

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, April 3, 2023 – 6:30pm**

PLANNING COMMISSION

Chairman Nick Duke	P	Commissioner Darren Shanks	P
Secretary Derrick Lynch	P	Councilman Chris Hendrix	P
Vacancy			

STAFF

Hellyn Riggins, City Manager	P
Katy Sanderson, Acting Recorder	P

GUESTS

Rob Mulchan, SEC & Landscape Architect for Stephenson Farms Development

CALL TO ORDER

The meeting was called to order at 6:40 p.m. by Chairman Nick Duke

ROLL CALL

Roll was called by Acting Recorder, Katy Sanderson with a quorum present.

APPROVAL OF MINUTES/Other Business

a. Approve or Deny Planning Commission Minutes of March 6, 2023

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

DESIGN REVIEW RECOMMENDATIONS

a. Approve or Deny Design Review Recommendation for Site Plan Changes (Addition of Fuel Center) at 1217 N. Main Street.

Deferred to next meeting

2. OLD BUSINESS

3. NEW BUSINESS

Approve or Deny: Site Plan – Rutherford Farmers Co-op Fuel Center, 1217 N. Main Street, Eagleville TN 37060 – Zoning C-2.

City Manager, Hellyn Riggins, explained the overlay of the site plan on an aerial photo for reference. The four new fuel tanks will be underground while the fuel canopy is perpendicular to the road. While no architectural designs were submitted to design review, Ms. Riggins would like to have an idea of some of the design placements and looks for future approval. Rob Mulchan from SEC, explained there will be 4 dual fuel pump stations housing 8 pumps for diesel, off road diesel and regular gas. The pumps will be electronic with a digital read screen. The screens will not be visible from the street. The pumps will be open 24 hours/7 days a week.

Traffic will flow from any direction into and out of the station. The South entrance will be widened with 36 feet of pavement to allow for larger vehicles with wider turn radiuses and more accessibility. The two existing entrances will stay the same. The existing gas pumps on the north end will all be removed and repaved with asphalt. The kiosk will be manned at the pumps.

The chain link fence will be around the outdoor merchandise storage area to secure the items. Part of the old fence will be removed and new fencing will be added to have access during business hours to the merchandise but secure everything after hours. Mr. Mulchan will confirm there should be a gate in the fence so people can access the kiosk if necessary.

There are currently 12 parking spots. Some of which will have to be relocated due to the kiosk location but the total number of spots will remain the same. There will be striping set up to organize the parking. There is some landscaping around the kerosene tank off the roadway. An additional landscape plan will be presented to Design Review at a later date.

Light spillage appears to be good but does not cross over to other property lines. The lights are aimed directly at the pumps. There will be 5 new poles installed that are the black flat top poles. Design Review can review the poles. Commissioner Lynch finds these poles comparable to what other developers are using. The light does increase at the entrances/exit. The poles are 20 ft. high. Mr. Mulchan stated that typical municipalities want the maximum foot candle at the edge of a property be half a foot candle. The light poles are also located within a grassy area so protected from the pavement.

Motion to approve site plan contingent on approval by Design Review Committee:

Commissioner Derrick Lynch

Seconded by:

Councilman Chris Hendrix


Motion passed: 4-0

CITY MANAGER COMMENTS

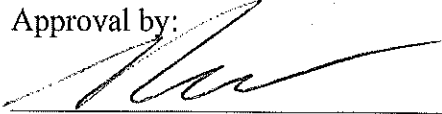
ADJOURNMENT

Motion to Adjourn:
Meeting adjourned at 7:12 p.m.

Chairman Nick Duke



Katy Sanderson, Acting Recorder

Approval by:


Chairman Nick Duke

Date minutes were approved: 5/1/23