

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, May 3, 2021 – 6:30pm**

COMMISSION MEMBERS

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

STAFF

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

GUESTS

Shawn McClung	Joey Rhyne	Eddie Crosslin
Vikki Williams	Andy Holmes	Enoch Jarrell
Mayanil Patel	CJ Patel	Aaron Carlton

CALL TO ORDER

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

ROLL CALL

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

APPROVAL OF MINUTES

March 8, 2021 Regular Planning Commission Meeting

Motion for approval:	Greg Fox
Seconded by:	Councilman Chris Hendrix

April 5, 2021 Regular Planning Commission Meeting

Motion for approval:	Greg Fox
Seconded by:	Councilman Chris Hendrix

OLD BUSINESS

None

NEW BUSINESS

a. Approve or Deny Design Review Recommendation of New 12,000 Square Foot Building to be Located at Crosslin Lumberyard, 273 Chapel Hill Pike.

City Manager, Hellyn Riggins, stated that Crosslin Lumberyard is wishing to put a new 12,000 sq. ft. building, identical to the existing building on their property. Crosslin had previously appeared before the Planning Commission during a prior site plan application and stated that they would eventually need this building. The building is not visible from the street. The Design Review Committee voted to recommend approval.

Motion for approval: Commissioner Greg Fox, subject to staff notes
Seconded by: Commissioner Derrick Lynch
Motion passed: 5-0

b. Approve or Deny Design Review Recommendation of Secondary Façade Sign at 161/163 North Main Street for Vikki Williams and Maple Street Grill.

City Manager, Hellyn Riggins stated that Vikki Williams has recently leased the space above Maple Street Grill and would like to have a sign on the exterior of the building. Currently, Maple Street Grill has two signs on their building, on the front and on the north side. Mrs. Williams is proposing to have a new sign made that has both Maple Street Grill and her Real Estate business on the sign. This sign is a metal composite and is the same size as the existing Maple Street Grill sign and will not be illuminated. Ms. Riggins will work with Mrs. Williams about proper signage for her doorway. This proposal was recommended by the Design Review Committee

Motion for approval: Commissioner Greg Fox
Seconded by: Commissioner Darren Shanks
Motion passed: 5-0

c. Approve or Deny Design Review Recommendation of Exterior Changes to Building at 1005 S. Main Street (Eagleville Grocery).

City Manager, Hellyn Riggins, explained that Eagleville Grocery, formerly Four Corners Market, experienced a fire and is using this time to update the exterior and interior of their

building. The building has been painted white. The former red awning is in the process of being replaced with a galvanized, silver toned metal roof. The Commission stated that the changes are already making the building look nicer. The proposal was recommended by the Design Review Committee.

Motion for approval: Commissioner Greg Fox, subject to staff notes
Seconded by: Commissioner Darren Shanks
Motion passed: 5-0

d. Approve or Deny Design Review Recommendations of Changes to All Signage for 1005 S. Main Street (Eagleville Grocery) including an addition of a LED sign.

City Manager, Hellyn Riggins, stated that the signs up for discussion are grandfathered but need updating since the name of the business is changing. The fuel pump signs by the gas station will be refaced with the new logo of Eagleville Grocery and will have a white background. The pole sign on the south side of the property will be a three tiered sign, similar in sizing as the grandfathered sign. The top of the pole sign will be white with the logo with “Meat. Deli. Grocery” under the logo. The second sign will be an LED display. Ms. Riggins read the regulations on LED signage (Section 4.080.2 Changeable Copy A-G) and stated the regulation can be found on our webpage. The regulation must be followed. The bottom sign will be similar but will be white and have Eagleville Barbeque in writing. Regarding the wall sign on the front of the building, following the DRC recommendation, the Planning Commission also agreed that the option for “Eagleville Grocery” with an eagle in the center for the sign above the entrance is the best option without the listing of the items for sale on the sides. This signage will be illuminated and meets the signage requirements. Chairman Nick Duke stated that he would like the LED sign to be turned off while the business is closed so not to disturb the surrounding residential sites. The proposal was recommended by the Design Review Committee. See Staff Notes.

Motion for approval: Commissioner Greg Fox, subject to staff notes
Seconded by: Commissioner Derrick Lynch
Motion passed: 5-0

e. Approve or Deny Design Review Recommendations of Mural to be Painted on North Side of Building at 1005 S. Main Street, Eagleville Grocery.

City Manager, Hellyn Riggins explained Eagleville Grocery is wishing to paint a mural on the north side of their building. The mural will highlight different scenes of the city of Eagleville’s history. The colors will go from black and white to color through the years. It will be 6 ft tall and 72 ft wide. There will be a brown painted frame around the mural so it looks like a photograph. This is not to be considered a sign. The proposal was recommended by the Design Review Committee. See Staff Notes.

Motion for approval: Commissioner Greg Fox, subject to staff notes
Seconded by: Commissioner Darren Shanks
Motion passed: 5-0

f. Approve or Deny Revised Site Plan at 273 Chapel Hill Pike (Crosslin Lumbervard) for a New 12,000 Square Foot Building.

City Manager, Hellyn Riggins, explained the revised site plan. This was shown as a future development in 2017. The City Engineer had one comment, which has been addressed by the applicant. The building will be identical to the building on the property already and will not be visible from the road.

Motion for approval: Commissioner Greg Fox, subject to staff notes
Seconded by: Councilman Chris Hendrix
Motion passed: 5-0

g. Approve or Deny Revised Site Plan of 1005 S. Main Street, Eagleville Grocery.

City Manager, Hellyn Riggins explained the site plan for Eagleville Grocery. The business has already added a concrete sidewalk leading to a new patio area, where an exterior smoker is in the process of being installed. The City Engineer states that the amount of concrete will not cause any issues with run-off. However, Ms. Riggins has concerns that this must meet fire codes, as well as USDA and Health codes. She also noted that other businesses have installed indoor smokers that have proper ventilation and filtration to reduce the smell of smoke from the smoker but this is not being considered by the business. The reason for the ventilation and filtration is that the smoker will not become a nuisance to the neighboring residences. Ms. Riggins stated that the business has proceeded with building this patio area and barbeque pad without approval from the DRC and the Planning Commission. On a site visit today, Ms. Riggins discovered the continued construction of the barbeque. The Commission questioned the business owner if the bbq could be located on the south side. Mr. Patel stated that limiting his parking on the south side wasn't a good plan, as well as having the barbeque near the meat department in the renovated plans made sense. The builder, Mr. Holmes, also pointed out that the cabinet shop has vapors that might mix with the barbeque which also contributed in placing the barbeque patio on the north side. Mr. Patel, owner of Eagleville Grocery, stated that this area would be used Friday-Sunday and some holidays through the year. Also, possibly allowing people to bring lawn chairs while they wait for their barbeque to be ready. One suggestion is to add some green screening and a fence between the two properties so to protect the privacy of the northern residential property. Ms. Riggins suggested that they continue the application until they can get more explanations on what activities will be going on at the patio area since it sounds like the use is expanding to the outside. They also will need to find out what type of filtration or ventilation could be installed to reduce the smell of smoke. See Staff Notes.

Motion to continue:
Seconded by:
Motion passed:

Councilman Chris Hendrix
Commissioner Derrick Lynch
5-0

CITY MANAGER COMMENTS

ADJOURNMENT

Motion to Adjourn: Chairman Nick Duke
Seconded by: Councilman Chris Hendrix
Motion passed: 5-0

Meeting adjourned at 7:15 p.m.

Approval by:

Chairman Nick Duke

Jerri Isom, City Clerk

Date minutes were approved: _____