

**Minutes of the  
Design Review Committee  
Eagleville City Hall, Eagleville, TN  
Monday, April 15, 2024 – 6:00 PM**

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1. **WELCOME** – Interim Chair Derrick Lynch called the meeting to order at 6:00 p.m.

2. **ROLL CALL / DETERMINATION OF QUORUM**

The roll was called by City Recorder, Christina Rivas.

**COMMITTEE MEMBERS**

**PRESENT:**

Interim Chair Derrick Lynch  
Councilman Chris Hendrix  
Committee Member Phillip Poynor

Secretary Dr. Rena Cron  
Committee Member Christin Bryant

**STAFF:**

Hellyn Riggins, City Manager

Christina Rivas, City Recorder

**GUESTS:**

Jim Nickle	Jesse Welsh	Marissa Welsh	Justin Bryant
Alos Ahmed	Brittney Leonard	Amanda Tanner	Caroline Leonard
Adam Pack	John Lewis	Terry Pack	Jamie Barnett

3. **APPROVAL OF MINUTES**

a. December 4, 2024

b. March 4, 2024

The minutes were approved after Item 5a.

Committee Member Bryant moved to approve the December 4, 2024 minutes.

Councilman Hendrix seconded the motion.

The **MOTION** passed 5-0.

Councilman Hendrix moved to approve the March 4, 2024 minutes.

Committee Member Bryant seconded the motion.

The **MOTION** passed 5-0.

4. **OLD BUSINESS**

There was no Old Business.

5. **NEW BUSINESS**

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

Mr. Adam Pack and Mr. John Lewis represented Stonegate and the Eagleville Nursery.

Discussion ensued regarding the following:

- Stonegate's engineer needs to meet with the City's engineer regarding stormwater calculations.
  - Currently, the calculations are not compliant.
- Engineers need to determine whether the site will have a retention or detention pond.
- A second revision dated March 24, 2024 was not received by the City.
  - Once received, the revision will be forwarded to the City Engineer.
- Evergreen and Magnolia trees will be alternated along the perimeter from Cheatham Springs to Clark Street.
- The metal building would measure 30x50 feet.
- A Dutch barn would measure 12x24 feet.
- 4-6 hoop greenhouses will be installed to start.
- The office will be moved out of the flood plain.
- Cheatham Springs will be screened with trees.
- A dual sign will be used

Secretary Dr. Cron moved to accept the revised plan with placement of the buildings as reflected in the plans received this evening and forward to the Planning Commission for approval.

Committee Member Bryant seconded the motion.

The **MOTION** passed 5-0.

Mr. Lewis noted that the dimensions were 4x8 feet and would have a black aluminum frame.

City Manager Hellyn Riggins stated that the size of the sign will need to be confirmed.

Secretary Dr. Cron moved to approve the sign provided that it meets the size requirements as stated in the City ordinance.

Committee Member Bryant seconded the motion.

The **MOTION** passed 5-0.

**b. Sign Plan for Nolo Spa and Wellness**

Nolo Spa owner Jamie Barnett presented her petition. She stated that her purpose was to make her business more visible, as potential clients do not readily see the Nolo sign.

City Manager Hellyn Riggins noted that the front of the building may have two signs, while the side of the building may have one sign.

Ms. Barnett noted that the sign will be lit with a white backboard with a metal 3-dimensional backlit logo.

Discussion clarified:

- The owner of the building must acknowledge by letter or meeting attendance and approve the changes.
- Nolo Spa must have a discussion with Sorelle's Restaurant to determine if they will agree to a change in signage.
- Backlit signs must be approved by the Design Review Committee.
- Per City ordinance the sign must be complementary to the building style.

Ms. Barnett noted the following:

- The current sign is difficult to see coming from the north due to power lines.
- She wants her sign to be noticed rather than blend in, as it is her brand.
- Other businesses in the City have different signs.
- The sign consists of raised black lettering against a white sign.
  - The lettering will be backlit.

Further discussion culminated with the Committee stating that it was amenable to the location of the sign at the upper part of the side of the building since the business was located upstairs. The Committee noted the following items for Nolo Spa to resolve and return with:

- Better quality photos of the sign.
- Meet with Sorelle's Restaurant to determine what they are willing to do in order to accommodate the change.
- Obtain written permission from the owner authorizing the change.

Secretary Dr. Cron stated that the item would be continued to the next Design Review Committee meeting.

**c. Site Plan and Building for Welsh Family Dentistry, Highway 41a South (144-057.16-000)**

Project Engineer Ahmed stated that the site plan proposes up to a 6,000 square foot building with two tenants. He stated that the larger portion would be for Welsh Family Dentistry, while the remainder of the building would house general commercial business.

City Manager Hellyn Riggins distributed new plans to the Committee noting that she had not reviewed the second set of plans for compliance, as they were delivered late.

Mr. Ahmed continued stating that the building would be in the center of the property with the parking area in the front. He noted that the primary building material would be brick and stone and that a monument style sign made of brick would be located at the front of the property. He stated that a sign permit would be submitted separately.

Dr. Jesse Welsh, owner of the dentistry stated that per regulations, one doctor and two dental hygienists would require 4 parking spaces each for a total of 12. It was noted that the 5 additional employees would bring the total number of parking spaces needed to 17, for the dental practice.

Discussion ensued regarding the other half of the building, which clarified:

- The other half of the building is 1063 square feet of commercial space.
- The office would be used for professional purposes and would not be able to be used for retail purposes.
- This part of the building would require 5 parking spaces.
- Currently, there is room for a total of 28 parking spaces.

Further discussion confirmed the following:

- The dumpster would be screened with a 5-foot-tall fence.
- There would be lighting with posts.
  - The lights would be hooded directing the light downward.

- The posts would be square in shape and black.
- There will also be a wall pack.
- The plans addressed lighting, green space, parking, trash and signage.
- Pavers would be used for stormwater.
  - The pavers are available in various colors which can accommodate any color requirements.
- The sewer is located at the back of the building with a step tank.

Ms. Riggins stated that per City Engineer Will Owen, the sewer runs in the back and is part of a public utility easement. She noted that Consolidated Utility District required the step tank at the front of the property.

Mr. Ahmed responded citing that the street is higher than the property and goes against gravity.

It was determined that discussion regarding the sewer would be better suited for the Planning Commission to discuss.

Dr. Cron moved to approve the design of Welsh Family Dentistry building contingent on the sign regulations and approving the parking, lighting, landscaping and sign placement.

Committee Member Bryant seconded the motion.

The **MOTION** passed 5-0.

**d. Site Plan for Wild Roots Salon, Brittney Leonard and Amanda Tanner, 117 Clark Street**

City Manager Hellyn Riggins stated that Ms. Leonard and Ms. Tanner's occupation requires that their names and address are posted in front of their business before their licenses can be issued. She noted that the sign is under 1 square foot. She explained that they will return with a plan for permanent signage at a later date.

It was noted that the sign would be displayed near the mailboxes.

Ms. Riggins explained the following:

- The applicants wish to move into the building, as is.
- The building's prior use was for a salon.
- This will be brought before the Planning Commission as it had been a one stylist salon and now the capacity of the salon would be increased.
- The applicant may return to address painting the building.
- The salon is not grandfathered as it is an allowable use.

Dr. Cron moved to approve the sign.

Committee Member Bryant seconded the motion.

The **MOTION** passed 5-0.

**6. ADJOURNMENT**

Interim Chair Lynch adjourned the meeting at 7:06 p.m.