

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, September 11, 2023 – 6:30pm**

PLANNING COMMISSION

PRESENT: Chairman Nick Duke
Commissioner Darren Shanks
Councilman Chris Hendrix

ABSENT:
Justin Bryant
Secretary Derrick Lynch

STAFF

Hellyn Riggins, City Manager Present
Katy Sanderson, City Clerk Present

GUESTS

Rob Mulchan, SEC Jamie Barnett Mindy Campbell

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chairman Nick Duke

ROLL CALL

City Clerk Katy Sanderson called roll with a quorum present.

APPROVAL OF MINUTES/Other Business

- a. *Approve or Deny Planning Commission Minutes of July 17, 2023*

Deferred to next meeting.

DESIGN REVIEW RECOMMENDATIONS

- a. *Approve or Deny Design Review Recommendations for Signs at Nolo MedSpa, 161 N. Main.*

Jamie Barnett, owner of Nolo MedSpa, stated there had been a legal issue with the previous name which required immediate action. The signage on the business has already been updated to the new name of the business. The parameters of the new signs are identical to the previous signs other than the name change.

Motion to Approve: Councilman Chris Hendrix
Second: Commissioner Darren Shanks
Approved: 4-0

2. OLD BUSINESS

3. NEW BUSINESS

- a. *Review and Recommend to City Council Annexation Agreement Conditions: Tax Map 120, Parcel 23.03; Tax Map 120, Parcel 23.10; and, Tax Map 120, Parcel 23.12.*

The property has been recommended to the Council for annexation. This is an agreement before annexation to gain a better understanding of what is expected between the city and the property owners. Rob Mulchan is here on behalf of the applicant and is presenting a modified version of the PRD adopted regarding the Webb Road property. Mr. Mulchan has struck through items in red which are to be removed, new language to replace language or newly added language is in green and yellow highlight is to show where text has been merged. (See attached).

Mr. Mulchan distributed a concept plan for the property along with a streetscape plan. The major part of deviation with the new plan is there are 20 lots that will not meet the 90' minimum width requirement. The square footage requirement has been met in all the lots, the frontage would be smaller than the minimum width requirement. These lots would still be at least 75' wide and have side entry garages. The streetscape was presented to affirm the design examples and to show the lots would not look compressed on the property. It shows the setbacks, curbs and parking configurations as well as possible building materials.

Ms. Riggins confirmed with Mr. Mulchan about the maximum number of bedrooms allowed being 5 because of the STEP system capacity. There was also a question of the PRD presented in regard to 2 and 3 story homes being built. Ms. Riggins will be looking into the regulations and report back. Mr. Mulchan stated he did not know if the builder/developer had any specific plan to build 3 story homes but would ask and report back.

Ms. Riggins reminded the Commission that the City had worked with the developer of Webb Road because at that time, the county's regulations allowed RL zoning (1 acre) to drop to 15,000 sq. feet lots if there was adequate water and sewer. The City wanted to have more say in what the density and growth would be with this development.

This past winter, the County did away with this "caveat" of allowing 15,000 sq. feet lots was deleted, and is now solely 1 acre zone density. The County has expressed to Ms. Riggins that they do not plan to deviate from a 1 acre zone. Ms. Riggins stated that she has been working on amendments regarding the requirements. She would like the amendments to honor the 1 acre density but possibly allowing for clustering. The density of the Webb Road project will be greater than 1 acre/1 house ratio at 1.07 units per acre, whereas College Grove is requesting a density of 1.4 units per acre.

Webb Road was considered to be the base line for future developments. Commissioner Shanks shared his desire to keep the minimum frontage at 90 ft. with exception of cul-de-sac lots. He does not feel there is any reason to deviate from the 90 ft. when the land is there to maintain the minimum requirements set. Chairman Duke asked how many lots would be lost if the owner were to agree to the minimum 90 ft. and Mr. Mulchan said it would be 5-10 lots. Ms. Riggins reminded the Commission that it is dealing with the property owner and not the developer. The property owner can say he would like to do one thing and then once sold to a developer, the developer can come in with different ideas. The plan submitted is what the owners would like to see, they do not state that is what they will be doing.

Mr. Mulchan asked to defer the proposal so he could go back to the owners and discuss with them the City's position maintaining the standard set in the PRD regarding the minimum lot frontage remaining 90 ft. other than cul-de-sac allowances as per usual.

Motion to defer until next meeting on October 9, 2023:
Councilman Chris Hendrix
Second: Commissioner Darren Shanks
Approved: 4-0

CITY MANAGER COMMENTS

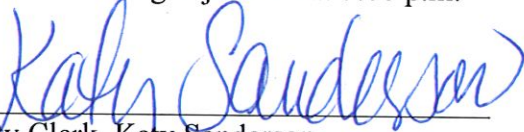
Ms. Riggins asked the Commission to study the materials presented and reach out with any questions they may have. There was clarification made that with the Webb Road development the City did not annex the road, only the property. That would most likely be the same situation with the College Grove property.

The Commission expressed their gratitude at the way Mr. Mulchan noted changes in different colors to the original PRD presented for ease of viewing.

ADJOURNMENT

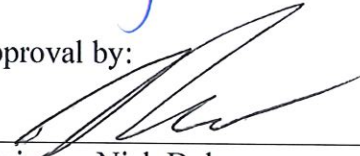
Motion to Adjourn:
Meeting adjourned at 7:00 p.m.

Chairman Nick Duke



City Clerk, Katy Sanderson

Approval by:



Chairman Nick Duke

Date minutes were approved: 10/9/23