

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Monday, August 2, 2021 – 6:30pm**

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**COMMISSION MEMBERS**

Chairman Nick Duke	P	Commissioner Darren Shanks	P
Commissioner Greg Fox	P (6:38 PM)	Commissioner Derrick Lynch	P
Councilman Chris Hendrix	P		

**STAFF**

Hellyn Riggins, City Manager	P
Vance Lipsey, City Clerk	P

**GUESTS**

John Gordon (Engineer for Shane Fogel)

**CALL TO ORDER**

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

**ROLL CALL**

Roll was called by City Clerk, Vance Lipsey, with a quorum present.

**APPROVAL OF MINUTES/Other Business**

**Approve/Deny the Nomination for Secretary of the Planning Commission**

Motion to Approve Darren Shanks: Derrick Lynch  
Seconded by: Chris Hendrix  
Motion passed: 4-0

**July 12th, 2021 Regular Planning Commission Meeting**

Motion for approval: Derrick Lynch  
Seconded by: Darren Shanks  
Motion passed: 5-0  
(Greg Fox in Attendance)

**OLD BUSINESS**

**Approve or Deny Recommendation of Design Review Board for Signs for Apex Bank, 259 N. Main Street.**

City Manager Hellyn Riggins stated that the plans submitted were not in compliance with zoning ordinance, the size for the entrance and exit signs can only be is 4 sq. ft. The signs presented were larger than what the ordinance allows. After discussion with the Council, Apex Bank agreed to decrease the size of their entrance and exit signs in order to be in compliance.

Motion to Approve:	Darren Shanks
Seconded by:	Derrick Lynch
Motion passed:	5-0

**(Continued from June 7th Meeting) Approve or Deny Revised Site Plan of 1005 S. Main Street, Eagleville Grocery**

City Manager Hellyn Riggins stated she had received the plans for this proposal and that Eagleville Grocery has been diligent in meeting with her in order to get the site plan approved. She stated that while the site plan does not show the roofing for the Smoker, she did receive an email from the contractor stating that there will be metal roofing for the smoker cooking section.

Motion to Approve:	Derrick Lynch
Seconded by:	Greg Fox
Motion passed:	5-0

**(Continued from June 7th Meeting) Approve or Deny Site Plan Application (Grading Only) of Shane Fogel, Map 144 Parcel 144H A 01800**

Mr. John Gordon the Engineer for Shane Fogel, readjusted his plan for more water storage and by providing more cut area. He is creating three cut areas to help detain water. Mr. Gordon stated that he utilized FEMA calculations to experiment on different storms to better improve his grading plan. Chairman Duke stated that the calculations are not correct as per his personal experience because Cheatham Springs floods at least twice a year, with water going over the road. Member Derrick Lynch stated that he believes that the cut will help lessen the impact of the flooding, better than what it is currently doing right now in its current state. Mr. Lynch also stated that he has concerns over the size of the pipes and if they will be able to withstand the floods in Eagleville. Mr. Gordon stated that he will be putting a backup pipe in to make sure that there will never be any stoppage in the pipes if there are heavy floods. Mr. Gordon stated that he is utilizing the tree lines as a buffer for the residents and neighbors around the site from any sort of flooding. Mr. Gordon is willing to go a pipe size up for the safety of the residents and their

properties. Mr. Fox stated that he would like to see the cuts in place and the detention on the west before any grading is allowed. The commission agreed with Mr. Fox. City Manager Hellyn Riggins, stated that if that was the plan then erosion control must also be added as a precursor to grading. The Commission agreed with the City Manager Hellyn Riggins. The Commission agreed to approve the Grading plan on the conditions that both detention areas, the storm water storage area, and the ditch to the west of the property were to be built before any grading was to be done, as well as erosion control.

Subject to Conditions Noted Above: Darren Shanks  
Seconded by: Greg Fox  
Motion passed: 5-0

**NEW BUSINESS**

No New Business

**CITY MANAGER COMMENTS**

No City Manager Comments

**ADJOURNMENT**

Motion to Adjourn: Chairman Nick Duke  
Seconded by: Greg Fox  
Motion passed: 5-0

Meeting adjourned at 7:45 p.m.

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Vance Lipsey, City Clerk

Approval by:

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Chairman Nick Duke

Date minutes were approved: \_\_\_\_\_