

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Tuesday, March 8, 2021 – 6:30pm**

COMMISSION MEMBERS

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

STAFF

Hellyn Riggins, City Manager	P
Jerri Isom, City Clerk	P

GUESTS

Enoch Jarrell	Phillip Poynor	Lisa Bogle
Mindy Campbell	Craig Campbell	Greg Kelly
Gena Kelly		

CALL TO ORDER

The meeting was called to order at 6:57 p.m. by Chairman Nick Duke.

ROLL CALL

Roll was called by City Clerk, Jerri Isom, with a quorum present.

APPROVAL OF MINUTES

January 19, 2021 Regular Planning Commission Meeting

Motion for approval:	Commissioner Greg Fox
Seconded by:	Commissioner Derrick Lynch
Motion passed:	4-0

OLD BUSINESS

None

NEW BUSINESS

Approve or Deny, Recommendation of Design Review Committee of Renovations to 115 N. Main Street

City Manager Hellyn Riggins went over the Design Review packet which was handed out earlier in the evening. Suite A will remain as an insurance agency with no exterior changes, Suite B will be a ladies boutique and Suite C will become a coffee house, restaurant, music venue. Suite B will be painted white on the brick, and Suite C will be painted black on the brick, to include the north side of the building and the back of the entire building. On both suites, there will be dark cedar wood posts, cedar hand rails with wire railing. The owner will install parapets on the roof of both suites. For the patio area, a black metal roof will be installed and cedar paneling underneath the roof, along with a total of 4 lighted ceiling fans. For Suite B, “Aislinge Boutique” will have a white sign with pink writing. There will be gooseneck lighting. For Suite C, “Grindstone Cowboy” the sign will be a tarnished metal, laser cut with non-visible neon lights. There will be vinyl signs meeting the sign ordinance on each of the exterior windows. Also a rusted metal coffee sign for the drive through lane will be placed on the exterior of the building.

Motion for approval: Commissioner Greg Fox
Seconded by: Commissioner Derrick Lynch
Motion passed: 4-0

Approve or Deny Temporary Office Building at 1740 Highways 41 A South for Crosslin Lumber Supply

City Manager Hellyn Riggins discussed that Crosslin Lumber Supply is requesting approval for a temporary office building for three years to determine their future office space needs. This building (60x12) will be a mobile office on the sawmill property and will not be visible from the main road or Chapel Hill Pike. City Manager Hellyn Riggins stated that at the end of 3 years, the building should be removed or brought before the Planning Commission again for an extension. They must meet with the Rutherford County Building Official to be sure this follows all county codes.

Motion for approval: Commissioner Greg Fox
Seconded by: Commissioner Derrick Lynch
Motion passed: 4-0

Approve or Deny Minor Subdivision of Horace Rogers and Greg Kelley at 1403 N. Main Street

City Manager Hellyn Riggins discussed that Greg and Gena Kelly (301 King Drive) are wanting to subdivide the property at 1403 N. Main Street. No new lot will be created. They will be taking 1 acre from 1403 N. Main and added to the property at 301 King Drive. The King Drive address will become “L” shaped. 1403 N. Main Street maintains all setback requirements for the property. This subdivision meets all the requirements.

Motion for approval: Commissioner Greg Fox

Seconded by: Commissioner Derrick Lynch
Motion passed: 4-0

Approve or Deny Site Plan for 115 N. Main Street, Office, Retail and Coffee Shop with a Restaurant and Music Venue, subject to staff notes.

City Manager Hellyn Riggins went over the site plan of the building at 115 N. Main Street. The owners are not proposing to pave the area around the building except for where the handicapped parking spot will be located. The city engineer expressed concerns that the entrance for the handicapped spot is the same area as the exit for the drive through; the applicants suggestion is to put up signage. The owners have 2 drive through windows in the building and plan to use both to assist with traffic flow; they will also use an express menu and an app to help with customer orders. Ms. Riggins suggested that if the drive through isn't working, either with increased traffic on Main Street or in the drive through, the owners might need to come before the Planning Commission in 3 to 4 months to readdress. There is an issue with where to put the dumpster on the property. The Planning Commission is postponing the issue of the dumpster to allow the owners of the property time to come up with a solution. The plan is subject to staffs and Griggs & Maloney final approval and any staff notes being addressed.

Motion for approval: Commissioner Greg Fox, subject to staff notes
Seconded by: Commissioner Derrick Lynch
Motion passed: 4-0

CITY MANAGER COMMENTS

ADJOURNMENT

Motion to Adjourn: Chairman Nick Duke
Seconded by: Commissioner Greg Fox
Motion passed: 4-0

Meeting adjourned at 7:45 p.m.

Approval by:

Chairman Nick Duke

Jerri Isom, City Clerk

Date minutes were approved: _____