



## **Agenda for Eagleville Planning Commission**

**108 South Main Street  
Monday, March 4, 2024**

**Eagleville City Hall  
6:30 p.m.**

### ***Prior to Meeting, Please Silence All Electronic Devices***

1. **CALL TO ORDER** – Chairman Nick Duke
2. **ROLL CALL / DETERMINATION OF QUORUM**
3. **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
4. **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.
5. **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 areas for the selling of plants and mulch (etc to be determined) on site at 172 Clark Street.
6. **NEW BUSINESS**
7. **City Manager/City Planner Report**
8. **ADJOURNMENT**

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

---

**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.

\_\_\_\_\_  
City Clerk, Katy Sanderson

Approval by:

\_\_\_\_\_  
Chairman Nick Duke

Date minutes were approved: \_\_\_\_\_

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Monday, January 8, 2024 – 6:30pm**

---

**PLANNING COMMISSION**

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

**STAFF**

Hellyn Riggins, City Manager

**GUESTS**

Jeanna Lloyd                      Mike Lloyd

**CALL TO ORDER**

The meeting was called to order at 6:30 p.m. by Chairman Nick Duke.

**ROLL CALL**

City Manager Hellyn Riggins called roll with a quorum present.

**APPROVAL OF MINUTES/OTHER BUSINESS**

- a. *TABLING MINUTES of Planning Commission Meeting of December 4, 2023 to February 5, 2024 meeting.*

**DESIGN REVIEW RECOMMENDATIONS**

There were no recommendations for review.

**OLD BUSINESS**

- a. *(Continued from December 4 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.*  
**TO BE TABLED DUE TO APPLICANT NEEDING MORE TIME**

**NEW BUSINESS**

*a. Recommendation of Annexation to City Council of Partial W. Webb Road from West side of 742 West Webb Road to its intersection with Highway 41A.*

Ms. Riggins stated the city has annexed the Webb Road parcel but not the road. The County is refusing to recognize the annexation because the City didn't take the road. The developer has come to the City and stated they will do what needs to be done to the road. There are minutes from the December 1, 2023 Work Session with several details. City Engineer Will Owen has been working with the developing engineer from SEC to help determine what is needed. The developer has agreed to improve the road to add 2 feet of gravel, 24 feet of asphalt from 41A through the western portion of the property annexed. They've also agreed to post bonds while doing it. Ms. Riggins is asking for a recommendation from the Commission in support the annexation of this portion of Webb Road. There has also been discussion of everyone going together to TDOT to request improving the site distance due to the bridge at the intersection of West Webb Road and Highway 41A. The Council will officially act on the annexation at the February 15, 2024 meeting.

Commissioner Bryant moved to recommend the annexation to City Council.

Commissioner Shanks seconded the motion.

**Motion passed 5-0.**

**CITY MANAGER COMMENTS**

**ADJOURNMENT**

Chairman Duke confirmed there was no further business and adjourned the meeting at 6:35 p.m.

\_\_\_\_\_  
City Clerk, Katy Sanderson

Approval by:

\_\_\_\_\_  
Chairman Nick Duke

Date minutes were approved: \_\_\_\_\_

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Monday, February 5, 2024 – 6:30pm**

---

**PLANNING COMMISSION**

**PRESENT:** Chairman Nick Duke  
Commissioner Justin Bryant  
Councilman Chris Hendrix  
Commissioner Darren Shanks

**ABSENT:** Commissioner Derrick Lynch

**STAFF**

Katy Sanderson, City Clerk

**GUESTS**

John Gordon

**CALL TO ORDER**

The meeting was called to order at 6:30 p.m. by Chairman Nick Duke.

**ROLL CALL**

City Clerk Katy Sanderson called roll with a quorum present.

**APPROVAL OF MINUTES/OTHER BUSINESS**

- a. *TABLING MINUTES of Planning Commission Meeting of December 4, 2023 and January 8, 2024 to March 4, 2024 meeting.*

**DESIGN REVIEW RECOMMENDATIONS**

There were no recommendations for review.

**OLD BUSINESS**

- a. *(Continued from January 8 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.*  
**TO BE CONTINUED DUE TO APPLICANT'S LATE SUBMISSION**

**NEW BUSINESS**

- a. *Recommendation of Annexation to City Council of Partial W. Webb Road from West side of 742 West Webb Road to its intersection with Highway 41A.*

This was discussed at the January 8, 2023 meeting. This is the formal recommendation to the Council. The developer has agreed to take the road from 41A through the western portion of the property annexed. Commissioner Shanks asked for clarification of the city accepting the road once the developer has completed the agreed upon requirements. Chairman Duke stated the city would annex the road now with a bond in place for developer commitment to fix the road.

Commissioner Bryant moved to recommend the annexation to City Council.  
Councilman Hendricks seconded the motion.  
**Motion passed 4-0.**

### **CITY MANAGER COMMENTS**

### **ADJOURNMENT**

Chairman Duke confirmed there was no further business and adjourned the meeting at 6:33 p.m.

\_\_\_\_\_  
City Clerk, Katy Sanderson

Approval by:

\_\_\_\_\_  
Chairman Nick Duke

Date minutes were approved: \_\_\_\_\_

P.O. Box 68  
108 South Main Street  
Eagleville, TN 37060



DESIGN REVIEW  
APPLICATION

(615) 274-2992  
Fax (615) 274-2977

Nov 6, 2023  
Rejected with full submitted

AR R

Applicant's Name: Adam Paek

Owner's Name: Adam Paek

Address: 7330 Magnolia Valley Dr. Eagleville, TN. 37060 Phone No: 615-613-1563

Email: Sales@eagleville-nursery.com

Details of Proposed Use:

Landscape Nursery Center. Selling trees, plants, shrubs, flowers, mulch, etc.

Location/Address: 172 Clark St. Eagleville, TN. 37060

Tax Map: 144H Group A Parcel No: 21.00 21.05 21.06 Acreage/Size of Tract: 4.91

FEMA Flood Map 47149C0335H Panel Number \_\_\_\_\_

Use: Commercial for landscape business

Notes on Back PS

Project Engineer/Surveyor Coffey Surveying Fax: \_\_\_\_\_

Address: 319 Lane Pkwy. Shelbyville TN 37160 Phone: 931-703-4798

Zoning: C-2

Conditional Use Permit : Yes \_\_\_\_\_ No X

FEE: \$0.00 Paid \_\_\_\_\_ Receipt No. \_\_\_\_\_ Date Submitted: \_\_\_\_\_

If applicant is not property owner, Owner will need to sign.

Adam Paek  
Signature of Applicant/Owner

Turned meet  
into a  
combined  
DR + PC  
meeting  
- DR - app. minutes  
over moved to  
4-0.

P.O. Box 68  
108 South Main Street  
Eagleville, TN 37060



(615) 274-2992  
Fax (615) 274-2977

SITE PLAN APPLICATION

Applicant's Name: Adam Pack

Address: 7330 Magnolia Valley Dr. Eagleville TN 37060 Phone No: 615-613-1563

Email: Sales@eaglevillenursery.com

Details of Proposed Use:

Landscape Nursery Center. Selling trees, plants, shrubs, flowers, mulch, etc.

Location/Address: 172 Clark St. Eagleville, TN. 37060

Tax Map: 144H Group A Parcel No: 21.00 21.05 21.06 Acreage/Size of Tract: 4.91

FEMA Flood Map 47149C0335 H Panel Number \_\_\_\_\_

Non-Residential Use: X Religious Use: N/A

Project Engineer/Surveyor Caffey Surveying Fax: \_\_\_\_\_

Address: 319 Lane Pkwy. Shelbyville, TN 37169 Phone: 931-703-4798

Zoning: C-2

Conditional Use Permit (if required) : N/A

Date Approved: \_\_\_\_\_

Copy of owner's deed submitted with the plat: \_\_\_\_\_

Deed Book RB 923 & RB 897 Page Number 2837 & 1195

FEE: \$300.00 Paid  Receipt No. \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Adam Pack  
Signature of Applicant

Adam  
PK

Updated December 4, 2023

Planning Commission  
Staff Notes  
November 6, 2023

NO SITE PLAN FEE HAS BEEN PAID. MUST BE PAID BEFORE APPLICATION CAN CONTINUE

As of December 4, applicant has not submitted an updated plan addressing staff comments. Applicant and staff met prior to December 4 and discussed the site. Despite not having an updated plan, applicant wanted to continue to discuss the site with the Commission knowing the application would be deferred until a site plan with all required criteria is submitted.

Design Review for Stonegate Enterprises – Addition of Landscape Sales Area

1. No design was submitted. Only application for site plan was submitted. Need pictures of what greenhouses will look like. Need to know if area will be paved, gravel, grass. Need to know if area will have more screening along Cheatham Springs Road – can't tell if needed because existing trees were not shown on survey/site plan. Screening may be required between this property and property to the east and other properties due to nature of outside sales. Overall more information is needed.

Site Plan Review for Stonegate Enterprise – Addition of Landscape Sales Area

1. This could be viewed three ways by the Planning Commission. Planning Commission will need to determine if applicant is on the correct path. Currently the Stonegate Landscaping business is in a C-2 zone. It is an existing use that predates changes to zoning. Thus it is a pre-existing non-conforming business. However, zoning amendments were made which called out landscape nurseries as Special Permits. The Planning Commission must determine if the application is an addition to a non-conforming use since it was approved years ago, or if by adding a sales area if this will require a Special Permit (and public hearing). The application could also be viewed as an addition of an accessory use to the primary nursery use. In staff's opinion that this be viewed as a non-conforming use expansion. **At November meeting, planning commission determined this to be a non-conforming use expansion.**

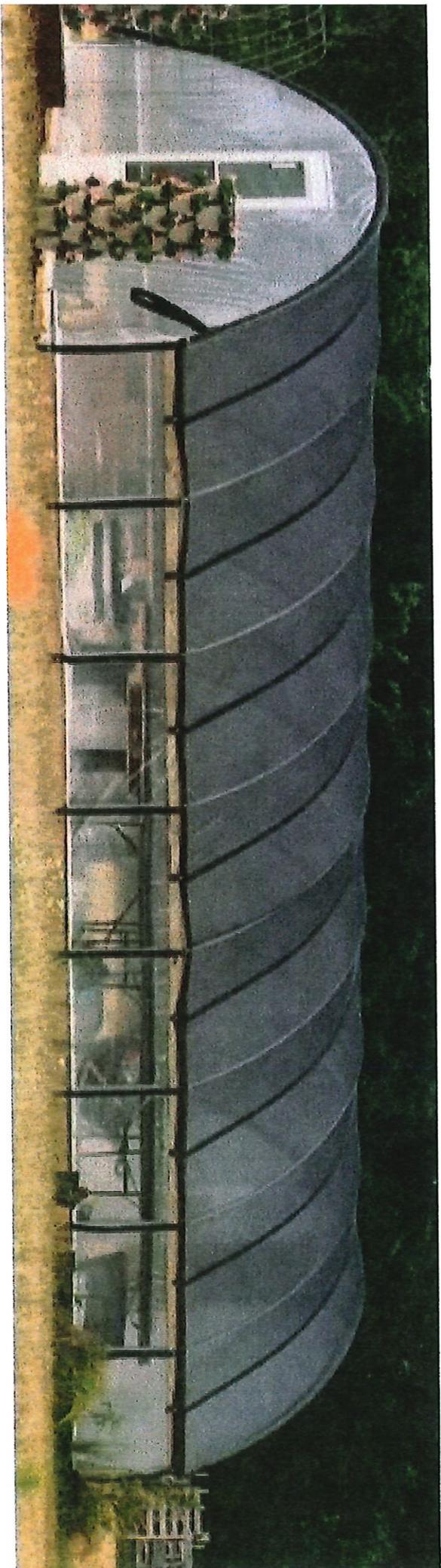
Expansion of a non-conforming use. Any expansion of a non-conforming use shall take place only upon the zone lot on which said use was operating at the time the use became non-conforming.

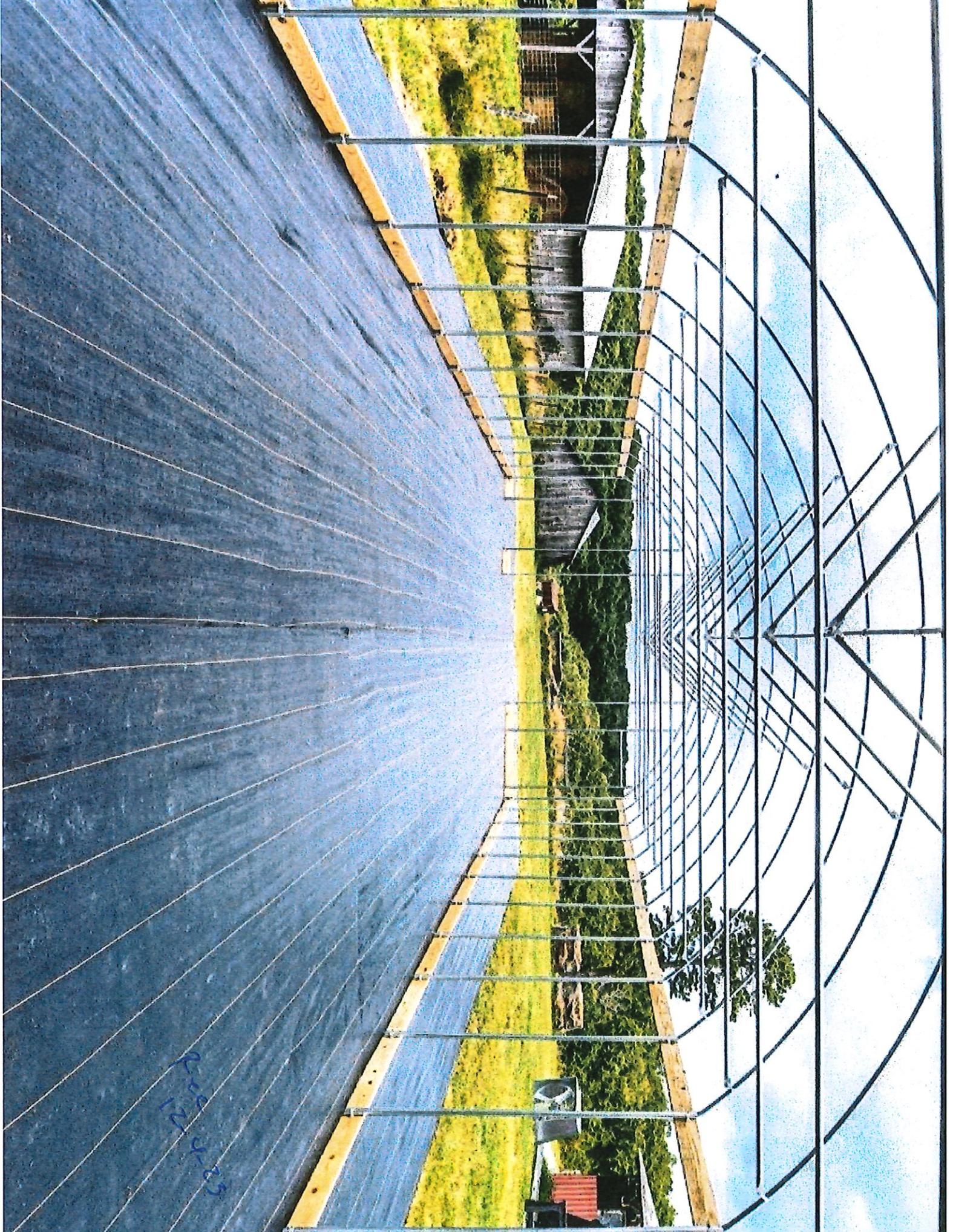
2. The applicant has not paid the site plan fee. If not paid by the time of the meeting, the planning commission cannot hear the application.
3. The site plan that was submitted was more survey than site plan. The following items are not shown.
  1. Topography

2. Septic tank and lines
3. Where new gravel, paving etc will take place
4. What the greenhouses and proposed office/store will look like
5. Setbacks are not labeled
6. And additional screening to be proposed
7. If current building is to be added on to...It does not meet the required front setback of 50'. However Section 5052 F 2 allows for the planning commission to adjust setbacks in special circumstances.
8. A proposed grave parking area is shown to be inside a permanent ingress egress easement
9. 15% greenspace required
10. Parking calculations not given. Outdoor sales area will require more parking.
11. Square in NE side of site is not identified
12. No runoff calculations were submitted
13. Clark street is an old road that is very narrow and requires tight turns from either Cheatham Springs Road or Allisona Road. Applicant needs to prove that any vehicles required to service this site will be of such a size as to be able to make those turns without causing a traffic or safety concern.



Reel 5-13  
12-13

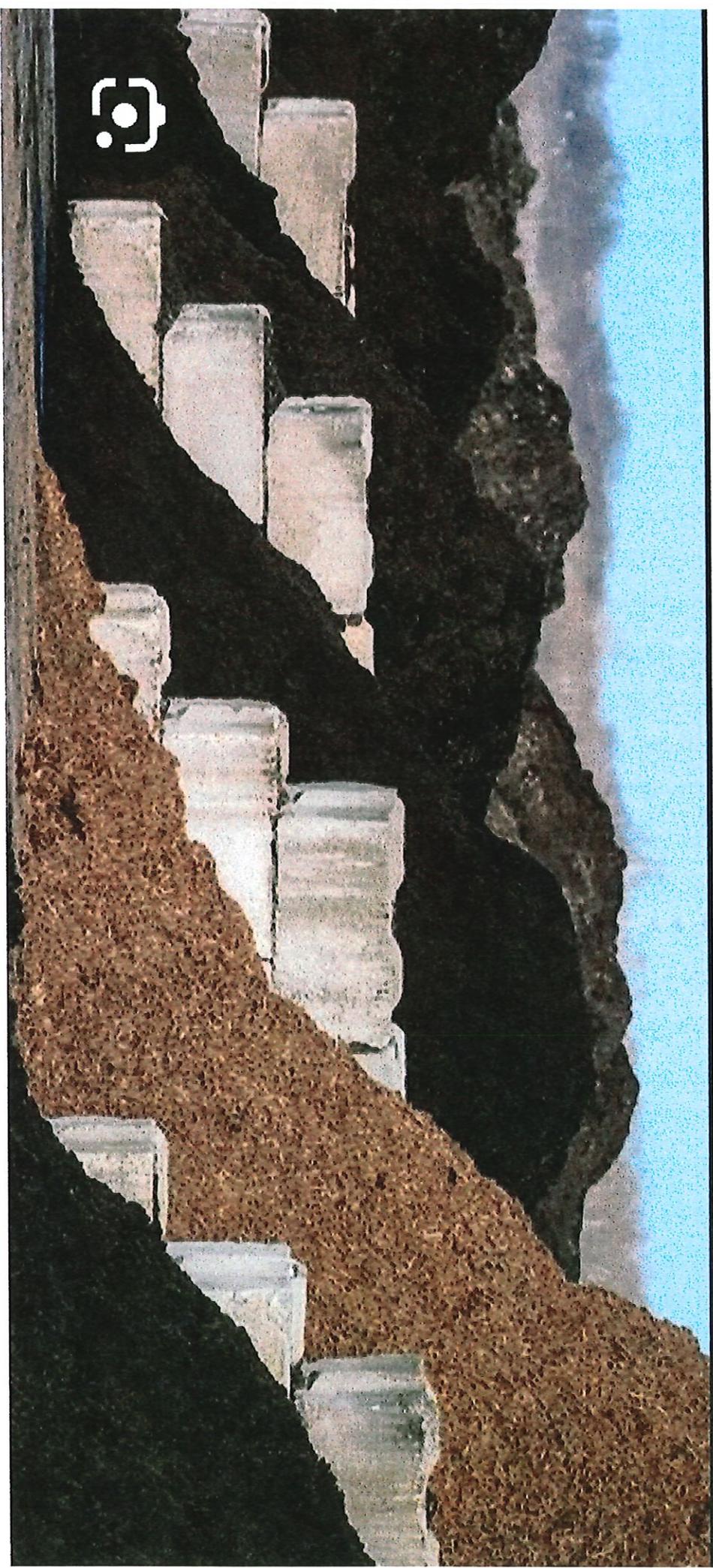




2024-08-25



Per 3-21



Per 12-4-23

Staff Notes  
3/4/2024  
Eagleville Nursery  
(for both Planning and Design Review)

Design Review:

1. The Design Review Regulations do not address nor anticipate Plastic Hoop houses. If approved, screening should be a top priority.
2. An addition is shown for Stonegate Office but no architectural plans submitted.
3. No architectural plans shown for Office for Nursery.
4. Unclear about what and how much mulch, rock etc will be stored on site. Screening of existing area to be removed. How will area be re-screened.
5. Very little Design of buildings has been submitted.
6. No screening shown to be added to site.

Planning Commission:

Engineering:

1. Provide pavement details, typical section with thicknesses and materials.
2. Provide detail for outlet structure as well as discharge pipe including the structure detail, invert elevations, pipe materials, headwall detail, etc.
3. Access drive should be paved to Clark Street with minimum width of 24 feet.
4. No utility lines (electric?) shown for Office for Nursery. Will it be ADA compatible?
5. Any work being proposed in the north area of site?
6. Are greenhouses meant to be accessible to visitors/customers? Will there be gravel placed between the greenhouses or just grass. Any gravel areas should be shown on the plan.
7. Office is shown in the Floodplain. Will need proof of meeting FEMA standards.
8. How will deliveries be made to the site and with what type of trucks. Where will loading and unloading of products take place. Internal circulation is a concern with regards to loading and unloading.

Planning:

1. The plans do not match. One is a survey and one a site plan, but the site plan is not consistent with survey and vice versa.
2. Survey shows layout of parking area with no turnaround. Site plan shows turnaround.
3. Survey shows a proposed sloped roof open equipment storage shed. Site plan does not.
4. Planner thinks site plan is showing an addition to the Stonegate office but no detail given.
5. Need more detail on what will happen to mulch pits.
6. Survey shows proposed roof over fuel tanks. Site plan does not.
7. What is building shown on site plan that is just north of mulch pits?
8. No new overhead lines are allowed.
9. Loading ramp shown on survey, not on site plan.

Conclusion: More detailed site plan is needed with clarity as to what is staying on site and what is being revised. More architectural detail needed.