

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, June 5, 2023 – 6:30pm**

PLANNING COMMISSION

Chairman Nick Duke	P	Commissioner Darren Shanks	A
Secretary Derrick Lynch	P	Councilman Chris Hendrix	P
Justin Bryant	P		

STAFF

Hellyn Riggins, City Manager	P
Katy Sanderson, Acting Recorder	A

GUESTS

Vijay Patel, 99 Market	Bhaygesh Patel, 99 Market	Brian Cooper, Co-op
Besty Shackelford	Rob Mulchan, SEC	
Bill Huddleston, Huddleston Steele Engineering for 99 Market		

CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Nick Duke

ROLL CALL

Roll was called by City Manager, Hellyn Riggins with a quorum present.

APPROVAL OF MINUTES/Other Business

a. Approve or Deny Planning Commission Minutes of May 1, 2023

Motion to approve:	Commissioner Justin Bryant
Seconded by:	Commissioner Derrick Lynch
Motion passed:	4-0

DESIGN REVIEW RECOMMENDATIONS

a. Approve or Deny Design Review Recommendation for Site Plan Changes (Addition of Fuel Center) at Rutherford County Co-op, 1217 N. Main Street – Zoning C-2.

Rob Mulchan confirmed the pumps would be painted yellow, red, blue from the bottom to the top part of the pumps.

Motion to approve site plan changes proposed for fuel pump colors:

Commissioner Derrick Lynch

Seconded by: Councilman Chris Hendrix

Motion passed: 4-0

Motion to approve sign change adding the price as long as it meets size requirements of zoning ordinance:

Commissioner Derrick Lynch

Seconded by: Councilman Chris Hendrix

Motion passed: 4-0

- b. Request for Amendment to Approved Site Plan - Approve or Deny Design Review Recommendation Dumpster Relocation and Screening at Eagleville Tire Shop, 117 S. Main Street – Zoning C-2.**

This will be continued until the Commission has more information from applicant including a survey.

- c. Approve or Deny Design Review Recommendation for Fuel Center, Market and Fast Food Restaurant at Parcel 144 05715, North East Intersection of Highway 41A and New Highway 99 – Zoning C-2.**

This will be continued until the Commission has more information.

- d. Approve or Deny Flag Street Banners**

Motion to approve: Commissioner Derrick Lynch

Seconded by: Councilman Chris Hendrix

Motion passed: 4-0

OLD BUSINESS

None

NEW BUSINESS

- a. Approve or Deny Site Plan Request for a Fuel Station, Market and Fast Food Establishment at Main Street – Parcel 144 05715, North East Corner of Highway 41A and Highway 99 – Zoning C-2.**

Ms. Riggins stated she would like to see the applicant's as well as Will Owen's comments addressed at a later meeting. This will be continued until the Commission has more information.

b. Review and Recommend to City Council a Request for Annexation of Parcels: Tax Map 120, Parcel 23.03; Tax Map 120, Parcel 23.10; and, Tax Map 120, Parcel 23.12

A property owner has requested three parcels be annexed. Rob Mulchan is here to speak on it. Initially this project began in Rutherford County. The plan is to have approximately 101 lots in the project. The design has been modified to coincide and follow the PRD specifications and standards of the City in the hopes this will be annexed. This development is directly connected to the Webb Road project that has been annexed. If this project goes through, the intent is to allow access to the Webb Road development through the property as well as have a joint step system if it is seen fit.

This will be continued until the Commission has more information.

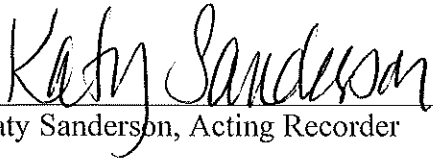
CITY MANAGER COMMENTS

Ms. Riggins stated she will be setting up a meeting with Mr. Mulchan and the County Planner regarding the College Grove property in order to have more information for the Commission. The standard set for Webb Road development is the standard for any future development in the City. The City may require more but will not allow less.

ADJOURNMENT

Motion to Adjourn:
Meeting adjourned at 7:30 p.m.

Chairman Nick Duke


Katy Sanderson, Acting Recorder

Approval by:

Chairman Nick Duke

Date minutes were approved: 7/17/23