



**\*AMENDED Agenda: Design Review Committee**

108 South Main Street      Eagleville City Hall  
\*Monday, April 1, 2024      6:00 p.m.  
Rescheduled for Monday, April 15, 2024

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

1. **WELCOME** – Secretary, Dr. Rena Cron
2. **\*ROLL CALL / DETERMINATION OF QUORUM**
3. **APPROVAL OF MINUTES** -
  - a. \*December 4, 2024
  - b. March 4, 2024
4. **OLD BUSINESS**
5. **NEW BUSINESS**
  - a. \*(Continued from March 4, 2024 Meeting) Site Plan Amendment for Expansion of Non-Conforming Use. Stonegate and Eagleville Nursery request to create a sales area for the selling of plants and mulch (etc. to be determined) on site at 172 Clark Street.
  - b. Sign Plan for Nolo Spa and Wellness
  - c. Site Plan and Building for Welsh Family Dentistry, Highway 41a South (144-057.16-000)
  - d. Site Plan for Wild Roots Salon, Brittney Leonard and Amanda Tanner, 117 Clark Street
6. **ADJOURNMENT**



**\*AMENDED Agenda for Eagleville Planning Commission**

108 South Main Street

Eagleville City Hall

\*Monday, April 1, 2024

6:30 p.m.

Rescheduled to Monday, April 15, 2024

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

1. **\*CALL TO ORDER** – Secretary Derrick Lynch
2. **ROLL CALL / DETERMINATION OF QUORUM**
3. **MINUTES/OTHER BUSINESS**
  - a. Approve or Deny Minutes of Planning Commission Meeting of March 4, 2024
4. **Design Review Recommendations**
  - a. \*(Continued from March 4, 2024 Meeting) Site Plan Amendment for Expansion of Non-Conforming Use. Stonegate and Eagleville Nursery request to create a sales area for the selling of plants and mulch (etc to be determined) on site at 172 Clark Street.
  - b. Sign Plan for Nolo Spa and Wellness
  - c. Site Plan and Building for Welsh Family Dentistry, Highway 41a South (144-057.16-000)
  - d. Site Plan for Wild Roots Salon, Brittney Leonard and Amanda Tanner, 117 Clark Street
5. **Old Business**
  - a. \*(Continued from March 4, 2024 Meeting) Review and Approval/Denial/Continue of Site Plan Amendment for Expansion of Non-Conforming Use. Stonegate and Eagleville Nursery request to create a sales area for the selling of plants and mulch (etc to be determined) on site at 172 Clark Street.
6. **NEW BUSINESS**
  - a. Site Plan for Welsh Family Dentistry, Highway 41a South (144-057.16-000)
  - b. Lot Split – Two Lot Final Plat at Intersection of Highway 41a South and Highway 99 (144-057.15-000)
  - c. Site Plan for Wild Roots Salon, Brittney Leonard and Amanda Tanner, 117 Clark Street
7. **City Manager/City Planner Report**
8. **ADJOURNMENT**

ITEM 3a

Approval of Minutes

- December 4, 2023
- March 4, 2024

**Minutes of the  
Design Review Committee  
Eagleville City Hall, Eagleville, TN  
Monday, December 4, 2023 – 6:00 PM**

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**COMMITTEE MEMBERS**

**PRESENT:** Chris Hendrix  
Christin Bryant  
Phillip Poynor  
Secretary, Dr. Rena Cron

**ABSENT:** Nick Duke

**STAFF**

Hellyn Riggins, City Manager

Katy Sanderson, City Clerk

**GUESTS**

Adam Pack      John Lewis      Michael Artusa

**CALL TO ORDER**

The meeting was called to order by Dr. Rena Cron at 6:30 p.m.

**ROLL CALL**

Roll was called by City Clerk, Katy Sanderson.

**APPROVAL OF MINUTES**

- a. Approve or Deny Design Review Committee Minutes of July 17, 2023*  
Councilman Hendrix moved to approve the July 17, 2023 Minutes.  
Christin Bryant seconded the motion.  
Motion passed 4-0.

**OLD BUSINESS**

The was no Old Business.

**NEW BUSINESS**

- a. Review 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.*

Due to the fact there was no new information, it was discussed combining the Design Review Committee Meeting with the Planning Commission Meeting to commence at 6:30 so both the Commission and Committee could listen to the presentation regarding 172 Clark Street.

Secretary Cron moved to combine the Design Review Committee meeting with the Planning Commission meeting.

Christin Bryant seconded the motion.

Motion passed 4-0.

**ADJOURNMENT**

Meeting adjourned at 6:32 p.m.

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City Clerk, Katy Sanderson

**Approval by:**

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Chairman, Nick Duke

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Date minutes were approved

**Minutes of the  
Design Review Committee  
Eagleville City Hall, Eagleville, TN  
Monday, March 4, 2024 – 6:00 PM**

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**COMMITTEE MEMBERS**

**PRESENT:** Councilman Chris Hendrix  
Christin Bryant  
Phillip Poynor  
Secretary, Dr. Rena Cron

**ABSENT:** Chairman Nick Duke

**STAFF**

Hellyn Riggins, City Manager

Katy Sanderson, City Clerk

**GUESTS**

Adam Pack      John Lewis  
Terry Pack      John Gordon

**CALL TO ORDER**

The meeting was called to order by Dr. Rena Cron at 6:02 p.m.

**ROLL CALL**

Roll was called by City Clerk, Katy Sanderson.

**APPROVAL OF MINUTES**

- a. *Approve or Deny Design Review Committee Minutes of December 4, 2023*

Deferred until next meeting on April 8, 2024

**OLD BUSINESS**

- a. *\*(Continued from \*December 4, 2023 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.*

*\* Listed as New Business on Agenda; corrected to Old Business.*

*\* Date noted on Agenda as February 5, 2024 was incorrect.*

City Manager Hellyn Riggins stated this is for a proposed plant nursery to come on to the existing Stonegate property. A survey and a revised site plan have been submitted since the last meeting however there have been no changes to architecture or screening. What is in the packet has already been seen, including examples of the greenhouses. The packet along with Staff Notes are for discussion until the applicant gets the updated required paperwork submitted. Once submitted and reviewed, a decision can be made by the Design Review Committee.

- Secretary Dr. Rena Cron stated the description of screening along the residential border is needed.
- Councilman Chris Hendrix agreed and stated the information is too far off to make a decision. The site plan and survey must match to move forward. The building locations and positions differ between the two submissions.
- Applicant Adam Pack stated the survey was completed by Caffey Surveying and they did the majority of the drawing of buildings and the parking lot. The site plan by was completed by engineer John Gordan and really applies to the topography and detention pond.
- Ms. Riggins stated City Engineer Will Owen had notes in blue written on the site plan and she had added them to the Staff Notes as well.
- Mr. Pack explained he had 3D renderings in the packet of the greenhouses, signage, and the offices. Mr. Pack stated he can take the information regarding the detention pond and topography from the site plan and integrate it on the survey. Mr. Pack stated his survey shows what is existing on the site as well as what would be added.
- Councilman Hendrix showed John Lewis and Mr. Pack the differences between the survey and the site plan. Ms. Riggins suggested the conflicts on the survey versus the site plan should be addressed in a meeting with her along with a professional hired by Mr. Lewis in order to get a consolidated plan.
- Mr. Lewis asked if the Committee can just focus on the nursery. Ms. Riggins stated it is more than just the additional storage that is conflicting, it is parking specifications for locations and materials so these things must be addressed.
- Secretary Cron stated that for this meeting the committee is looking at aesthetics of building, screening and materials based on the zoning regulations.
- Mr. Pack stated they would continue the same trees used for screening down Cheatham Springs.
- Member Bryant explained that everything has to be shown on the site plan for approval. The committee then makes recommendations to the Planning Commission based on the information they've been provided.
- Mr. Pack stated that he received the engineer notes and staff notes upon arrival at the meeting so he was unaware of information needed by the Committee.
- Ms. Riggins explained the staff notes were information for the Committee as well as the applicant. For example, the metal framed hoop houses for the greenhouses are not currently within the guidelines. This is the first business of its kind proposed within the City. Ms. Riggins made note of it so the Design Review Committee could determine if/how this could work with the regulations by possibly adding screening to hide the greenhouses.
- There is proposed addition to Stonegate office but not on the survey. Mr. Lewis brought several copies of renderings for the proposed equipment storage building addition from the office.

- The Mulch pits will remain but the loading ramp will be removed. The site plan and survey did not match so clarification was also given regarding the mulch pits remaining where they are.
- John Gordon, civil engineer for the project spoke to say he can combine the detention pond and topography. His understanding was the only engineering work that was needed was for the any grading in the nursery, not Stonegate itself.
- Ms. Riggins asked if the detention pond was dry and Mr. Gordan stated it was dry and would be grass lined and was a small swell. There is a berm to divert water from the parking lot into the detention pond. Mr. Pack stated it needed to be a detention pond to hold water for the plants and Mr. Gordon stated he would have to do some new calculations but it was possible.
- Secretary Cron stated she sees no reason to deny the installation of the hoop houses (greenhouses). Mr. Pack said they would probably start at four of them but could have as many as twenty-two for expansion when needed.
- Member Bryant stated that there needs to be a clearer plan of what is going where and with what materials in order to be able to make a decision. Mr. Pack clarified the locations of the greenhouses and explained where Stonegate's addition would be on the plan.
- Ms. Riggins asked if there was currently a sign on site for Stonegate and was told no. As only one sign is allowed, she wanted to make sure both businesses were aware in case they wanted to have a combined sign.
- Mr. Pack stated the existing screening is shown on the plan but the intention is to add several more trees along Cheatham Springs. Mr. Lewis stated he wasn't opposed to removing and replacing the original trees due to their age and condition so all the screening would be more cohesive. Secretary Cron stated the plans should have these things added.
- Ms. Riggins stated there were shrubs proposed to screen the parking lot from the cabinet shop but no labels as to what they are. Mr. Lewis responded he would put green giant trees there.
- Mr. Lewis asked if they were able to do millings in the parking lot or if they have to use asphalt. Mr. Pack responded that the zoning ordinance states any dustless material.
- Ms. Riggins requested the questions/comments from the city engineer regarding the parking lot be addressed on the revised site plan when submitted.
- There is a metal building proposed to be the office of the nursery. It is approximately 20 ft x 30 ft and will have electricity, water and plumbing for a bathroom. Ms. Riggings reminded that all electricity must be underground. Mr. Lewis responded they already had a pole ready to go for connecting the electricity. The building will be a foot above grade as per FEMA regulations. (Any structure, permanent or otherwise, must be a foot above the floodplain and will need to be certified by an engineer once the pad is laid and again once the structure is complete.) It was discussed moving the building out of the floodplain.
- Secretary Cron stated she was satisfied with the metal building due to the proposed use. Member Phillip Poynor stated the metal building matches what is already on site.
- Mr. Lewis asked if it was required a bathroom be on site. Ms. Riggins stated there was a rule about the distance for an employee to reach a bathroom and suggested speaking with the county building official for answers.
- Ms. Riggins also stated that any building should be ADA compliant.

Motion to agree the hoop houses/greenhouses were an acceptable use as shown on the site plan/survey.

Moved by Member Christin Bryant

Secretary Cron acknowledged the motion and it was approved unanimously

Further discussion to take place at the next Design Review Committee meeting on April 1, 2024

**NEW BUSINESS**

No new business.

**ADJOURNMENT**

Meeting adjourned at 6:49 p.m.

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

**Approval by:**

\_\_\_\_\_  
Secretary, Dr. Rena Cron

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

ITEM 3a Planning Commission

Approval of Minutes

- March 4, 2024

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

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**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 nursesey 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: \_\_\_\_\_

ITEM 5a Design Review

ITEMS 4A & 5a Planning Commission

- Site Plan Amendment for Stonegate and Eagleville Nursery

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 until full submitted

HTCR

Applicant's Name: Adam Pack

Owner's Name: Adam Pack

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 Caffey Surveying Fax: \_\_\_\_\_

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

Zoning: C-2

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

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

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

Adam Pack  
Signature of Applicant/Owner

Tuned meet  
into a  
combined  
DR + PC  
meeting  
- DR - app. minutes  
over need 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

EA CO 2016 - 018

Paid  
(P) KK

Staff Notes

3/4/2024

Eagleville Nursery

(for both Planning and Design Review)

Updated 3 28 2024

Design Review:

1. The Design Review Regulations do not address nor anticipate Plastic Hoop houses. If approved, screening should be a top priority. **Design Review approved hoop houses. Screening has been added to new site plan.**
2. An addition is shown for Stonegate Office but no architectural plans submitted. **Shed was submitted at March 4 meeting. To be reviewed by Design Review.**
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. **Will be stored on site as per site plan.**
5. Very little Design of buildings has been submitted. **Buildings were submitted at March 4 meeting.**
6. No screening shown to be added to site. **Applicant has added screening of Evergreens. Has asked if could supplement with Magnolia. Staff finds this to be a nice mix. Final approval needed by DR and PC.**

**New Note: Metal building was approved by DR at March meeting. Applicant has stated they may start with a smaller Dutch Barn (less permanent) building. Asks to be able to have this as an option before committing to large metal building. Staff finds this acceptable.**

Planning Commission:

Engineering:

1. Provide pavement details, typical section with thicknesses and materials. **Applicant plans to use millings for driveway and for parking area.**
2. Provide detail for outlet structure as well as discharge pipe including the structure detail, invert elevations, pipe materials, headwall detail, etc. **New stormwater study submitted. Plan stall refers to area as Detention. Applicant has stated they want Retention in order to irrigate from. Need to confirm that stormwater study and applicant's desire for Retention line up. Need detail of Retention / Detention area. Will it be riprap, grass etc? It must be screened from view of Cheatham Springs.**
3. Access drive should be paved to Clark Street with minimum width of 24 feet. **Applicant states this will be done but with rock over 3" millings over 6" gravel for parking. Driveway just states 3" millings over ? gravel.**
4. No utility lines (electric?) shown for Office for Nursery. Will it be ADA compatible? **Office has been relocated out of Flood Plain. No electric shown. Not addressed ADA. Applicant encouraged to discuss with RC Building Official if office needs accessibility.**
5. Any work being proposed in the north area of site? **Per applicant – No.**
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. **Per applicant – accessible to public. Gravel and millings shown to be in between greenhouses.**

7. Office is shown in the Floodplain. Will need proof of meeting FEMA standards. **Relocated out of floodplain.**
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. **In discussion with staff, staff informed applicant/owner of property that it is her opinion PC is not trying to limit trucks but will have to limit trucks that cannot accommodate the turn to property from Cheatham Springs and on Clark Street. Any repeated actions of trucks blocking traffic will cause restrictions to be placed on trucks to site.**

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.~~ **New site plan has been submitted March 22. Labeled as Grading Plan. Should be labeled Site and Grading Plan.**
2. Survey shows layout of parking area with no turnaround. Site plan shows turnaround. **Turnaround has been shown on March 22 plan.**
3. Survey shows a proposed sloped roof open equipment storage shed. Site plan does not. **March 22 plan shows equipment storage shed.**
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.~~



ORDER 24-200 VICTOR  
EZSIGNSONLINE.COM

3' x 3'

By *Received @ Trucking*

MAR 04 2024

RECEIVED

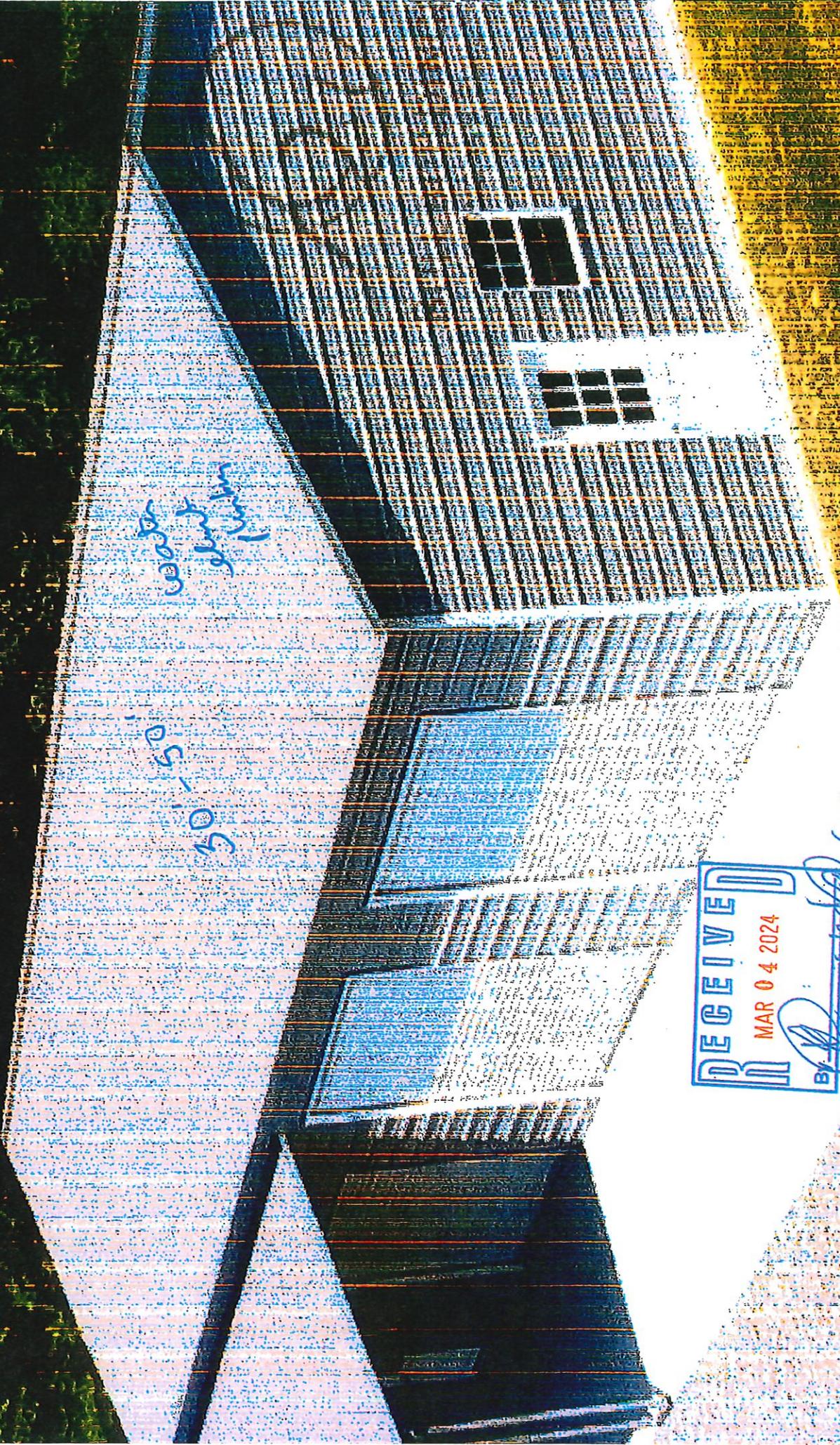


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MAR 04 2024  
By



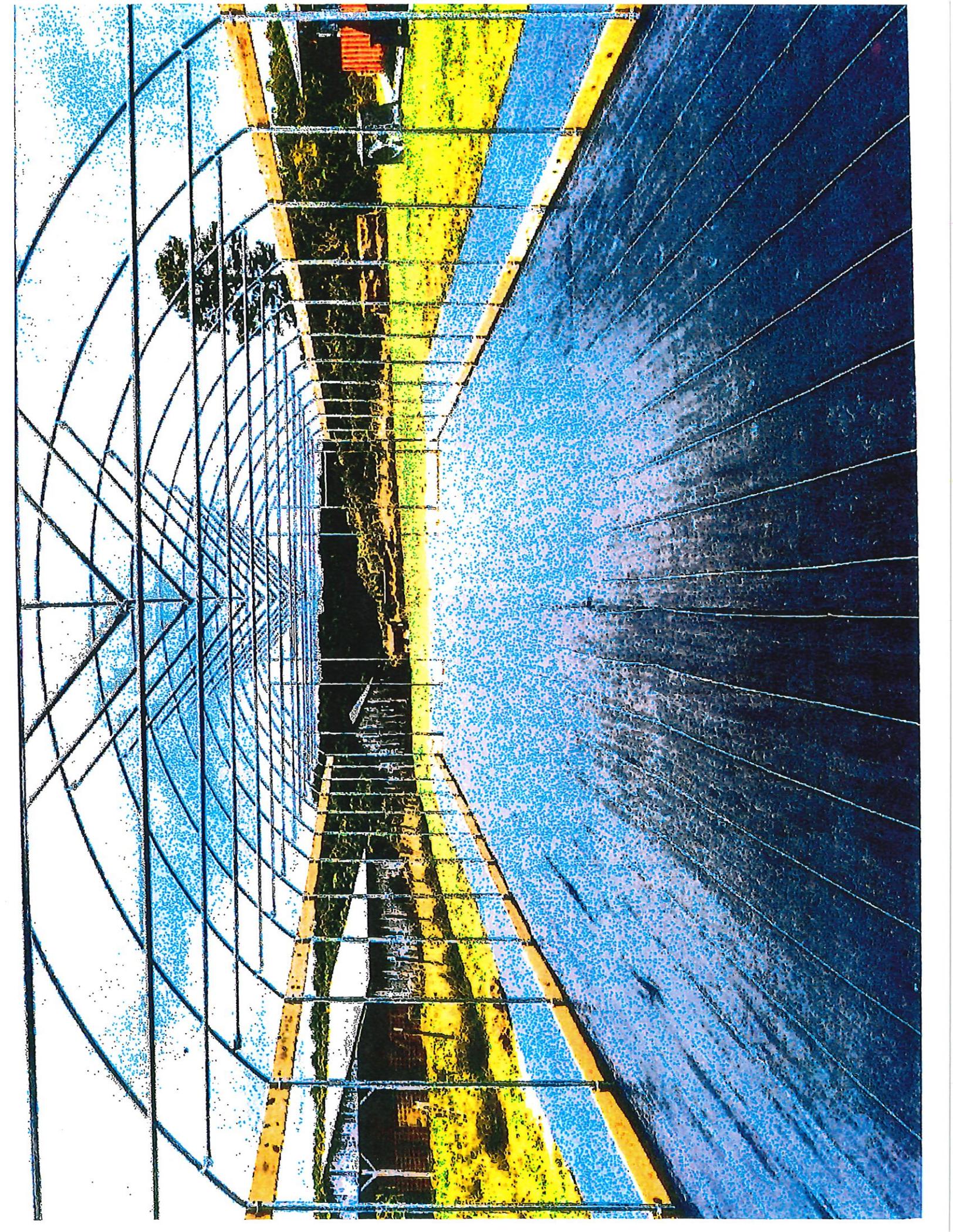
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By *[Signature]*

*at mtg*



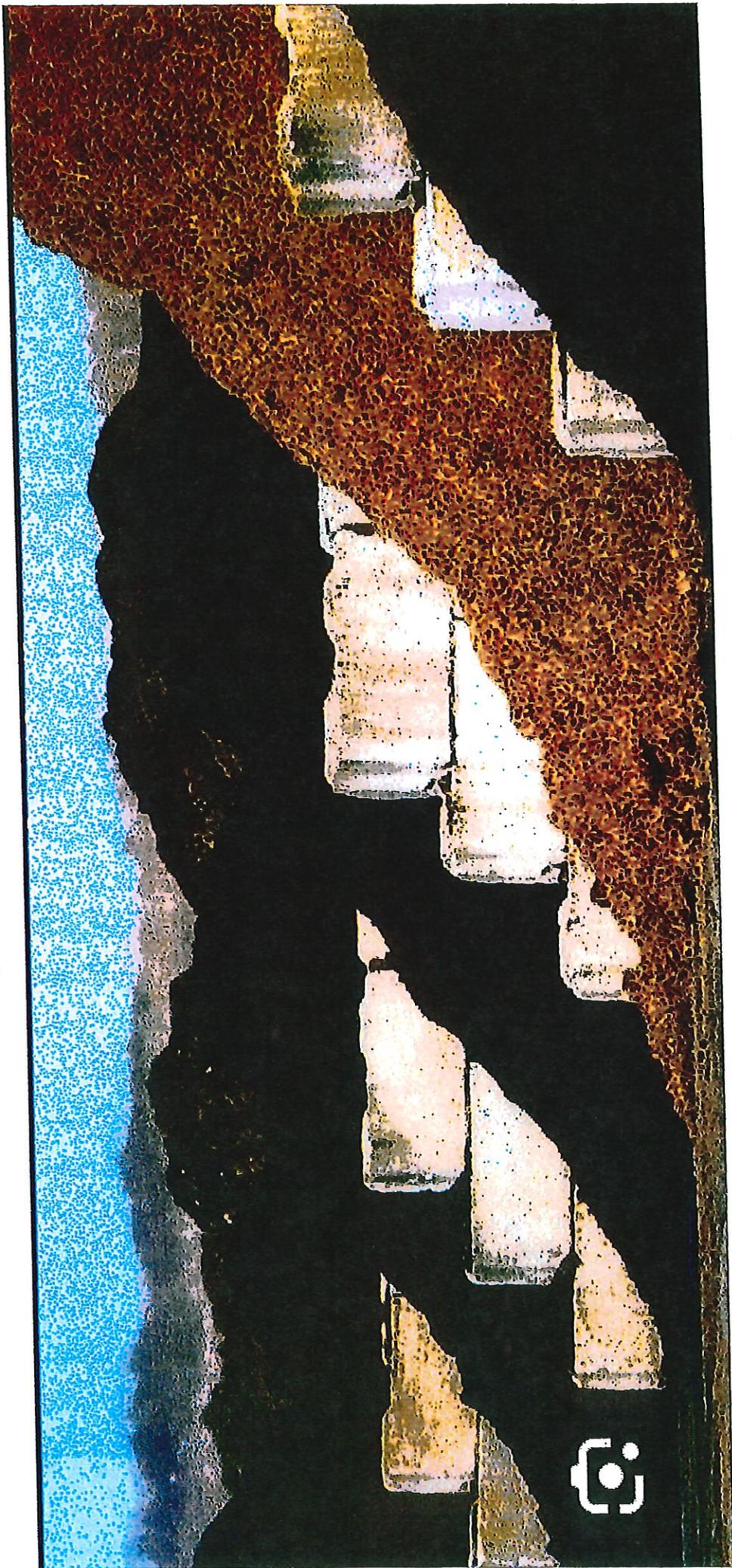
30-50  
made  
by  
the  
owner

RECEIVED  
MAR 04 2024  
BY *[Signature]*  
Received  
on design





1-21-21  
Kris



Rec 12-4-23

Re: update on plans?

Eagleville Nursery <sales@eaglevillennursery.com>

Tue 2/27/2024 10:39 AM

To: Hellyn Riggins <hriggins@eaglevilletn.gov>

Yes we feel we have provided everything requested. Please schedule us for both meetings.

Eagleville Nursery

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From: Hellyn Riggins <hriggins@eaglevilletn.gov>

Sent: Tuesday, February 27, 2024 9:52:55 AM

To: Eagleville Nursery <sales@eaglevillennursery.com>

Subject: Re: update on plans?

Ok I'll relook at the file. I'm not in the office but if you think you have met the criteria, we'll schedule you for next week design review and planning.  
hellyn

On Feb 27, 2024, at 9:17 AM, Eagleville Nursery <sales@eaglevillennursery.com> wrote:

I have turned in and presented everything asked so far. I have presented greenhouse sketches, etc. I recently turned in the engineering water calculation which was the biggest outstanding item from the December meeting.

Eagleville Nursery

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From: Hellyn Riggins <hriggins@eaglevilletn.gov>

Sent: Tuesday, February 27, 2024 9:07:39 AM

To: Eagleville Nursery <sales@eaglevillennursery.com>

Subject: Re: update on plans?

The meeting starts at 6 or 6:30 depending if you go to design review. But to my knowledge you still haven't submitted any architectural drawings this you are not ready to move forward.

hellyn

On Feb 27, 2024, at 7:55 AM, Eagleville Nursery <sales@eaglevillennursery.com> wrote:

Hello Hellyn. What time is the meeting Monday?

Eagleville Nursery

---

**From:** Eagleville Nursery <sales@eaglevillenursery.com>  
**Sent:** Wednesday, January 31, 2024 2:45:50 PM  
**To:** Hellyn Riggins <hriggins@eaglevilletn.gov>  
**Subject:** Re: update on plans?

I understand Hellyn. I've been rushing around pushing everyone to get this done. I thought maybe 3 days could suffice on this submission since not much was added. Guess we will plan for March meeting. Let me know if something changes and we can still meet Monday.

Eagleville Nursery

---

**From:** Hellyn Riggins <hriggins@eaglevilletn.gov>  
**Sent:** Wednesday, January 31, 2024 2:21:05 PM  
**To:** Eagleville Nursery <sales@eaglevillenursery.com>  
**Subject:** Re: update on plans?

Hi Adam,

I appreciate your dedication but there is no way that my engineer or I can be prepared to speak to this at Monday's meeting. As I noted earlier, the deadline to submit was two weeks ago.

hellyn

---

**From:** Eagleville Nursery <sales@eaglevillenursery.com>  
**Sent:** Wednesday, January 31, 2024 2:19 PM  
**To:** Hellyn Riggins <hriggins@eaglevilletn.gov>  
**Subject:** RE: update on plans?

Hello Hellyn,  
Attached is the engineer drainage report. I am working to get printed copies of everything to bring by tomorrow.

Adam Pack  
Eagleville Nursery  
<0757F5FA2CA24AD7BE12912E11E7AD65[917476].png>

**From:** Eagleville Nursery  
**Sent:** Tuesday, January 30, 2024 2:59 PM  
**To:** Hellyn Riggins  
**Subject:** RE: update on plans?

Attached is the updated survey and engineering work. The survey includes improvements to Stonegate also. Let me know if you have questions.

Also what time is the meeting on Monday?

Adam Pack  
Eagleville Nursery  
<0757F5FA2CA24AD7BE12912E11E7AD65[917476].png>

<500CA4AC2CEC4259AFCCC4A23C44934A.png>

From: Hellyn Riggins <hrriggins@eaglevilletn.gov>  
Sent: Friday, January 5, 2024 4:35:10 PM  
To: Eagleville Nursery <sales@eaglevilletnursery.com>; Hellyn Riggins <hrriggins@eaglevilletn.gov>  
Subject: Re: update on plans?

Thanks for the update. We will continue the item until you have plans. But remember the meetings are the first Monday so I have to have them before that in time for me to review.

Have a nice weekend.

hellyn

<500CA4AC2CEC4259AFCCC4A23C44934A.png>

From: Eagleville Nursery <sales@eaglevilletnursery.com>  
Sent: Friday, January 5, 2024 4:27 PM  
To: Hellyn Riggins <hrriggins@eaglevilletn.gov>  
Subject: Re: update on plans?

Hello Hellyn. I don't have a concrete update for this month. We are still working with the surveyor. I have meet with John Gordon and plan to receive his engineering details early next week. Hope is to have everything buttoned up for February.

Eagleville Nursery  
<500CA4AC2CEC4259AFCCC4A23C44934A.png>

From: Hellyn Riggins <hrriggins@eaglevilletn.gov>  
Sent: Friday, January 5, 2024 3:47:38 PM  
To: Eagleville Nursery <sales@eaglevilletnursery.com>  
Cc: Hellyn Riggins <hrriggins@eaglevilletn.gov>  
Subject: update on plans?

Hi,

I have not seen any updated information from you on the Nursery plans. At this time, I will have to recommend to the Planning Commission on Monday night that the item be continued.

With our new server, I have lost John Lewis' email. Please let him know as well.

Thank you.

hellyn

Hellyn R. Riggins  
City Manager  
615 274 2922 Ext 3  
Thanks

ITEM 5b Design Review

ITEMS 4b Planning Commission

- Sign Plan for Nolo Spa and Wellness

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



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

DESIGN REVIEW  
APPLICATION

Applicant's Name: Nolo Medspa & Wellness *Nolo Medspa + wellness*

Owner's Name: Jamie Barnett *Jamie Barnett*

Address: 163 B N Main St *163 B N main* Phone No: 615-496-6570 *615-496-6570*

Email: nolomedspa@gmail.com *nolomedspa@gmail.com*

Details of Proposed Use: Signage on building *Signage on bldg*

Location/Address: 163B N Main St Eagleville

Tax Map: \_\_\_\_\_ Parcel No: \_\_\_\_\_ Acreage/Size of Tract: \_\_\_\_\_

FEMA Flood Map \_\_\_\_\_ Panel Number \_\_\_\_\_

Use: \_\_\_\_\_

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

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Zoning: \_\_\_\_\_

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

FEE: \$0.00 Paid *No Fee* Receipt No. \_\_\_\_\_ Date Submitted: *3-6-2024*

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

*Jamie Barnett*  
Signature of Applicant/Owner

Staff Notes

April 1, 2024 Meeting

Date of Notes: March 27, 2024

**Nolo Med Spa and Wellness**

1. A picture with signs imposed on walls of buildings should be submitted to understand where signs are specifically being located.
2. Report from Music City Creations states larger sign going on front, but then they refer to it as the 36 x 61 sign. That is smaller than the 41 x 72 sign to go on side of building. Please clarify.
3. What happens to Sorelles Sign on side of building?
4. Zoning Ordinance 4.080.6 A 1 states that a building with a single tenant has one sign. It may imply (interpretation needed by Planning) that a building with more than one tenant may have more than one sign. However in Section 4.080.6 A 2, it expressly states that only one sign is permitted. That is why when previously approved, the City allowed the Sorrelles and Nolo sign to be on the secondary wall, but had to be merged into one sign. If two signs are going to be on the secondary side, it is staff's opinion it is inconsistent with past approvals and the zoning ordinance. Should Sorrelles sign be removed, and only one sign on the side, it would be consistent.
5. The owner of the building will need to sign off on any changes.
6. Both signs appear to be in compliance with size requirements.
7. Design Review Committee and Planning will need to determine compliance with Design Guidelines: **Section 9.0 - Signage**

**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. 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. For buildings with multiple tenants and/or more than one sign, uniformity of sign design is strongly encouraged.**

8. Applicant states in email to staff that she feels her business is picked on and singled out. City Planner has encourage her to have that conversation with the Planning Commission. Emails are included in packet.

## Sign design

Jamie Barnett <nolomedspa@gmail.com>

Wed 3/6/2024 8:40 AM

To:Katy Sanderson <cityclerk@eaglevilletn.gov>

Hi Katy

My new signs will be the following design and the style is pictured below.

It will be a white background with a black metal 3D logo with backlighting.

I will put one on the front of the building under the Sorelles sign and another on the side of the building between the front two windows.

I will do away with the current sign on the side of the building and redo the logo on the door, if that is truly necessary.

7:55

95



**MEDSPA**



+



+



Replace



Color



Animate



Layers

N



# MUSIC CITY CREATIONS

(615) 305-7534

Date: Friday, March 01, 2024

Page 1 of 1

## Exterior Wall Signs

We appreciate the opportunity to provide an estimate for the Nolo Medspa metal signs to be installed on the exterior store front and side wall of the building at 161 North Main Street Eagleville, TN. This proposal is in response to the request made by Ms. Jamie Barnett. This estimate is based on the emailed file of the Nolo Medspa logo, field measurements and discussions with Ms. Barnett. We will be able to provide the signs at a cost of [REDACTED]. That cost would include (but is not limited to) the following scope of work:

1. Cut the signs out of 14-gauge carbon steel and paint the signs with a gloss white for the background and a gloss black for the logo on the front.
2. Backlighting will be provided behind logo on both signs. Power to be provided by others.
3. Install the larger sign (36" tall X 61" wide) centered between the two windows below the existing Sorelles sign on the front of the building and the other sign (41" tall X 72" wide) on the side of the building between the first and second windows.

Please review the above information and breakdown of our proposed scope of work for the project.

Feel free to contact us with any questions or comments.

We look forward to working together soon.

Thank you for your attention.

1. 15.25 # (3 X 5.08) — not (ages on front  
2. 20.5 # (3.42 X 6)

1:54

41

Q backlit metal sign logo

Etsy

Free shipping

Material: Metal



Luxu



Back



Etsy In stock

Etsy **IN STOCK**

3D Backlit Sign, 3D Led Signag...

**PRICE DROP**

**Rood Races**



F

BAC

~~TAKE UP STUDIO~~

Jamie Barnett, CRNA

## Re: Meeting

Hellyn Riggins <hriggins@eaglevilletn.gov>

Mon 4/1/2024 3:02 PM

To: Jamie Barnett <j\_barnett@live.com>

Cc: Hellyn Riggins <hriggins@eaglevilletn.gov>

Jamie,

I know how important family is and would never want you to miss a child's practice.. However, it is not just the design review you need to attend, it is also the planning commission. I also know how busy you are. As suggested before, you may want to have a person on standby that can represent you. The meetings take place when they do and we legally cannot work around other people's schedules. The meetings are as posted.

I hope April 8 will be a better time for you, but if not, you'll need to be in attendance or have someone authorized to speak for you. Otherwise the item will be continued.

Thank you for understanding.

hellyn

---

**From:** Jamie Barnett <j\_barnett@live.com>

**Sent:** Monday, April 1, 2024 7:29 AM

**To:** Hellyn Riggins <hriggins@eaglevilletn.gov>

**Subject:** Meeting

Hi Hellyn,

My daughter's softball practice has been moved to tonight at 6:30. I will need to be done with design meeting before this to get her there.

Thank you,

Jamie Barnett, CRNA

Fwd: Meeting

Hellyn Riggins <higgins@eaglevilletn.gov>

Mon 4/1/2024 9:10 AM

To: Katy Sanderson <cityclerk@eaglevilletn.gov>

Pls print for packet.

hellyn

Begin forwarded message:

**From:** Jamie Barnett <j\_barnett@live.com>

**Date:** April 1, 2024 at 7:29:51 AM CDT

**To:** Hellyn Riggins <higgins@eaglevilletn.gov>

**Subject: Meeting**

Hi Hellyn,

My daughter's softball practice has been moved to tonight at 6:30. I will need to be done with design meeting before this to get her there.

Thank you,

Jamie Barnett, CRNA

Re: PENNANTS

Hellyn Riggins <hriggins@eaglevilletn.gov>

Wed 3/20/2024 3:39 PM

To: Jamie Barnett <jamiecbarnett@icloud.com>

Cc: Hellyn Riggins <hriggins@eaglevilletn.gov>

Please discuss your concerns at the planning meeting.

hellyn

On Mar 20, 2024, at 11:47 AM, Jamie Barnett <jamiecbarnett@icloud.com> wrote:

The American Flag, POW flag, and the Antique flag. Yes. Is there a separate ordinance for different types of flags?

I'm just really tired of being picked at. My business is very hidden in this spot and the pennant has helped immensely for my clients to find us. Sorelles is fine with us having it as well.

Jamie Barnett, CRNA

On Mar 20, 2024, at 11:41 AM, Hellyn Riggins <hriggins@eaglevilletn.gov> wrote:

Are you referring to an American Flag? hellyn

---

**From:** Jamie Barnett <jamiecbarnett@icloud.com>

**Sent:** Wednesday, March 20, 2024 11:16 AM

**To:** Hellyn Riggins <hriggins@eaglevilletn.gov>

**Subject:** Re: PENNANTS

Hi Hellyn

So I can have a flag then, since the Antique store and post office have them??

Thank you

Jamie Barnett, CRNA

On Mar 20, 2024, at 11:02 AM, Hellyn Riggins <hriggins@eaglevilletn.gov> wrote:

Ms. Barnett,

I noted that your pennant is still outside your business. Yes, there is an official ordinance regarding signs. Section 4.080.3 (B) Prohibited Signs in the Zoning Ordinance (on line) prohibits ..."pennants" etc.

The Planning Commission may be reluctant to act on any application where the property has an outstanding violation.

I will be reviewing planning applications hopefully Friday and will review your sign proposal.

Thank you for your correspondence.

hellyn

COPY TO PLANNING FILE

---

**From:** Katy Sanderson <cityclerk@eaglevilletn.gov>

**Sent:** Wednesday, March 20, 2024 9:59 AM

**To:** Hellyn Riggins <hriggins@eaglevilletn.gov>

**Subject:** Fw: Form

Katy Sanderson  
Eagleville City Clerk  
615-274-2922 ext. 1

108 S Main Street  
PO Box 68  
Eagleville, TN 37060

---

**From:** Jamie Barnett <jamiecbarnett@icloud.com>

**Sent:** Friday, March 8, 2024 8:35 AM

**To:** Katy Sanderson <cityclerk@eaglevilletn.gov>

**Subject:** Re: Form

Also, the antique store has a flag out as well.... Is there an official ordinance since other businesses have used this without issue??  
Jamie Barnett, CRNA

On Mar 8, 2024, at 8:19 AM, Katy Sanderson  
<cityclerk@eaglevilletn.gov> wrote:

This is great. We also need you to provide 5 printed copies of the photos as well.

One more thing, don't forget take down your medspa pennant please.

Katy Sanderson  
Eagleville City Clerk  
615-274-2922 ext. 1

108 S Main Street  
PO Box 68  
Eagleville, TN 37060

---

**From:** Jamie Barnett <jamiecbarnett@icloud.com>  
**Sent:** Wednesday, March 6, 2024 10:45 AM  
**To:** Katy Sanderson <cityclerk@eaglevilletn.gov>  
**Subject:** Form

Jamie Barnett, CRNA

Fw: Design Committee

Hellyn Riggins <hriggins@eaglevilletn.gov>

Wed 2/14/2024 3:35 PM

To: Jamie Barnett <jamiebarnett@icloud.com>

Cc: Hellyn Riggins <hriggins@eaglevilletn.gov>

The deadline for the March meeting was Feb 5. You have missed that deadline. I'm trying to work with you but we have a lot of things going on, and I can't be properly prepared for the Planning Commission if I don't have enough time for review.

Do you have any update on where you are in the process?

hellyn

---

**From:** Christina Rivas <crivas@eaglevilletn.gov>

**Sent:** Wednesday, February 14, 2024 12:33 PM

**To:** Hellyn Riggins <hriggins@eaglevilletn.gov>

**Subject:** Fw: Design Committee

FYI, I placed this on the March agenda, but did not reply.

~C

---

**From:** Jamie Barnett <nolomedspa@gmail.com>

**Sent:** Monday, February 5, 2024 2:34 PM

**To:** Christina Rivas <crivas@eaglevilletn.gov>

**Cc:** Hellyn Riggins <hriggins@eaglevilletn.gov>

**Subject:** Re: Design Committee

Hi!

Yes please put me down for the March meeting. I am still waiting on the sign company to come out and survey so that I can get detailed dimensions and design nailed down. It should be this week that they can come out, then I can send you a design proposal.

I definitely want a sign on the front of the building. Is my door sticker considered one of my signs? If so, I can remove it and just put my logo and contact info on the door, like the other businesses have.

Thank you,

Jamie Barnett, CRNA

On Jan 29, 2024, at 1:11 PM, Christina Rivas <crivas@eaglevilletn.gov> wrote:

Good Afternoon, Ms. Barnett,

My name is Christina Rivas and I am answering Mrs. Sanderson's emails while she is on vacation.

Ms. Riggins asked me to forward her response to you, as it appears that you are not receiving her emails. She wanted you to know that she had replied twice - hopefully you will receive it this time. Please see below.

Have a pleasant day,

Christina Rivas  
City Recorder  
City of Eagleville

108 S. Main St. / POB 68  
Eagleville, TN 37034  
615-274-2922  
crivas@eaglevilletn.gov

You've missed the deadline for Feb meeting, so it is now March 4. Deadline to submit for March 4 is Feb 5.

But per my last email to you, is this replacement signs or additional signs? you have maxed out our allowed number of signs, so that would be more meetings and variances , etc.

So let me know what you plan to submit so I can better guide you.

Thanks.

hellyn

---

**From:** Jamie Barnett <nolomedspa@gmail.com>  
**Sent:** Friday, January 26, 2024 2:38 PM  
**To:** Katy Sanderson <cityclerk@eaglevilletn.gov>  
**Subject:** Design Committee

Hi Katy!

I hope you are doing well! I emailed Hellyn a couple of times to see when the next design committee meeting is? I haven't heard back and need signage approval:)

Thank you!  
Jamie Barnett, CRNA

Fw: Design Committee

Christina Rivas <crivas@eaglevilletn.gov>

Wed 2/14/2024 12:33 PM

To: Hellyn Riggins <hriggins@eaglevilletn.gov>

FYI, I placed this on the March agenda, but did not reply.

~C

---

**From:** Jamie Barnett <nolomedspa@gmail.com>

**Sent:** Monday, February 5, 2024 2:34 PM

**To:** Christina Rivas <crivas@eaglevilletn.gov>

**Cc:** Hellyn Riggins <hriggins@eaglevilletn.gov>

**Subject:** Re: Design Committee

Hi!

Yes please put me down for the March meeting. I am still waiting on the sign company to come out and survey so that I can get detailed dimensions and design nailed down. It should be this week that they can come out, then I can send you a design proposal.

I definitely want a sign on the front of the building. Is my door sticker considered one of my signs? If so, I can remove it and just put my logo and contact info on the door, like the other businesses have.

Thank you,

Jamie Barnett, CRNA

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My name is Christina Rivas and I am answering Mrs. Sanderson's emails while she is on vacation.

Ms. Riggins asked me to forward her response to you, as it appears that you are not receiving her emails. She wanted you to know that she had replied twice - hopefully you will receive it this time. Please see below.

Have a pleasant day,

Christina Rivas  
City Recorder  
City of Eagleville

108 S. Main St. / POB 68  
Eagleville, TN 37034  
615-274-2922  
crivas@eaglevilletn.gov

You've missed the deadline for Feb meeting, so it is now March 4. Deadline to submit for March 4 is Feb 5.

But per my last email to you, is this replacement signs or additional signs? you have maxed out our allowed number of signs, so that would be more meetings and variances , etc.

So let me know what you plan to submit so I can better guide you.

Thanks.

hellyn

---

**From:** Jamie Barnett <nolomedspa@gmail.com>  
**Sent:** Friday, January 26, 2024 2:38 PM  
**To:** Katy Sanderson <cityclerk@eaglevilletn.gov>  
**Subject:** Design Committee

Hi Katy!

I hope you are doing well! I emailed Hellyn a couple of times to see when the next design committee meeting is? I haven't heard back and need signage approval.)

Thank you!

Jamie Barnett, CRNA

ITEM 5c Design Review

ITEMS 6a Planning Commission

- Site Plan for Welsh Family Dentistry

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



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

SITE PLAN APPLICATION

Applicant's Name: SEC, Inc.

Address: 850 Middle Tennessee Blvd, Murfreesboro, TN 37129 Phone No: (615) 890-7901

Email: mtaylor@sec-civil.com

Name in Title Block: Eagleville Eye Clinic

Location/Address: 355 S. Main St, Eagleville, TN 37060

Tax Map: 144 Parcel No: 57.06 Acreage/Size of Tract: 0.53

FEMA Flood Map 470166 Panel Number 47149C0335H

Non-Residential Use: YES Religious Use: NO

Project Engineer/Surveyor Matt Taylor Fax: 615-895-2567

850 Middle Tennessee Blvd  
Address: Murfreesboro, TN 37129 Phone: 615-890-7901

Zoning: C2 - General Commercial

Conditional Use Permit (if required) : \_\_\_\_\_

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

Copy of Conditional Use Permit submitted: \_\_\_\_\_

Copy of owner's deed submitted with the plat: No

Deed Book 850 Page Number \_\_\_\_\_

FEE: \$300.00 Paid PS Receipt No. 043207 Date Submitted: 3/4/24

Alos Ahmed, SEC, Inc.  
Signature of Applicant



Staff Notes

April 1, 2024 Meeting

Date of Notes: March 27, 2024

Welsh Family Dentistry

Cover

1. Throughout set, dentist office labeled as “eye doctor”. Should be dentist office.
2. Set to not be submitted as construction documents, but title includes construction documents.
3. Provide lot number for dental office on all plans.
4. Not understanding the provided parking calculation to meet parking requirements. Please provide explanation. Zoning Ordinance States: **4.010-J: Not less than four (4) spaces per doctor, plus one (1) additional space for each employee.**

General Notes & Existing Site Plan

5. Total area of plot should be noted.
6. Add to site plan notes # 1 that city planner to be notified as well. No changes to approved site plan allowed in field without City approval.
7. Plan needs green space requirements to be shown in detail.
8. 25’ ingress/egress easement on lot 1A to be stated for use in favor of dentist office lot (unknown number).
9. Existing septic tank is a STEP tank.

Utility Plan

10. CUD detail for new to be provided on plan for new STEP tank at road.
11. Site plan does not show easement for new sewer.

Landscape Plan

12. Note to planning committee and design review that the landscaping plan includes only 3 arborvitae.
13. Note to planning committee and design review that the no landscaping is provided between the parking lots and the building, at the front of the lot, and at the rear of the lot.

Exterior Elevations & Rendering

14. Samples of all exterior materials to be provided as part of Design Review.
15. Where will HVAC and other mechanical be provided on site/building?

## Welsh Family Dentistry Current and Future Parking Requirements

3 providers: Dr Welsh and only two hygienists regularly working at a time = **12 parking spaces**  
5 additional staff members: 2 front desk employees and 3 dental assistants = **5 parking spaces**

Currently we require **17 parking spaces** to meet code. We are now at the same staffing level we will be at in the new building. Some of my current staff will transition from part-time to full-time, but I do not anticipate making any additional hires in the near or distant future.

I anticipate that the tenant might require 4-6 parking places. For example, a physical therapist and 2 support staff members would require 6 parking places which would take us to **23 total required spaces once we have a tenant.**

This leaves us with a future **surplus of 7 parking spaces**, per the code requirements.



ITEM 5d Design Review

ITEMS 6c Planning Commission

- Site and Sign Plans for Wild Roots Salon

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



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

DESIGN REVIEW  
APPLICATION

Applicant's Name: Brittney Leonard & Amanda Tanner

Owner's Name: Ed & Jesse Smotherman

Address: \_\_\_\_\_ Phone No: Brittney Leonard  
6-653-6327

Email: Brittney Leonard 67 a@gmail.com

Details of Proposed Use:  
We hope to open a small hair salon, locally, to serve our  
community. See attached business plan

Location/Address: 117 Clark Street Eagleville TN 37060

Tax Map:  Parcel No: \_\_\_\_\_ Acreage/Size of Tract: \_\_\_\_\_

FEMA Flood Map 47149C Panel Number 0335H

Use: Hair Salon

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

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

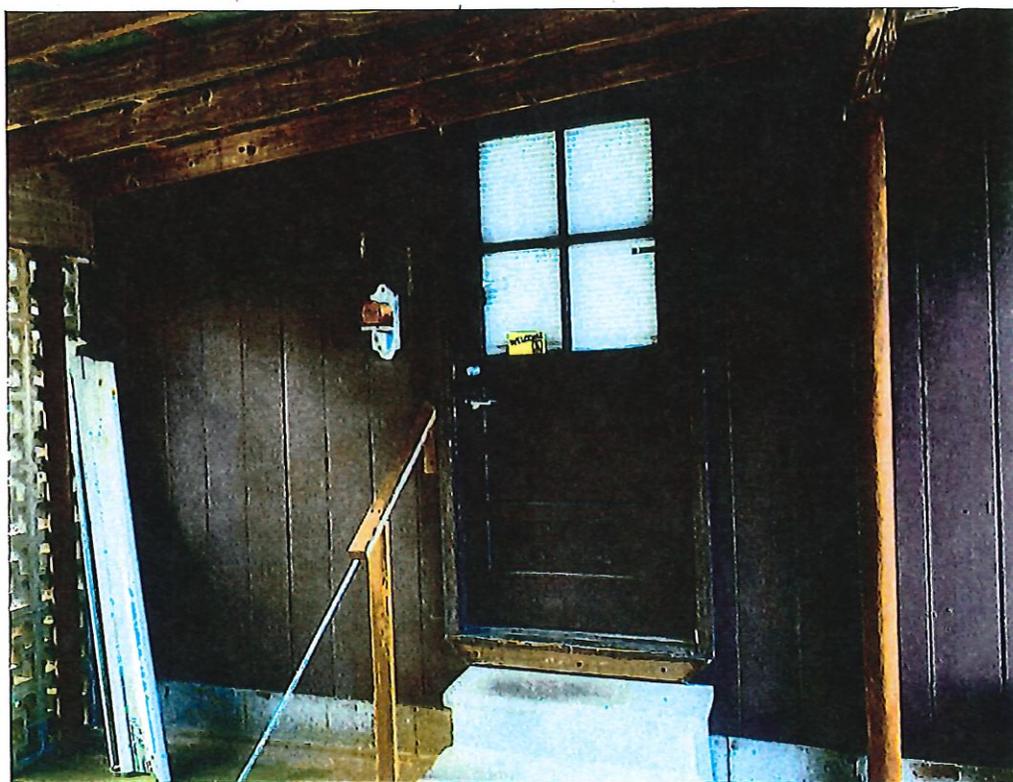
Zoning: 08-Commercial C-2

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

FEE: \$0.00 Paid  Receipt No. \_\_\_\_\_ Date Submitted: 2-8-24

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

Jessie Smotherman Ed & Jesse Smotherman  
Signature of Applicant/Owner





Wild Roots Salon sign proposal

Specifications:

Color: Black w/ Black Back and white lettering and graphic

The colors are UV printed and coated, they are weather and fade resistant.

The engravings will be a light metal color.

Material: Aluminum composite panel

Size: 16.75" x 11.75" x 3/16" inch

To be hung on a black metal post similar to a shepherd's hook.

*Permanent Garden / Address Sign  
Req State Licensing Board*



*Permanent wall sign to be submitted later*

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



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

SITE PLAN APPLICATION

Applicant's Name: Brittney Leonard & Amanda Tanner

Address: 104 Nutcracker Court Phone No: 615-653-6327

Email: Brittneyleonard67@gmail.com

Details of Proposed Use:  
We hope to open a small hair salon, locally, to serve our community.

Location/Address: 117 Clark Street, Eagleville, TN

Tax Map: 144H-A Parcel No: 19.00 Acreage/Size of Tract: 1.1 acres

FEMA Flood Map 47149C Panel Number 0335H

Non-Residential Use:  Religious Use: N/A

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

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Zoning: C-2

Conditional Use Permit (if required): No -

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

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

Deed Book 460 Page Number 2822

FEE: \$300.00 Paid (D) Receipt No. 043278 Date Submitted: 4-8-24

Jessie Smotherman Ed. Leonard  
Signature of Applicant



4/5/24

I Ed & Jessie Smotherman  
own the building at 117 Clark St  
Eagleville, TN.

I would like to confirm that the building  
at the above address was previously  
a salon.

There is a garage attached on the  
property which we use for personal  
use and storage only.

Jessie Smotherman  
Edwin Smotherman

Lauren H. Wiggins

Notary

Exp: 2/24/25



I attest, to my knowledge there was  
one stylist working previously at 117  
Clark St.

Amal M

  
4-8-24



*wild*  
**ROOTS**

---

CURRENT AS OF  
5 APRIL 2024

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# Contents

Executive Summary	01
Goals	02
Location	03
Meet The Team	04
What's Going To Be New?	05
Services Offered/ Work Schedules	06
Layout	07

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# Executive Summary

Wild Roots is a salon with board certified cosmetologist and barbers that care deeply about the community of Eagleville. Our current place of employment went up for sale and gave us ultimately no other option but to relocate. Brittney and I are both very passionate about the community so there was no question to whether we were moving towns, the decision was easily made to stay in Eagleville. With no salon looking to expand and the building on Clark Street available we saw the opportunity to to start a new chapter.

*Let's begin...*

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# What Are Our Goals?

Wild Roots Salon was founded with a passion for community and beauty as well as commitment to providing exceptional hair care services to the local residents. Our goal is to create a welcoming and comfortable environment where customers can relax and leave feeling confident and beautiful. With a focus on customer satisfaction and quality service, we aim to establish ourselves as a premier salon in our area.

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# Location

Address: 117 Clark Street Eagleville Tn, 37060

With our community growing, the demand for salon services is increasing. Although there are more stylists in the area most only work in home. People who are new to our community do not want to go to a stylist they do not know in an unfamiliar home. We feel it is important to continue to offer the residents of Eagleville a salon that is comfortable and convenient to restaurants and businesses in town, instead of seeking their hair care needs outside of our community.

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# Meet The Team

Owners

## **Brittney Leonard**

Brittney was born and raised in Rockvale. After getting married she chose to move out to Eagleville in 2009 with their first daughter, then later in 2013 had their son. Both of her children attend Eagleville School. She is a licensed barber and received an education at Boro Barber Academy. She has been offering services for 22 years, while mainly working in Murfreesboro for many of those she decided to move to Eagleville in 2020 to be closer to home.

## **Amanda Tanner**

I was born and raised in Eagleville.. I attended MTSU and Lyles school of Hair design in Nashville graduating in 2005. I lived here until 2019 when I, along with my husband and son moved to Lincoln County to be closer to my husbands family. I have been a licensed cosmetologist for 19 years, and although I worked primarily in Williamson County most of my career I have always worked part time here in Eagleville. After the salon I worked at in Franklin moved in 2020, I decided to move my Franklin clientele and work solely in Eagleville.

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# Whats Going To Be New?

Our main goal is to make every guest feel important, comfortable, and at home. We would like to start with a few cosmetic and aesthetic changes in the interior. By adding modern furnishings and decor it will freshen the look of a small yet stylish salon. Hopefully in the near future we can get approval to do some cosmetic upgrades to the exterior of the building to add curb appeal.

# Services Offered/Work schedule

Wild Roots is a family friendly salon that offers a variety of specialized services. We are equipped to provide haircuts, colors, and facial waxing.

In our industry working hours can vary as we try to provide convenient times for our clients to accommodate their busy schedules.

Brittney typically works Monday, Tuesday, Wednesday and Friday while usually work Tuesday, Wednesday and Thursday. *Amanda*

*See schedule below.*

	M	T	W	Th	F	S*
Brittney	✓	✓	✓		✓	
Amanda		✓	✓	✓		
3 stylist				✓		

\* At no time will there be more than two

stylists in the building.  
*Brittney*  
 4-8-24

*Amanda*  
 4-8-24

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# Layout

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When you walk through our doors you will be greeted with a comfortable waiting area, a small sofa and two cozy chairs. The room to the left of the waiting area will include two shampoo stations, a facial waxing station, a stylist station, and a stationary dryer. The room to the left will have a stylist station and a stationary dryer. To serve our clients a small bathroom is located off the room on the right. To the rear of the waiting area we have a small dispensary where there is a sink for washing color bowls, a color counter for storage and color mixing. This area also houses our water heater and cleaning products.

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# Thank You For Your Consideration

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CONTACT US FOR ANY FURTHER QUESTIONS  
BRITTNEY LEONARD 615-653-6327  
AMANDA TANNER 615-812-6657

---

(No Subject)

From: Amanda Tanner (amandatanner0418@gmail.com)

To: jjlm7@bellsouth.net

Date: Sunday, April 7, 2024 at 03:57 PM CDT

# National Flood Hazard Layer FIRMeTte



## Legend

SEE FIG REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE) (2024.3.13.2024)
- With BFE or Depth (2024.3.13.2024)
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (2024.3.13.2024)
- Future Conditions 1% Annual Chance Flood Hazard (2024.3.13.2024)
- Area with Reduced Flood Risk due to Levee. See Note (2024.3.13.2024)
- Area with Flood Risk due to Levee (2024.3.13.2024)

**OTHER AREAS**

- Area of Minimal Flood Hazard (2024.3.13.2024)
- Area of Undetermined Flood Hazard (2024.3.13.2024)

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

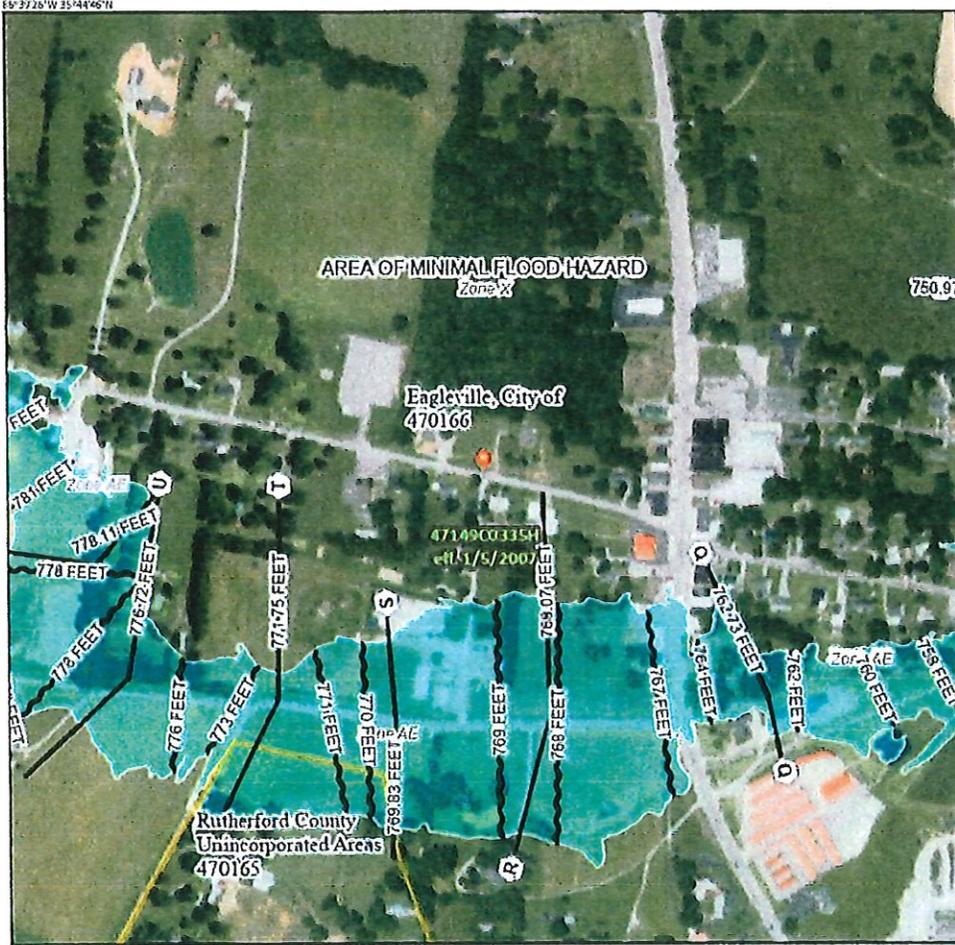
**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation (2024.3.13.2024)
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



Basemap Imagery Source: USGS National Map 2023

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/3/2024 at 12:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unincorporated areas cannot be used for regulatory purposes.



[Add Property to Your Notifications Account](#)

Results [GIS Maps](#) [Pictures](#)

Account #:	R0080575	Jan 1st Owner Name:	
Owner Name:	SMOTHERMAN EDWIN R ETUX JESSE D	Jan 1st Owner Name 2:	
Owner Name 2:		Jan 1st Owner Address:	
Owner Address:	164 CLARK ST	Jan 1st Owner Address 2:	
Owner Address 2:		Jan 1st City, State, Zip:	NODATA
City, State, Zip:	EAGLEVILLE, TN 37060		
Property Address:	117 CLARK ST		
Jurisdiction:	227 - Eagleville		
Parcel #:	144H-A-019.00-000		
Subdivision:	-		
Lot #:			
Map Book:			
Dimensions:			
Land Flag:	NODATA		
Units/Acres/Sites:	1.10000		
Class:	08 - Commercial		
Land Mkt Value:	\$85,300		
Improvement Value:	\$47,000		
Yard Item Value:	\$16,700		
Total Market Appraisal:	\$149,000		
Assessment %:	%		
Assessment:	\$59,600		
Greenbelt Value:	NODATA		

[Pay your County Taxes Online](#)  
[See your estimated County tax bill](#)

**Building Information**

BuildingSequence	EXTWALL	INTWALL	ROOFSTRUCT	ROOFCOVER	YearBuilt	FLOORCOVER	QUALITY
1	Frame Brick Veneer	Drywall	Hip/Gable	Composition Shingle	1973	Allowance	Average
2	Metal Siding		Hip/Gable	Preformed Metal	1973	Concrete Slab	Fair

[View Square Footage](#)

**Sale Information**

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
2004-12-15	85000.00	460	2822	CLARK HERMAN ETUX MARY ELLA	SMOTHERMAN EDWIN R ETUX JESSE D

**Non-Sale Document Information**

SaleDate	SalePrice	Book	Page	GrantorName	GranteeName
1973-10-21	0.00	233	354		CLARK HERMAN ETUX MARY ELLA



9 x 18 = 3 spaces outside  
> 9 x 18 = 1 curbed space

Bldg = 650 +/-  
1/200 = 4 spaces

x *Buttynell*  
4-8-24

ITEM 6b

Lot Split – Hwy 41a South and Hwy 99

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



(615) 274-6992  
Fax (615) 274-2637

SUBDIVISION PLAT APPLICATION

SUBDIVISION PLAT APPLICATION

Name of Subdivision <u>n/a</u>	Section Number (if applicable)	Date of Application <u>1-16-2024</u>
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Type of Subdivision Plat Submitted:  Preliminary  Final  Minor Final  Combination  Resubdivision

Applicant/Developer Ngoc Hoa Ly

Mailing Address <u>3809 Jasmine Fox Lane</u>	City <u>Arlington</u>	State <u>TX</u>	Zip <u>76005</u>
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Phone Number <u>845-868-6868</u>	Fax	Email <u>agswynnllc@gmail.cok</u>
-------------------------------------	-----	--------------------------------------

Project Engineer/Surveyor Elkins, Doyle Elkins

Mailing Address <u>520 W. Lytle Street St. B</u>	City <u>Mboro</u>	State <u>TN</u>	Zip <u>37130</u>
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Phone Number <u>615-907-8625</u>	Fax	Email <u>elkinsdoyle@gmail.com</u>
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PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION

Tax Map <u>144 057.15</u>	Group	Parcel	Deed Book <u>2318</u>	Page Number <u>3138</u>
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Civil District <u>Eagleville</u>	Number of Proposed Lots <u>2</u>
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Was a concept meeting held with staff?  Yes  No

If yes, on what date did this meeting occur:

ADDITIONAL REQUIRED INFORMATION

A copy of the owner's deed

A plat checklist

<input type="checkbox"/> A copy of NPDES Permit (if applicable)	Permit #:	NOTE: NPDES is required by the state if more than 1-acre of land is to be disturbed.
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I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief

Applicant's Signature	Applicant's Name (Printed) <u>Ngoc Hoa Ly</u>	Date <u>1-16-2024</u>
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STAFF USE ONLY - FEES

1	Minor Plat Fees	Preliminary / Final Plat Fees \$250 per Lot/One Time Fee
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2	Fee Paid to City: <u>Eagleville</u>	<u>250 x 2 lots = 450 pd</u>
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NOTE: The County's School Facilities Tax paid in full at building permit, OR 1/2 paid at Building Permit and 1/2 paid at CO.

County Tax Certificate Number: <u>60</u>	Receipt Number <u>043205</u>	Total: <u>\$450.00</u>
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If approved, the Plat is submitted to the Register of Deeds for recording along with the Plat Recording fee.

2020



Staff Notes

April 1, 2024 Meeting

Date of Notes: March 27, 2024

**Lot Split, SE Corner of Highway 41a and Highway 99**

1. Setbacks to be included and shown on individual lots.
2. Topography to be shown on lots.
3. What are the plans for sewer?
4. Creating a new lot requires access plan approved by TDOT. Meeting to be planned with applicant, city planner, and TDOT.
5. Why was triangular area created at lot lines?
6. Note size of original plot before split.
7. Lot 1A shows proposed building. Buildings to not be shown on plot maps (not a site map).
8. Lot 1B, after setbacks and green space requirements, only has approx 15k sqft. What building can be built here accommodating parking, landscaping etc.
9. #6 refers to residential.
10. #11 says zoning is C1. Property is zoned C2.
11. #13 refers to driveway culverts. Driveway Culverts must be coordinated with TDOT.
12. #16 refers to a house.
13. #17 discusses septic. Is septic being proposed on lots?
14. Sub Regs: 1-104 Land to be subdivided shall be done so for building purposes with out danger etc.. Drainage and utilities need to be considered.
15. Sub Reg: 4-101.3 Monuments to be required.
16. Sub Res: 4-101.4 Planning commission must find land to be suitable for subdivision. Topography must be considered due to at least 8 feet of fill required to make any construction possible.
17. Sub Regs: 4-102.101 (Planning Commission must find) There should be no reasonable difficulties due to topography to obtain building permit.
18. Sub Regs: 4-102.2 Depth and width of property should be adequate for off and on street loading.
19. Sub Regs: 4-102.502 Lots shall be laid out to provide drainage away from all buildings.
20. Sub Regs: 4-105.1 Planning commission shall not approve any plat that does not provide adequate provisions for storm water.







Friday, March 01, 2024

**LOCATION**

**Property Address** Main St  
Eagleville, TN

**Subdivision**

**County** Rutherford County, TN

**PROPERTY SUMMARY**

**Property Type** Residential

**Land Use** Residential

**Improvement Type**

**Square Feet**

**GENERAL PARCEL INFORMATION**

**Parcel ID/Tax ID** 144 057.15

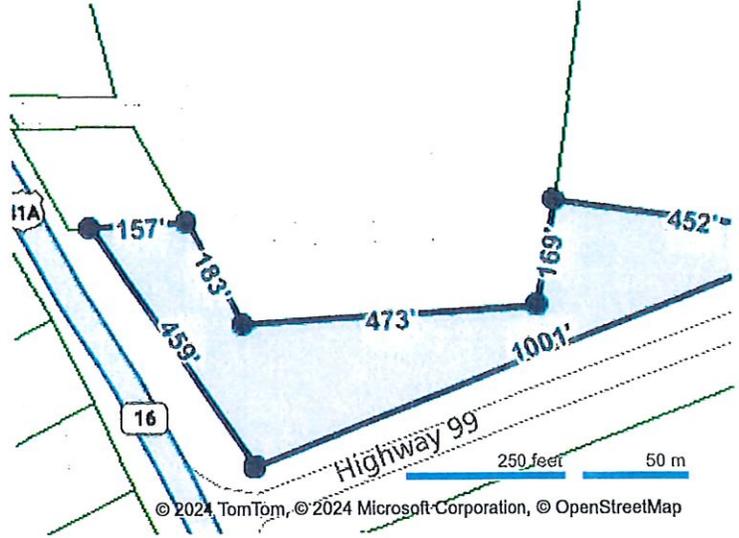
**Alternate Parcel ID**

**Account Number** R0130977

**District/Ward** Eagleville

**2020 Census Trct/Blk** 408.10/1

**Assessor Roll Year** 2023



**CURRENT OWNER**

**Name** Chd International LLC

**Mailing Address** 30 N Gould St Ste R  
Sheridan, WY 82801-6317

**SCHOOL ZONE INFORMATION**

**Eagleville School** 0.3 mi

**Middle-High: K to 12** Distance

**SALES HISTORY THROUGH 02/29/2024**

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/30/2022				Quitclaim	2	2318/3138

**TAX ASSESSMENT**

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2023	Assessment Year	2023	Eagleville	0.4051
Appraised Land	\$265,900	Assessed Land	\$66,475	Rutherford	1.8762
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$265,900	Total Assessment	\$66,475		
		Exempt Amount			
		Exempt Reason			

**TAXES**

Tax Year	City Taxes	County Taxes	Total Taxes
2023	\$269.29	\$1,247.20	\$1,516.49

**MORTGAGE HISTORY**

No mortgages were found for this parcel.

**PROPERTY CHARACTERISTICS: BUILDING**

No Buildings were found for this parcel.

**PROPERTY CHARACTERISTICS: EXTRA FEATURES**

No extra features were found for this parcel.

**PROPERTY CHARACTERISTICS: LOT**

**Land Use** Residential **Lot Dimensions**



<b>Block/Lot</b>		<b>Lot Square Feet</b>	165,527
<b>Latitude/Longitude</b>	35.736628°/-86.646118°	<b>Acreage</b>	3.8

**PROPERTY CHARACTERISTICS: UTILITIES/AREA**

<b>Gas Source</b>	<b>Road Type</b>
<b>Electric Source</b>	<b>Topography</b>
<b>Water Source</b>	<b>District Trend</b>
<b>Sewer Source</b>	<b>Special School District 1</b>
<b>Zoning Code</b>	<b>Special School District 2</b>
<b>Owner Type</b>	

**LEGAL DESCRIPTION**

<b>Subdivision</b>	<b>Plat Book/Page</b>	
<b>Block/Lot</b>	<b>District/Ward</b>	Eagleville
<b>Description</b>		

**INTERNET ACCESS**

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Viasat	SATELLITE	No	100 Mbps	
HughesNet	SATELLITE	No	25 Mbps	
VSAT Systems, LLC.	SATELLITE	No	2 Mbps	

**FEMA FLOOD ZONES**

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47149C0335H	01/05/2007

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