

**Minutes of the
Design Review Committee
Eagleville City Hall, Eagleville, TN
Monday, April 6, 2026 – 6:00 PM**

1. WELCOME

Chairman Derrick Lynch called the meeting to order at 6:05 p.m.

2. ROLL CALL / DETERMINATION OF QUORUM

The roll was called by City Clerk Katy Sanderson.

COMMITTEE MEMBERS

PRESENT:

Chairman Derrick Lynch
Secretary Rena Cron
Councilman Chris Hendrix
Committee Member Phillip Poynor

ABSENT:

Committee Member Christin Bryant

STAFF:

City Manager/Planner Hellyn Riggins

City Clerk Katy Sanderson

3. APPROVAL OF MINUTES

a. Approve or Deny Minutes of Design Review March 2, 2026

Councilman Chris Hendrix moved to approve the minutes from March 2, 2026.

Secretary Rena Cron seconded the motion.

The **MOTION** passed 4-0.

4. OLD BUSINESS

There was no old business.

5. NEW BUSINESS

a. Approve/Deny Sign for Eagle's Nest Nursery & Garden Center, LLC. Business Located at 1047 S. Main Street - Zoned I-1

City Manager Hellyn Riggins stated that this was for the approval of sign design for a landscape company. The sign location will be approved/denied at the Board of Zoning Appeals meeting following this one. After clarification was made for the potential off premise location of the sign at 1075 S. Main St., discussion began regarding the design. It was stated that the sign will be a 7' x 5' oval and 10 feet tall. There will be uplighting on the ground for the sign. The sign will be an aluminum composite mounted on cedar poles.

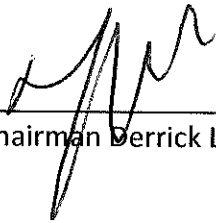
Secretary Cron moved to send the Sign for Eagle's Nest Nursery & Garden Center, LLC located at 1047 S. Main St. – Zoning I-1 to the Planning Commission for approval.

Committee Member Phillip Poynor seconded the motion.
The **MOTION** passed 4-0.

6. ADJOURNMENT


Chairman Lynch confirmed there was no further business and adjourned the meeting
at 6:21 p.m.

Approval by:



Chairman Derrick Lynch

Submitted by:



City Clerk Katy Sanderson

5/4/2026
Date minutes were approved

Staff Notes
March 26, 2026
For April 6, 2026 Meeting
Eagle Nest Nursery
Zoning I-1

Design Review:

1. Eagle Nest Nursery, to be located at 1047 Highway 41A, is requesting an off-premise sign. The nursery property has frontage on 41A but it would route traffic through the Eagleville Grocery. They are requesting to place a sign at 1075 Highway 41A. That issue is to be decided by the BZA. The purpose of the Design Review Meeting will be to approve the design of the sign. They are also adding "hoop" or "green" houses to the site. Those will also go through Design Review.

The sign is 7 feet wide (oval shaped) and 10 feet tall. These dimensions do meet the sign regulations. The sign is aluminum composite. It will not be internally illuminated. It will have low voltage up lighting.

Board of Zoning Appeals:

1. Eagle Nest Nursery, to be located at 1047 Highway 41A, is requesting an off-premise sign. The nursery property has frontage on 41A but placing a sign there would route traffic through the Eagleville Grocery parking lot. They are requesting to place a sign at 1075 Highway 41A. 1075 Highway 41A is on the corner of 41A and Ronnie Hill Avenue/Ball Park Avenue. There is a little cabinet shop located on this corner. The sign, if approved will have to meet all other criteria of the Design Criteria and Zoning Ordinance such as setbacks, height etc. The applicant is arguing that they do have frontage on 41A but it shares an entrance with the Eagleville Grocery, and to route traffic through that entrance could cause unsafe conditions and confusion to drivers. Therefore, they want to place the sign on the corner and point to a second entrance to the property entrance that is off of Ronnie Hill Avenue. The proposed sign does not have an arrow on it, so that will need to be rectified.

Planning Commission:

1. The site is unconventional from a planning perspective. It has a history of being a horse farm with living quarters and a sod/landscape retail area. The owner is proposing to lease a portion of the area (shown on the site plan) to a retail landscaping company. The structures are already present. They would just be adding hoop houses (two) and areas for mulch. The Zoning Ordinance only allows for one dwelling on one lot, with an exception for Agriculture. But it is silent on multiple buildings on commercial lots provided setbacks and lot coverages are met. Therefore, with this use being in the middle of the lot, it only has side setbacks, no front or rear setbacks because it is not a subdivide

lot. The lot is in the floodplain and staff has reached out to the City Engineer for guidance on any new structures such as hoop houses. The Zoning Ordinance only requires parking (at this time) for over 20 spaces. The use's parking requirements have not been determined. The applicant will need to address the Commission with it's anticipated need for parking due to there not being specific regulations for landscaping retail uses. Retail requires 1/200 sq feet of building. Most of this use is outside and the product is usually voluminous. Therefore the 1/200 sees excessive. The applicant should state for the commission their anticipated flow of business, and offer a parking requirement. The Commission can determine if that is reasonable. There does need to be a paved handicap space. There is some pavement on the site that could possible be used for the handicap space. Being consistent with other similar uses approved by the Commission, the Commission could determine that some paving should be done at the entrance to the business to keep city streets clean. Staff is awaiting guidance and comments from the City Engineer. So more comments may be forthcoming.