

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, January 6, 2025 – 6:30pm**

1. CALL TO ORDER

Chairman Derrick Lynch called the meeting to order at 6:30 p.m.

2. ROLL CALL / DETERMINATION OF QUORUM

City Clerk Katy Sanderson called the roll.

PLANNING COMMISSION

PRESENT:

Chairman Derrick Lynch
Secretary Justin Bryant
Councilman Chris Hendrix
Commissioner Erik Hurter

ABSENT:

Commissioner Darren Shanks

STAFF:

Hellyn Riggins, City Manager

Katy Sanderson, City Clerk

3. CITIZEN COMMENTS

4. MINUTES/OTHER BUSINESS

a. Approve or Deny Minutes of Planning Commission Meeting of December 9, 2024

Councilman Chris Hendrix moved to approve the minutes.

Secretary Justin Bryant seconded the motion.

The **MOTION** passed 4-0.

5. DESIGN REVIEW RECOMMENDATIONS

a. Approve or Deny New Signage for Studio 18 at 15430 Highway 99

City Manager Hellyn Riggins stated that there had been no Design Review Board due to lack of quorum but the Planning Commission should proceed. She then asked if the new sign was metal. Raul Aguilar representing the owner stated that the sign is metal and will have the letters cut out of the metal and be backlit. Ms. Riggins stated the placement and dimensions were what is allowed.

Councilman Hendrix moved to approve the signage.

Secretary Justin Bryant seconded the motion.

The **MOTION** passed 4-0.

6. OLD BUSINESS

a. **Review and Approve/Deny Winterbrook Preliminary Plat (continued from December 9, 2024 meeting)**

City Manager Hellyn Riggins stated that at the previous meeting there was discussion regarding the need for fire hydrants. The engineer and property owner were working on getting the water pressure to be what is required in order to have the fire hydrants. Ms. Riggins stated that a deferment until the February meeting would be past the state regulation deadline. However, she believes judges have been known to look favorable on the extension when the property owner and city have an agreement.

Richard Houze from Site Engineering Consultants, Inc. (SEC) stated that there is a verbal agreement with Consolidate Utility District (CUD) and other property owners to extend the water line down Highway 41A. Ms. Riggins requested Mr. Houze to put something in writing stating that his client agrees to a postponement.

Roger Jenkins, the property owner, asked if requirements have been met up to this point if there can be final plat approval pending the receipt of this documentation instead of the deferral to February 2025 meeting. Secretary Bryant stated that because there are other property owners involved he feels the matter should be deferred until the February 2025. Mr. Jenkins then requested the deferral until the February 2025 meeting. A letter requesting the deferral by the applicant was submitted for the record.

Councilman Hendrix moved to defer to the February 2025 meeting.

Commissioner Erik Hurter seconded the motion.

The **MOTION** passed 3-0 with Chairman Lynch abstaining.

7. NEW BUSINESS

a. **Review and Approve/Deny Turner to Hudson Add-On Plat**

City Manager Hellyn Riggins explained there is a tract of land owned by Mr. Turner that abuts the Hudson property. Mr. Turner is selling a portion of his lot that abuts their property, to the Hudson's.

Ms. Riggins stated a few items to be made clear:

- A new lot is not being created.

- A portion of a lot is being taken from one property and being merged to another.
- The City is a one dwelling per one lot subdivision.
- All setbacks have been met according to the plat presented.

Secretary Bryant moved to approve the plat merger subject to staff notes (attached) and engineering approval

Councilman Hendrix seconded the motion

The **MOTION** passed 4-0.

b. Review and Approve/Deny Subdivision of 1326 N. Main Street

City Manager Hellyn Riggins stated that this plat is being subdivided into two tracts. She recommends approval subject to staff notes (attached) and city engineer approval.

Councilman Hendrix asked if there will need to be a road going back to the second lot. Ms. Riggins stated that an approximate location for the driveway is shown but that the owner will need to get a driveway permit from the Tennessee Department of Transportation as it is on a state road.

Secretary Bryant moved to approve the plat subdivision subject to staff notes and engineering approval

Councilman Hendrix seconded the motion

The **MOTION** passed 4-0.

c. Review and Approve/Deny Expansion of Staged to Sell at 143 S. Main Street

City Manager Hellyn Riggins explained that eventually the retail business of All Things Home will be phased out and the building will be used as Staged to Sell. There was concern about this being a retail zone and Staged to Sell being primarily used for storage. This is an approved use for the leased building and because this use requires less parking and is still in compliance.

Ms. Riggins stated that the zoning ordinance could be reviewed in the future for ways to tweak specific uses.

Secretary Bryant moved to approve the expansion

Commissioner Hurter seconded the motion

The **MOTION** passed 4-0.

d. Review and Approve/Deny Change of Use at 15430 Highway 99 from Restaurant to Recording Studio

City Manager Hellyn Riggins explained that the previously approved design for Studio 18 as a new build has changed. After purchasing 15430 Hwy 99, formerly Coach T's restaurant, the owners have opted to renovate the existing building. One end of the building will be used as a recording studio while the other end of the building will be used as an area for clients between recordings where there will be a small kitchen as well as a golf simulator. It

is a private club but can be rented. They do not anticipate concerts, just small groups at a time. The City bases parking on approved uses and square footage. The parking for the building has been transposed from the previous site plan and will actually allow for three more spaces than originally planned. Ms. Riggins stated that if parking availability becomes a reoccurring problem, the City will take measures to address it. There is also door on the back of the building to allow for loading/unloading of equipment. The building will have acoustical treatments to keep sound out side of, as well as inside the building.

Secretary Bryant moved to approve change of use from restaurant to recording studio
Councilman Hendrix seconded the motion
The **MOTION** passed 4-0.

e. Review and Approve/Deny Revised Planning Commission Meeting Dates for 2025

City Clerk Katy Sanderson explained the addition to the meeting dates are a January 5, 2026 meeting with a December 8, 2025 submission deadline.

Councilman Chris Hendrix moved to approve the meeting dates for 2025.
Commissioner Justin Bryant seconded the motion.
The **MOTION** passed 4-0.

8. CITY MANAGER/CITY PLANNER REPORT

There was no report.

9. ADJOURNMENT

Chairman Lynch adjourned the meeting at 7:21 p.m.

Approved by:



Chairman Derrick Lynch

Submitted by:



City Clerk, Katy Sanderson

Date minutes were approved: 2/3/2025