

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, October 11th, 2021 – 6:30pm**

COMMISSION MEMBERS

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

STAFF

Hellyn Riggins, City Manager	P
Vance Lipsey, City Clerk	P

GUESTS

CALL TO ORDER

The meeting was called to order at 6:57 p.m. by Chairman Nick Duke.

ROLL CALL

Roll was called by City Clerk, Vance Lipsey, with a quorum present.

APPROVAL OF MINUTES/Other Business

August 2nd, 2021 Regular Planning Commission Meeting Minutes

Motion to approve:	Commissioner Darren Shanks
Seconded by:	Councilman Chris Hendrix
Motion passed:	4-0

September 13th, 2021 Regular Planning Commission Meeting Minutes

Motion to approve:	Councilman Chris Hendrix
Seconded by:	Commissioner Darren Shanks
Motion passed:	4-0

OLD BUSINESS

No Old Business

NEW BUSINESS

Approve or Deny Recommendation of Design Review for Site Plan Amendment for Las Fiestas at 158 S Main Street

Tony Underwood for Las Fiestas stated that they are proposing to add windows to the currently open air dining area. The windows will be bronze and permanent, non-opening. They will add AC to the room with the units not visible from the street.

Motion to approve: Commissioner Darren Shanks
Seconded by: Commissioner Derrick Lynch
Motion passed: 4-0

Approve or Deny Site Plan Amendment for Las Fiestas at 158 S Main St.

City Manager Hellyn Riggins asked if there will be air conditioning for the Patio, Las Fiestas Staff Members said that there will be Air Conditioning on the wall near the doors as a split system. The unit will be in the rear.

Motion to approve: Commissioner Darren Shanks
Seconded by: Commissioner Derrick Lynch
Motion passed: 4-0

Approve or Deny Final Plat for Eagle View Phase 3 C

The developer stated that everything is ready to go for the final plat, however, it must be approved by CUD before filing. The City Manager stated that it would also have to go through Will Owen. The Commission moved to approve the final plat contingent on being approved by CUD, the City Manager Hellyn Riggins, and Will Owen (City Engineer).

Commissioner Shanks moved to approve subject to approval of CUD, City Manager and City Engineer.

Motion to approve: Commissioner Darren Shanks
Seconded by: Councilman Chris Hendrix
Motion passed: 4-0

Approve or Deny Recommendation to City Council on Rezoning for .74 of an acre of Parcel 144H A 01800 From C-2 to C-1 by F&W Land Investments as Shown on Map.

The Commission asked City Manager Hellyn Riggins what is the benefit for the city or the applicant to rezone from C-2 to a C-1. The City Manager stated the area being rezoned will allow for all of Main Street to be C-1. C-1 has lesser setbacks, but the uses permitted are more suitable for a downtown. Whereas C-2 has greater setback requirements, it also has more varied uses allowed. So in her opinion, the C-1 rezoning fits by having only C-1 uses permitted on Main Street.

Motion to approve:
Seconded by:
Motion passed: 4-0

Commissioner Derrick Lynch
Commissioner Darren Shanks

CITY MANAGER COMMENTS

No City Manager Comments

ADJOURNMENT

Motion to Adjourn:
Seconded by:
Motion passed:

Chairman Nick Duke
Commissioner Derrick Lynch
4-0

Meeting adjourned at 7:10 p.m.

Vance Lipsey, City Clerk

Approval by:

Chairman Nick Duke

Date minutes were approved: _____