

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Monday, April 15, 2024 – 6:30pm**

**1. CALL TO ORDER**

Acting Chairman Derrick Lynch called the meeting to order at 7:09 p.m.

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

City Recorder Christina Rivas called the roll.

**PLANNING COMMISSION**

**PRESENT:**

Secretary Derrick Lynch

Commissioner Justin Bryant

Councilman Chris Hendrix

Commissioner Darren Shanks

1 Vacant Position

**STAFF:**

Hellyn Riggins, City Manager

Christina Rivas, City Recorder

**GUESTS:**

Jim Nickle

Jesse Welsh

Marissa Welsh

Amanda Tanner

Brittney Leonard

Caroline Leonard

Adam Pack

John Lewis

Terry Pack

Jamie Barnett

**3. MINUTES/OTHER BUSINESS**

- a. Approve or Deny Minutes of Planning Commission Meeting of March 4, 2024  
Commissioner Shanks moved to approve the minutes.  
Councilman Hendrix seconded the motion.  
The **MOTION** passed 4-0.

**4. DESIGN REVIEW RECOMMENDATIONS**

- 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.

City Manager Hellyn Riggins informed the Commission that the Design Review Committee recommended approval of the design elements for the Eagleville Nursery.

Ms. Riggins noted the following:

- The Eagleville Nursery requested to retain the approval erect a 30x50 foot metal building in future.
  - Requested to build a Dutch barn in place of the metal building, in the meantime, in order to gauge the performance of the business, prior to committing to the metal building.
- Design Review Committee (DRC) is comfortable with the nursery retaining the approval for the metal building.

- The decision does not automatically grant an allowance for two buildings.
    - Stonegate would need to return to the DRC to show where the metal building would be positioned in accordance with setbacks.
- Calculations for a retention pond will be reviewed by City Engineer, Will Owen, to determine if new Stormwater Regulations would be met.
- Buffer trees will be planted along Cheatham Springs
  - Trees currently in the front of the property will be replaced with a species of Magnolia.
- The office has been moved out of the flood plain.

Discussion ensued regarding concerns over dust from millings. It was noted that the City Engineer did not consider millings a dustless surface.

The conversation culminated with direction to have a paved entrance - measuring 50 feet wide by 30 feet in length and taper to 24 feet wide that lead to the parking area composed of millings.

Further direction was given regarding the greenhouses to build four to six as needed and to coordinate with City Staff.

Commissioner Shanks moved to approve the site plan amendment for expansion of non-conforming use according to Design Review recommendations for the Stonegate Eagleville Nursery located at 172 Clark Street.

Commissioner Bryant seconded the motion.

The **MOTION** passed 4-0.

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

This item was continued by the Design Review Committee.

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

City Manager Hellyn Riggins stated that the Design Review Committee approved the Site Plan and Building for Welsh Family Dentistry as is.

Commissioner Shanks moved to table the Site Plan and Building for Welsh Family Dentistry until the Planning Commission could review the site plan under Item 6a.

Councilman Hendrix seconded the motion.

The **MOTION** passed 4-0.

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

Commissioner Shanks moved to approve the sign for Wild Roots Salon at 117 Clark Street.

Commissioner Bryant seconded the motion.

The **MOTION** passed 4-0.

**5. OLD BUSINESS**

**a. Review and Approval/Denial/Continue of 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.**

City Manager Hellyn Riggins reviewed the points for approval: Site plan subject to a 12x24 Dutch barn onsite to be used as a starter office; holding in reserve the right to erect a 30x50 metal building, which was approved by the Design Review Committee, at a later date should they grow into it; 4-6

greenhouses will be installed initially, if its determined upon discussion with City Staff that more are needed, then Staff may direct to proceed to request building permits or to return to the Planning Commission – how well the greenhouses are maintained will factor into that decision. Verification as to whether stormwater is managed by retention or detention is needed. The entrance will be concrete, measuring 50 feet wide tapering down to 24 feet for 30 feet in length. Millings will run from the end of the concrete pad to the parking lot.

City Manager Hellyn Riggins noted that the sign was approved by the Design Review Committee, however it required further review for compliance.

Commissioner Shanks moved to approve, per Staff's comments, the Site Plan Amendment for non-conforming use Stonegate Eagleville Nursery at site 172 Clark Street.

Commissioner Bryant seconded the motion.

The **MOTION** passed 4-0.

## 6. **NEW BUSINESS**

City Manager Hellyn Riggins suggested to move Item 6c ahead of Item 6a due to the lengthy complexities of Items 6b and 6c.

Councilman Hendrix moved to move Item 6c ahead of Item 6a.

Commissioner Shanks seconded the motion.

The **MOTION** passed 4-0.

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

City Manager Hellyn Riggins stated that Wild Roots Salon owners Brittney Leonard and Amanda Tanner have agreed to schedule no more than two stylists at a time. She stated that as a service industry, they would be required to have four parking spaces and currently, the salon meets this requirement.

Ms. Riggins stated that they will be grandfathered when the regulations are amended, provided that the number of stylists does not exceed three with no more than two scheduled at one time.

Councilman Hendrix moved to approve the site plan for the Wild Roots Salon located at 117 Clark Street.

Commissioner Bryant seconded the motion.

The **MOTION** passed 4-0.

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

Commissioner Shanks moved to approve the site plan for Welsh Family Dentistry per Staff notes – to include:

- Submit pavers for approval to City Engineer for compliance with parking requirements
- Acquire Consolidated Utility District approval for the Step System
- Signage to be reviewed by Staff
  - Lit signs must turn off by 9:00 p.m.
- The plan must reflect the location of and the easement for the Step tank

Commissioner Bryant seconded the motion.

The **MOTION** passed 4-0.

### b. **Lot Split – Two Lot Final Plat at Intersection of Highway 41a South and Highway 99 (144-057.15-000)**

Discussion determined that there were a number of unanswered questions rendering the Commission to unable to make a determination.

Discussion ensued noting:

- The lot must function with building, parking and setbacks.
- The Tennessee Department of Transportation must be consulted regarding access.

Ms. Riggins noted that State law requires addressing subdivision plats within a reasonable time and recommended to deny the application, based on unanswered Staff notes, and to request that the applicant return with a plan that meets all of the City's requirements.

Commissioner Bryant moved to deny the lot split on Highway 99 at this time.

Councilman Hendrix seconded the motion.

The MOTION passed 4-0.

7. CITY MANAGER/CITY PLANNER REPORT

The report was not discussed.

8. ADJOURNMENT

Acting Chairman Lynch confirmed there were no further comments.

Commissioner Bryant moved to adjourn the meeting.

Secretary Lynch adjourned the meeting at 8:23 p.m.

Submitted by:



City Recorder Christina Rivas

Approved by:



Acting Chairman Derrick Lynch

6/3/2024

Date minutes approved