

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, July 17, 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	Bhayges Patel, 99 Market	John Gordon	Roger Jenkins	
Rob Mulchan, SEC	Rauil Aguilar	Clayton Rogers	Craig Campbell	Corey Craig
Bill Huddleston, Huddleston Steele Engineering for 99 Market	Mike Picklesimer, 99 Market			

CALL TO ORDER

The meeting was called to order at 7:37 p.m. by Chairman Nick Duke

ROLL CALL

Roll was called by Acting City Recorder, Katy Sanderson with a quorum present.

APPROVAL OF MINUTES/Other Business

a. Approve or Deny Planning Commission Minutes of June 5, 2023

Motion to approve:	Councilman Chris Hendrix
Seconded by:	Commissioner Derrick Lynch
Motion passed: 4-0	

DESIGN REVIEW RECOMMENDATIONS

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

Motion to Continue:	Commissioner Derrick Lynch
Seconded:	Commissioner Justin Bryant
Approved: 4-0	

- b. *Approve or Deny Design Review Recommendation for a Fuel Center, Market and Fast Food Restaurant at Parcel 144 05715, North East Intersection of Highway 41A and New Highway 99 – Zoning C-2. Continued from June 5, 2023 Meeting.*

Owners withdrew their application to the Design Review Board.

- c. *Approve or Deny Design Review Recommendations for Shed at Grindstone Cowboy, 115 N. Main Street, Zoning C-2.*

Motion to approve Design Review Recommendations:

Councilman Chris Hendrix

Seconded by:

Commissioner Justin Bryant

Motion passed: 4-0

- d. *Approve or Deny Design Review Recommendations for Cabinet Shop, 184 Clark Street, Zoning C-2.*

Motion to approve Design Review Recommendations:

Councilman Chris Hendrix

Seconded by:

Commissioner Justin Bryant

Motion passed: 4-0

- e. *Approve or Deny Design Review Recommendations for Recording Studio/Events Venue at 801 Old Highway 99, Zoning C-2.*

Motion to approve Design Review Recommendations:

Commissioner Justin Bryant

Seconded by:

Commissioner Derrick Lynch

Motion passed: 4-0

2. OLD BUSINESS

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

Owners withdrew their application to the Design Review Board.

3. NEW BUSINESS

- a. *Approve or Deny Site Plan Amendment, Shed at Grindstone Cowboy, 115 N. Main Street, Zoning C-2.*

City Manager Hellyn Riggins reviewed the site plan and setback requirements.

The setbacks are interpreted as two side and two front setbacks. The regulations state that the Planning Commission can interpret the regulations on an irregular lot. Commissioner Derrick Lynch explained that there could be difficulty with the placement of the shed, due to the electrical pole and overhead wires. Craig Campbell, the owner, stated that the power

ran from the street to the northwest corner of the Grindstone Cowboy building. He speculated they could pull power from the box on that corner and run it underground on their property. It was noted that the pole on the property appeared to be provide electricity to a nearby lot. Commissioner Lynch stated that Mr. Campbell would likely require a permit from Middle Tennessee Electric.

Motion to approve subject to underground electric:

Commissioner Derrick Lynch
Councilman Chris Hendrix

Seconded by:

Motion passed: 4-0

b. Approve or Deny Site Plan, Cabinet Shop, 184 Clark Street, Zoning C-2.

Motion to approve the site plan for the cabinet shop subject to engineer John Gordon and City Engineer, Will Owen bringing the plan information into compliance with Federal Emergency Management Agency (FEMA) regulations, and to address changes in the septic system and parking lot striping to include five parking spaces:

Councilman Chris Hendrix
Commissioner Derrick Lynch

Seconded by:

Motion passed: 4-0

c. Approve or Deny Site Plan, Recording Studio/Events Venue at 801 Old Highway 99, Zoning C-2.

Ms. Riggins stated that the primary use of the building will be a recording studio which will be on the first floor along with restrooms. The second floor will house restrooms as well as a lounge area with a golf simulator. The upstairs will serve as a relaxation area in between recording sessions, for guests. It was noted that the upstairs could be rented. Ms. Riggins stated that the studio would have a membership policy and that there will be no less than 22 parking spaces. She explained that the lot will need to be re-platted as the step tank will be moved to accommodate the building. It was noted that the City Engineer will need to review the drainage.

Raul Aguilar, a representative for the owner, explained the use of the building as follows:

- The upstairs area is a perk for the membership when they are in the building. The golf simulator allows four people to use it at one time.
- Shows and events will broadcast live.
- Radio tours will be conducted for recording artists. Radio stations will come to the studio instead of the artists traveling to various radio stations.
- On a given recording day with full band, production people and crew there will be approximately 20 people in the building.

Motion to approve with Knox Box, 60 person maximum capacity unless building officials cap it at less and subject to staff notes:

Councilman Chris Hendrix
Commissioner Derrick Lynch

Seconded by:

Motion passed: 4-0

d. 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, approximately 68 acres. 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 future 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.

It was noted that:

- the Rutherford County planning regulations have changed since the approval and annexation of the Webb Road project.
 - The change deleted higher density in the R-L zones.
- the Commission could recommend that the Council annex without any stipulations and subsequently specify regulations.
- A specific PRD, connections with Webb Road for the benefit that Webb Road has a step system that the City will incur in future and there has to be an access.

The owner stated that:

- they have been working with Salem Creek Developers and were in a tentative agreement for roadway connectivity and access for utilities along College Grove Road.
- the developers were, tentatively, designing step systems to join into one system, subject to approval from the City.

It was noted that:

- based on what the owner was working toward and sought to annex, was due to the potential development of Webb Road to the south.
- the lot size would be 15,000 square feet.
- some aesthetic plans may be a little different, thus the PRD would be modified to eliminate language that does not apply.
- lot size, house size, corner lots, setbacks and overall landscaping would be comparable to the PRD.
- if the step systems were combined, it would allow for 1 additional lot for this development.
 - A joined step system makes it more manageable.
- currently zoned R-L in the County, required 1 acre zoning per lot.
- the County would have to approve rezoning to allow for smaller lots.
- the sketch plat had not been reviewed by staff for compliance with City regulations.
- the property is within the City's urban growth boundary
- if the Planning Commission recommends annexation to Council, then staff recommended the following:
 - an ordinance to annex the property that required the property to meet the minimum standards required by the Webb Road annexation.
 - property owners should make every effort to work with Webb Road to allow access to the step system, and connection to proposed lots by Webb Road.

- that the applicant be agreeable to working with the County and City on any road improvements.

It was noted that a letter was received from Salem Creek Properties on the date of this meeting.

Motion to recommend request for annexation with minimum standards of PRD Webb Road Ordinance: Councilman Chris Hendrix
Second: Commissioner Justin Bryant
Motion passed: 4-0

CITY MANAGER COMMENTS

City Manager Hellyn Riggins noted that she will meet with Rob Mulchan to create a PRD ordinance for the property. She explained that the next part of the process, if the parcels are to be annexed by the City, would be to review the site plans.

ADJOURNMENT

Motion to Adjourn: Chairman Nick Duke
Meeting adjourned at 8:36 p.m.

Katy Sanderson, Acting City Recorder

Approval by:

Chairman Nick Duke

Date minutes were approved: _____