

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, March 4, 2024 – 6:30pm**

PLANNING COMMISSION

PRESENT: Commissioner Derrick Lynch
Commissioner Justin Bryant
Councilman Chris Hendrix
Commissioner Darren Shanks

ABSENT: Chairman Nick Duke

STAFF

Katy Sanderson, City Clerk
Hellyn Riggins, City Manager

GUESTS

Adam Pack John Lewis Christin Bryant
Terry Pack John Gordon Phillip Poynor

CALL TO ORDER

The meeting was called to order at 6:53 p.m. by Commissioner Derrick Lynch.

ROLL CALL

City Clerk Katy Sanderson called roll with a quorum present.

APPROVAL OF MINUTES/OTHER BUSINESS

- a.* Approve or Deny Minutes of Planning Commission Meeting of December 4, 2023
- b.* Approve or Deny Minutes of Planning Commission Meeting of January 8, 2024
- c.* Approve or Deny Minutes of Planning Commission Meeting of February 5, 2024

Councilman Chris Hendrix moved to approve minutes
Commissioner Justin Bryant seconded the motion.
Motion passed 4-0.

DESIGN REVIEW RECOMMENDATIONS

- a.* *Site Plan Amendment for Expansion of Non-Conforming Use. Stonegate 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 summarized the Design Review Meeting that adjourned prior to the Planning Commission Meeting. There was also two members of the Design Review Committee present to speak of the meeting if necessary or requested.

- Hoop houses are recommended for approval based on the presented designs and use with appropriate screening.
- Three renderings were presented at the Design Review Meeting: an addition to the office for equipment storage, a sign and a metal building. The Committee decided the metal building was okay for use.
- They will take out existing tree screening on Cheatham Springs and replace with Green Giants and put along the cabinet shop lot and parking lot as screen.
- The Design Review Committee determined the need for more information before moving forward with recommendations.
- Secretary Derrick Lynch asked if this matter would be continued on for the next meeting. Ms. Riggins confirmed that it would continue unless the Commission chose to approve aesthetic items without the Design Review Recommendation.
- Adam Pack spoke and asked for approval to move forward so he can start preparing for the business to open by making supply and equipment purchases.
- Ms. Riggins recommended Secretary Lynch continue this item until the Commission has a chance to review any site plan items that need to be addressed. She stated the Design Review Committee is the architectural arm of this commission and they were not comfortable moving forward with approval. Secretary Lynch stated he understood the time sensitive nature of the request but feels it best to continue a decision until further discussion is complete.
- Secretary Lynch asked if there would be additional screening where the trees are currently located and Mr. Pack stated the intention is to replace the original trees and add several more trees along Cheatham Springs. They will be Green Giant trees.
- Design Review Committee member Christin Bryant stated the hoop houses/greenhouses are appropriate. The screening was discussed but more information and detail was needed. The signage was discussed briefly as well as a metal building however the retention pond and parking lot material was out of their scope. Placement of items and labels were needed on the site plan before they were comfortable moving forward.
- Ms. Riggins stated there were several things that were interlaced with Planning Commission so the Design Review Committee were hesitant to give a definitive answer before the Commission had the chance to look everything over.
- Councilman Hendrix gave examples of items that needed corrected or clarification for the site plan such as flood plain, grading, fill lines, utility lines being run underground and screening.
- Commissioner Darren Shanks asked if the applicant was aware of the items to be update, a punch list of sorts. Ms. Riggins stated the staff notes could serve as that.
- Ms. Riggins confirmed the use of hoop houses can move forward with appropriate screening as agreed upon by the Design Review Committee.
- Secretary Lynch stated the request should be continue but he was willing to discuss later once more information was shared and staff notes were reviewed.
- Ms. Riggins reminded it would be out of character for the Commission to approve something the Design Review met on and decided they were not ready to move forward on yet.

Commissioner Shanks moved to continue this to the April 1, 2024 meeting
Commissioner Bryant seconded the motion.

Motion passed 4-0.

OLD BUSINESS

a. (Continued from February 5, 2024 Meeting) Review and Approval/Denial/Continue of Site Plan Amendment for Expansion of Non-Conforming Use. Stonegate Nursery request to create a sales area for the selling of plants and mulch (etc. to be determined) on site at 172 Clark Street.

- Secretary Lynch asked the normal requirements for the parking lot and Ms. Riggins stated she would like Mr. Owen to answer the question. She thinks there may be concern on the impact of the City's roads.
- Secretary Lynch brought up the detention pond to be used for irrigation and Ms. Riggins stated it was being reviewed by the applicant and engineer to be converted to a retention pond. Ms. Riggins stated the regenerative pump system to be connected by pipe just needed to be added in writing to the site plan instead of showing where each pipe would be. She also mentioned the pond needed to be properly cared for to inhibit mosquitos.
- Commissioner Bryant asked if there were any specific indications for the storm sewer and where it discharges. Commissioner Hendrix noted there is an existing pipe that will drain into the retention pond and will need to be kept open and noted on the site plan. Mr. Pack planned to leave that pipe undisturbed. Mr. Gordon looked at the output pipe and stated it will be undisturbed or they will reroute it if when there is (inaudible) new septic or if it is intercepted. Mr. Gordon stated the weir box will allow for overflow and is intended to go into the creek.
- Utility lines will be added underground. The applicant will make note of the location on the site plan.
- Mr. Owen made note to question the proposed work on the north side of the site. Commissioner Bryant stated It appears to be reserve soil left over from the septic. It should be listed on the site plan as well.
- The public will have access to the greenhouses.
- The areas between the greenhouses will be millings or gravel for foot traffic.
- The office structure may be moved out of the flood plain.
- Deliveries will arrive from Allisona. Mr. Lewis stated a single cab semi-truck can make it down Clark Street. Larger truck deliveries are made off site and Mr. Lewis has employees that pick the items up in their company trucks.
- Ms. Riggins stated the applicant needs to answer each item on the staff notes in writing, submit it to her and she will then submit it to the city engineer. The sooner she receives the response, the sooner she will have answers from the engineer and for the Commission.
- Secretary Lynch stated answering the staff notes will help streamline the process so there won't need to be a meeting every time there is a question. The answers will have been given in the staff notes reply. There is still a minimum of one more meeting before there will be an approval to move forward.
- Mr. Pack explained the survey is what he is considering the site plan while the actual site plan is just topography and pond. John Gordon, the applicant's engineer, will be adding the topography and pond to the survey for one cohesive site plan.
- Commissioner Bryant asked if the easement access needs to be paved. Ms. Riggins stated Mr. Owen wants it to be paved. Ms. Riggins would like to hear from Mr. Owen regarding his preference in the parking area and easement.
- Stonegate is adding only to the back of their building.

- Ms. Riggins stated if the Commission gets written answers, a revised site plan and notes are taken into consideration, the commission could move forward.
- The notes regarding the mulch pits and screening are in regard to them being shown correctly on the cohesive site plan. The trees in the back of the mulch pits will open up for people to access mulch for purchase from the nurse side.
- Mr. Lewis asked if the photos presented of the proposed equipment storage building will suffice. He was told it would.

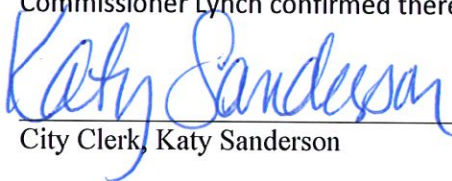
Commissioner Shanks moved to continue this to the April 1, 2024 meeting
Commissioner Bryant seconded the motion.
Motion passed 4-0.

NEW BUSINESS

CITY MANAGER COMMENTS

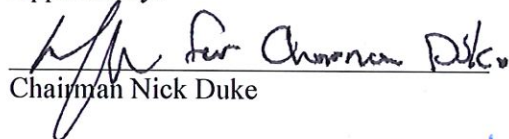
ADJOURNMENT

Commissioner Lynch confirmed there was no further business and adjourned the meeting at 7:34 pm.



City Clerk, Katy Sanderson

Approval by:



Chairman Nick Duke

Date minutes were approved: April 15, 2024