

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Monday, December 4, 2023 – 6:30pm**

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**PLANNING COMMISSION**

**PRESENT:** Commissioner Justin Bryant                      **ABSENT:** Chairman Nick Duke  
Councilman Chris Hendrix  
Commissioner/Secretary Derrick Lynch  
Commissioner Darren Shanks

**STAFF**

Hellyn Riggins, City Manager                      Katy Sanderson, City Clerk

**GUESTS**

Adam Pack                      John Lewis – Stonegate Landscaping owner                      Michael Artusa

**CALL TO ORDER**

The meeting was called to order at 6:31 p.m. by Secretary Derrick Lynch.

**ROLL CALL**

City Recorder Christina Rivas called roll with a quorum present.

**APPROVAL OF MINUTES/OTHER BUSINESS**

*a. Approve or Deny Planning Commission Minutes of November 6, 2023*

Commissioner Shanks moved to approve the November 6, 2023 Minutes.

Councilman Hendrix seconded the motion.

**Motion** passed 4-0.

**DESIGN REVIEW RECOMMENDATIONS**

There were no recommendations for review.

Due to the fact there was no new information, Secretary Lynch requested to combine the Design Review Committee Meeting with the Planning Commission Meeting so both the Commission and Committee could listen to the presentation regarding 172 Clark Street.

Councilman Hendrix moved to combine the Design Review Committee Meeting with the Planning Commission Meeting.

Commissioner Shanks seconded the motion.

**Motion** passed 4-0.

## OLD BUSINESS

- a. *Review and Approval/Denial/Continue of Site Plan Amendment for Expansion of Non-Conforming Use. Stonegate Nursery request to create a sales areas for the selling of plants and mulch (etc. to be determined) on site at 172 Clark Street.*

Ms. Riggins stated that the Design Review Committee has not met on this property because the applicant did not submit information to back up the application. The applicant is working on an updated site plan to submit to Design Review as well as the Planning Commission. The applicant wanted to continue the conversation this month in order to receive feedback that could help them with the site plan.

Ms. Riggins went over the discussion points of the November 6, 2023 meeting.

- the Commission concluded that the site could proceed as a non-conforming extension and that zoning was not an issue in this case. The nursery could be considered an accessory structure to the landscape business already located there as well as a continuation of the business allowing for outside sales.
- The Commission needs to see the following items.
  - design of the structures
  - an accurate site plan including the location of septic
  - the location of the greenhouses
  - the parking lot and what will be paved and what will be gravel
  - details on a sales kiosk
  - Runoff/hydrology from impervious surfaces
- It was clarified that Stonegate Enterprise may request to expand their building and that the proposed building location is non-conforming. The applicant sought to address both sites in order to avoid the cost of two site plan fees.

Discussion ensued noting the following:

- The septic tank has been roughly added to the plat
- Current ingress and egress is about 40 ft wide and will be approximately 350 ft back to the parking lot
- There will be millings used and compacted for the ingress and egress as well as the parking lot that will be 60 ft x 100 ft, approximately 22-24 parking spaces. Ms. Riggins stated it was up to Mr. Pack to convince the Commission that the amount of parking will suffice for this use since it is not specifically in the City's regulations.
- There currently is lighting with wiring to add any additional lighting needed for the parking lot inside the easement
- No electrical on the greenhouses
- Greenhouse structures would be 16 ft wide x 50 ft long x 9 ft tall in the center, covered with a mesh fabric to keep heat off the plants but still allow rainfall
- Beginning with 4-6 greenhouses and expanding to more as time and business permits
- There would be additional tree screening along the property if required from the City

- Mulch pits currently at Stonegate have a berm that would be removed to access from the other side. The pits are made of concrete blocks to contain the mulch.
- Eagleville Nursery signage would be at the front of Stonegate's property at the corner of Clark Street as well as where the nursery entrance begins next to the cabinet shop. There could possibly be a sign proposed at Cheatham Springs.
- The sales building design could be a prefabricated building 12 ft x 26 ft but that is still up in the air.
- Ms. Riggins reminded the Committee that the berm would be removed at the back of the mulch pits so additional screening may be required.

Committee Member Bryant asked Mr. Pack and Mr. Lewis to give a brief overview of what they are planning to do with the property for clarification. Mr. Pack went on to explain that he would like to have a nursery with plants and trees as well as mulch on the property with Stonegate Landscaping. It would be wholesale and retail plant materials for purchase.

Ms. Riggins stated that if Mr. Lewis was able to incorporate his addition onto Mr. Pack's site plan by next month, that would be okay. If it is not added by that time Mr. Lewis would need to submit his own site plan for approval.

Mr. Lewis addressed the concern for turning onto Clark Street in large trucks. Mulch trucks are allowed to turn onto Clark Street but must come from Allisona Road and not Cheatham Springs. Day driving semi-trailer trucks are acceptable according to Mr. Lewis. Jason Ladd allows the large semis to drop off at Lucky Ladd and Stonegate picks up from there.

Mr. Pack stated he had spoken with an engineer about the water table in the creek. He will meet with next week to go over everything regarding the rainfall collection as well as the greenhouse. Ms. Riggins reminded the applicant any structure contributing to "no rise" has to be a permanent structure. She also suggested speaking with the engineer about the sales structure being located in the flood plain.

Commissioner Shanks moved to table the discussion pending a completed site plan until the January 8, 2024 meeting; both the Design Review and Planning Commission agreed to the tabling. Commissioner Bryant seconded the motion.  
**Motion passed 4-0.**

## **NEW BUSINESS**

### **a. Adoption of 2024 Planning and (as needed) BZA and Design Review Calendar**

Councilman Hendrix moved to approve the 2024 Planning and (as needed) BZA and Design Review Calendar.  
 Commissioner Bryant seconded the motion.  
**Motion passed 4-0.**

## **CITY MANAGER COMMENTS**

**ADJOURNMENT**

Secretary Lynch confirmed there was no further business and adjourned the meeting at 7:03 p.m.

Katy Sanderson  
City Clerk, Katy Sanderson

Approval by:

Nick Duke for Chairman Duke  
Chairman Nick Duke

Date minutes were approved: 3/4/24