

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

PLANNING COMMISSION

PRESENT: Chairman Nick Duke
Commissioner Justin Bryant
Councilman Chris Hendrix
Commissioner Derrick Lynch
Commissioner Darren Shanks

STAFF

Hellyn Riggins, City Manager Christina Rivas, City Recorder

GUESTS

Jeanna Loyd Michael Loyd Branden Mortensen Keith Bertrand
Adam Pack Terry Pack

CALL TO ORDER

The meeting was called to order at 6:31 p.m. by Chairman Nick Duke.

ROLL CALL

City Recorder Christina Rivas called roll with a quorum present.

APPROVAL OF MINUTES/OTHER BUSINESS

a. Approve or Deny Planning Commission Minutes of October 9, 2023

Commissioner Lynch moved to approve the October 9, 2023 Minutes.
Commissioner Bryant seconded the motion.
Motion passed 5-0.

DESIGN REVIEW RECOMMENDATIONS

There were no recommendations for review.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

- a. *Review and Approval/Denial/Continue of Site Plan Amendment for Expansion of Non-Conforming Use. Stonegate Nursery request to create a sales areas for the selling of plants and mulch (etc to be determined) on site at 172 Clark Street.*

City Manager Hellyn Riggins introduced the item, noting that Stonegate Nursery maintained a pristine site.

Ms. Riggins stated that the Planning Commission could view the request from varied standpoints:

- Regulations were amended to have landscapers/nurseries apply for a special permit.
 - a. Is this an amendment to the special permit?
 - b. Is the special permit sufficient?
 - c. Is this an accessory use to the permit?
 - d. Is this a non-conforming extension?

Ms. Riggins stated that Staff interpreted the request as a non-conforming use as the proposal would add to the exterior to allow outdoor sales to a business in an associated use category. She informed the Commission that there were a number of unanswered site requirements that need to be addressed.

Ms. Riggins explained that she had conferred with City Engineer Will Owen, however he could not assess the plans fully until the submitted plan was complete.

Chairman Duke stated that the biggest obstacle was the ingress and egress of Clark Street. He noted that 18 wheel trucks were not allowed on this road; likening the road to the size of a one way street. He questioned the type of traffic the applicant was expecting.

Applicant, Adam Pack, stated that customers arrive in trucks, cars and trailers to load mulch, trees and plant materials. It was noted that Mr. Pack worked with John Lewis, property owner, at the property and Eagleville nursery.

Ms. Riggins noted that this business was under the umbrella of Stonegate Enterprises; otherwise this would be considered a separate business.

Mr. Pack stated that he had driven 26 foot trucks to and from the property to deliver materials. He noted that he did not have difficulty in navigating Clark Street in that size vehicle and that semi-trailers would not be utilized at the property.

Chairman Duke questioned if delivery trucks would access the property. Mr. Pack stated that staff would haul most of the materials. Chairman Duke noted that Clark Street bridge did not have guard rails and that driving a 30 foot trailer through that area, via Allisona, would be inadvisable.

Discussion ensued noting the following:

- Shrubs, trees, flowers and mulch would be on the property.
- H frame green houses would be used and covered with Sunbrella material over the top to deflect UV rays from the plants.
 - a. These green houses would not be "hot" houses and will not have lighting.
- A light could be added to an electrical pole on the property.
- Applicant does not plan to have ponds for sale at this time.
- Seasonal items such as pumpkins and Christmas trees could be sold at the property.

- Two 2,500 gallon drums will be installed in the ground to access a natural spring for water.
 - a. Runoff water can be recaptured post irrigation.

Ms. Riggins noted her concerns regarding the 21 green houses. She questioned how they would be maintained and what they would look like in the near future, as they would be located in the heart Eagleville near beautiful neighborhoods. She noted that the plans did not show how the materials will be stored on the property. She questioned whether there would be piles of mulch/topsoil that could runoff into the creek.

Mr. Pack stated that mulch pits were already in use at Stonegate Enterprise. Ms. Riggins noted that the mulch pits were not indicated on the plans. Mr. Pack stated that a number of items were likely omitted from the plans as he was unaware of what was required. He was reminded that the requirements were in the City Zoning Code.

Discussion noted the following:

- The green houses would be in a flood plain.
 - This would be permissible as the green houses are not habitable.
 - As of this meeting, it is unclear whether an office could be allowable in the flood plain.
- Established businesses were in the same flood plain.
 - Regulations had changed since the building of those businesses. Businesses can be located in the Flood Plain if they meet FEMA guidelines. The BFE would have to be established for habitable structures.

Councilman Hendrix stated that the spring referenced by Mr. Pack may not be a spring, as it is in the vicinity of a drainage area. Mr. Pack stated that he would investigate the source.

Chairman Duke informed Mr. Pack that the Commission is working with him, however the process must be followed accordingly.

Mr. Pack stated that he understood, however he needed assurance that they could move forward, as he could not invest further capital if the request was going to be denied. Councilman Hendrix informed him that it was necessary to see the plans in full in order to approve it.

Discussion continued to define the items necessary for the applicant to address. It was noted that:

- The plan was not a site plan, but more of a survey for site boundaries.
- How is water runoff managed?
 - How is it channeled?
 - Where does it lead?
 - If the applicant defined the runoff rate, topography would not be needed on the plan.
- Direction from the City Engineer was that there must be “no rise”.
- The applicant must allay the concerns of the Commission by defining:
 - How the site will be maintained now, and in future.
 - Indicate the lifespan of the structures.
 - Provide what the site will look like to the Design Review Board
 - Show where the various materials will be stored.

Chairman Duke agreed with Ms. Riggins that the applicant should have another meeting with her to better prepare.

Discussion concluded that the site does not have to be rezoned, as it is an allowed use. Commissioner Shanks and Chairman Duke concurred that the request could proceed as a non-conforming extension and that zoning was not an issue in this case.

Commissioner Shanks added that a screen along Cheatham Springs may be necessary. Ms. Riggins stated that there also may be need for screening along the eastern border. She further noted that the site plan should be identify the screens and specify where materials will be placed – now and in future.

Discussion addressed traffic flow on the property, noting that:

- There will be parking spaces at the front of the property.
 - Purchases will be loaded into the customer’s vehicle.
 - Customers will not drive through the nursery.
- The parking area is shown on the plan, however it did not indicate whether the measurements met code requirements.
 - Five or parking spaces would require paving.

It was clarified that Stonegate Enterprise may expand their building and that the proposed building location is non-conforming. The applicant sought to address both sites in order to avoid the cost of two site plan fees, but no site fee has been paid. Mr. Pack informed the Commission that they had met with a surveyor for the addition to the building and to address the points in the staff notes that were missing from the submitted site plan.

The Commission stated that they liked the business proposal, as a nursery was needed in Eagleville.

Ms. Riggins summarized that the applicant needed to prove that they would not raise water levels. Mr. Pack explained that they would recirculate excess water from the sprinklers to the water tanks. Ms. Riggins recommended that the applicant hire an engineer.


Commissioner Lynch stated that an engineer is going to need specifications, such as which area will be covered in gravel in order to determine the runoff. He further stated that it would be a challenge to maintain the site to keep the runoff out of Cheatham Springs. Commissioner Shanks emphasized that the water runoff into the creek was the most important issue to address.

CITY MANAGER COMMENTS

City Manager Hellyn Riggins stated that the proposed schedule for the 2024 Planning Commission meeting dates was in the packet for review. She noted that it would need to be approved or denied at the December 4, 2023 meeting.

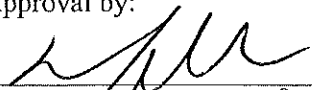
ADJOURNMENT

Chairman Duke confirmed there was no further business and adjourned the meeting at 7:03 p.m.



City Recorder, Christina Rivas

Approval by:


Chairman Nick Duke

Commissioner, Acting Chair Derrick Lynch

Date minutes were approved: 12/4/23