

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Tuesday, April 5, 2021 – 6:30pm**

COMMISSION MEMBERS

Chairman Nick Duke	P	Commissioner Darren Shanks	P
Commissioner Greg Fox	P	Commissioner Derrick Lynch	A
Councilman Chris Hendrix	P		

STAFF

Hellyn Riggins, City Manager	P
Jerri Isom, City Clerk	P

GUESTS

Keith Wayne	Michelle Wayne	Jeff Thigpen
Danny Bingham	Brenda Dunlap	Connie Pegram

CALL TO ORDER

The meeting was called to order at 7:16 p.m. by Chairman Nick Duke.

ROLL CALL

Roll was called by City Clerk, Jerri Isom, with a quorum present.

APPROVAL OF MINUTES

March 8, 2021 Regular Planning Commission Meeting

Motion for approval:	Deferred by Chairman Nick
Seconded by:	Councilman Chris Hendrix

OLD BUSINESS

None

NEW BUSINESS

Approve or Deny Design Review of Site Plan for Wayne Brothers LLC at 2089 Highway 41A or Map/Parcel 163 03200

City Manager, Hellyn Riggins, stated that the Design Review Committee approved the design of the signage, the dumpster screening and the landscaping of this project. She will be working with Wayne Brothers to be sure that the signage meets the city regulations for height and size.

Motion for approval: Commissioner Greg Fox, subject to staff notes
Seconded by: Commissioner Darren Shanks
Motion passed: 4-0

Approve or Deny Site Plan Application of Wayne Brothers LLC for Approval of a Building Materials Storage and Sales located at 2089 Highway 41A or Map/Parcel 163 03200.

Motion for approval: Commissioner Darren Shanks, subject to staff notes
Seconded by: Councilman Chris Hendrix
Motion passed: 4-0

Hellyn Riggins reviewed her staff review of this property. An issue that was addressed in both the staff review, Will Owens comments and discussed at the meeting was using Mt. Vernon Road to bring the trucks in and out of the property. Mt. Vernon is a County road so any widening or paving issues would be need to be brought before Rutherford County. Wayne Brothers plans on purchasing an adjacent property and stated that the exit could possibly be moved in Phase 2 of their plans. This is subject to TDOT approval.

CITY MANAGER COMMENTS

ADJOURNMENT

Motion to Adjourn: Chairman Nick Duke
Seconded by: Councilman Chris Hendrix
Motion passed: 4-0

Meeting adjourned at 7:47 p.m.

Approval by:

Chairman Nick Duke

Jerri Isom, City Clerk

Date minutes were approved: _____

March 31, 2021

Staff Review
Wayne Brothers
Design, Special Exception and Site Plan

Design Review

1. The applicant will be working with the existing building and site layout. There will be more outside storage than previous site. Screening should be considered from both Highway 41A and Mt. Vernon Road. The Design Review Guidelines state (Section 3.00) that "It's important that the industry coexist with the Park in a way that is beneficial to both. Screening and landscaping may be important areas of concern for future industrial buildings. While this site is not directly located next to the Park, it does abut residential areas and is in the general proximity of the Park. And, while a new building is not proposed at this time, with the increase to the outside storage, landscaping / screening is certainly a concern.
2. Two new signs are being proposed. The Design Review Committee should focus on the style of the signs, and the Planning Commission will review for compliance with height etc.

The Design Review Guidelines state: Signage shall be used to enhance a building while providing customer information. It shall be complimentary to the building style. Internally illuminated lighting shall be avoided in all zoning districts, but prohibited in the C-1 zone. Overly bright signs shall not be approved. No neon lighting shall be permitted on ground signs or wall signs. Ground signs shall be located in an area that allows for safe driver vision. Ground signs should be located in a landscaped bed of no less than sixteen square feet. Signs shall not overhang the landscape bed. Signs shall not be located above the roofline nor located on a roof. Signs using natural products or quality reproduction products are encouraged. Timers for lighted signs should be used to turn off and turn on at a time deemed appropriate by the Design Review Committee.

The applicant will need to give more detail as to the exact signage proposed. What has been submitted appears to be a prototype. While "natural" materials are not proposed, the signage materials are consistent with the type/style of building. The signs appear to be internally illuminated. If approved, timing of lighting would need to be discussed.

3. Applicant will be performing maintenance on existing fence.
4. Details of plantings are needed – height at time of planting, space between plantings.
5. Details of dumpster screening needed.
6. Expound on the truck routes and how often trucks may enter and exit the site.
7. In reviewing the special permit, it is suggested that a buffer/distance requirement be agreed to for both materials and vehicles. Applicant will show buffering on Mt. Vernon Road.

Special Exception

1. The Applicant is proposing a Special Exception Use in the Industrial 1 Zone – Building Materials Storage and Sales. The District Description states: district is designed for a wide range of industrial and related uses which conform to a high level of performance

standards. Intended to provide space for the types of industrial activities which by reason of volume or raw materials or freight, scale of operation, type of structures required or other similar characteristics require location relatively well segregated from nonindustrial uses.

2. Special Permit Uses: Refer to Section 7.070.
 - a. A special exception shall be granted provided the BZA finds that the activity: is so designed, located and proposed to be operated so that the public health safety and welfare will be protected, will not adversely affect other property in the area which it is located; is within the provision of Special Exception as set forth in the ordinance; and, conforms to all applicable provisions of this ordinance...and is necessary for public convenience at that location.
 - b. The BZA shall determine the request is in compliance with applicable provisions of this ordinance; has satisfied all applicable criteria; and, is in harmony with the purpose and intent of this ordinance.
 - c. The BZA may stipulate conditions as are reasonable and necessary to protect the health safety or welfare.
3. Please see Applicant's Description of Use. Summary of Applicant's Statement: Trucks, vehicles and construction equipment of approximate value of 2 million. Company owned equipment will be dispatched from this site. Will return to this site for maintenance and repairs to be done in the "shop building". Approximately 20 vehicles various sizes to be parked overnight on most day and night timeframes. Will store both inside and outside building materials within limits of an outdoor storage area designated on site plan. To be neatly arranged. Daily review to be done to ensure neatness. Dumpster with recycling bins proposed. Sales from warehouse to take place with the applicant making the delivery. Normal hours of operation Monday through Saturday, 5:00 a.m. and 8:00 p.m. Material receiving and deliveries and dispatching of crews between 6:00 a.m. and 5:00 p.m.

Site Plan

1. The site is one large parcel of about 40 acres. It is the applicant's intention to parcel off the area shown on the site plan. The acreage of the new parcel is not shown. Anything under 5.1 acres would have to have Planning Commission Subdivision approval. The correct (recently adopted) setbacks have been shown on the plan of 40/40/40.
2. Currently on site exists a building to be utilized by the applicant.
3. No parking calculations have been provided. While size of building is not increasing, parking requirements don't necessarily change, however with change of use, applicant will need to advise that the site offers enough employees for the projected number. (Applicant does plan to stripe concrete for spaces which was not done by previous applicant.)
4. Any new accesses (or access widening) to Mt. Vernon will need County approval. Mt Vernon is a County road.
5. Show picture of decorative concrete pillars.
6. Any new mechanical should be screened. Per Applicant No New Mechanical.
7. Will all outdoor equipment be stored in the area marked "Outdoor Material Storage"? All trucks/vehicles on gravel?
8. There needs to be a clear delineation of where this site ends and the other sites begin. Perhaps a drawing could be shown that the public hearing to give landmarks of where the split is occurring.

9. Will the site to the south be without septic? Current Owner will need to confirm septic is available to house on property to be subdivided from this site plan. If Current Owner plans to operate any business in south portion of the II area, septic will be required.
10. Need clarity of the signs being proposed. Neither of the signs submitted in the package conform to the Sign Regulations (Section 4.080.7) Signage would need to be brought into compliance or a variance sought (with a proven hardship).
11. Will impervious service be increasing? Will need to be reviewed by City Engineer.
12. Will all maintenance/servicing of vehicles take place inside? It will not be permitted for inoperable vehicles to be kept on site. We assume those would be removed.
13. No washing of trucks allowed on site due to lack of sewer.
14. City Engineer has not reviewed site plan. If approved, it will be subject to his review.
15. It is suggested that a buffer/distance be committed to of both storage of materials and vehicles.

Hellyn,

Good Monday morning.

I have reviewed the submitted documents and the engineering comments for the site plan are below (some of which you have already picked up on in your comments):

The proposed southern property boundary is shown differently on the existing site plan compared to the proposed site plan. The tax map indicates this parcel exists as a singular 40+- acre parcel that includes the residential structure to the south. If that is still the case, please remove the southern property boundary line shown on the "Existing Site Plan" sheet. From scaled GIS measurements, it appears the proposed parcel may be less than 5 acres. If less than 5 acres, a minor final plat will need to be submitted and reviewed by the PC.

Coordination with the County Road Superintendent will be required for the improved access drive on to Mt. Vernon Road, this also includes any driveway culvert improvements that may be required.

Is the septic tank shown on the proposed site plan a new tank? If so, please label as such and also show the general location of the proposed soil area that the tank will discharge to.

Please confirm that the residential structure to the south is served by an existing septic tank and field lines that are wholly located within the proposed boundaries of the remaining parcel area.

The proposed impervious surface area is nominal in size relative to the existing impervious area and will not require detention. Please show existing and proposed contours on the site plan. If more than 1 acre is disturbed, a TDEC NPDES permit for construction storm water will be required.

Please let me know if you have any questions.

Thanks,

Will Owen, P.E., C.F.M.

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From: Hellyn Riggins <hrriggins@eaglevilletn.com>

Sent: Thursday, April 1, 2021 4:59 PM

To: hrriggins@eaglevilletn.com; naduke@bellsouth.net; derrick.lynch@mtmc.com; Chris Hendrix <riverstonegroup1@gmail.com>; Greg Fox <gfox7458@gmail.com>; Darren Shanks <shanksd1421@gmail.com>; Darren Shanks <shanksd@rcschools.net>; Nick Duke <nduke@eaglevilletn.com>; Chris Hendrix <chendrix@eaglevilletn.com>; Dr. Rena Cron <drrena@eaglevilleeye.com>; Phillip Pynor <phillippynor@yahoo.com>; Christin Bryant <christinbryant78@gmail.com>

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Subject: Applications and Staff Notes for Wayne Brothers

Design Review

Board of Zoning Appeals
Planning Commission