manager Andrew Ellard on the design progress on the David W. Rigsby, Sr. Public Safety Center.**

**ADJOURNMENT**

Motion to adjourn: Chairman Nick Duke  
Motion passed by a unanimous “aye”.  
The meeting ended at 7:27 p.m.

Approval by:

\_\_\_\_\_  
Chairman Nick Duke

\_\_\_\_\_  
Phillip Dye, City Recorder

Date minutes were approved: \_\_\_\_\_