

**Minutes of the
Board of Zoning Appeals Meeting
Eagleville City Hall, Eagleville, TN
April 6, 2026– 6:30 PM**

1. **CALL TO ORDER**

Chairman Derrick Lynch called the meeting to order at 6:33 p.m.

2. **ROLL CALL**

Roll was called by City Clerk, Katy Sanderson, with a quorum present.

BOARD MEMBERS

PRESENT:

Chairman Derrick Lynch
Secretary Justin Bryant
Councilman Chris Hendrix
Commissioner Erik Hurter

ABSENT:

Commissioner Darren Shanks

STAFF:

City Manager/City Planner Hellyn Riggins
City Clerk Katy Sanderson

3. **APPROVAL OF MINUTES**

Approval of Minutes from May 5, 2025 Meeting.

Secretary Justin Bryant moved to approve the minutes
Councilman Chris Hendrix seconded the motion.
The **MOTION** passed 4-0.

4. **OPEN PUBLIC HEARING – Public Comments**

Request by Eagle’s Nest Nursery & Garden Center, LLC for a Variance to Locate a Sign to be Off-Premise at 1075 S. Main Street when the Business is Located at 1047 S. Main Street – Zoning I-1
There were no comments.

5. **CLOSE PUBLIC HEARING**

The meeting had no speakers and closed at 6:35 pm.

NEW BUSINESS – Deliberation of Board

6. Approve/Deny Request by Eagle’s Nest Nursery & Garden Center, LLC for a Variance to Locate a Sign to be Off-Premise at 1075 S. Main Street when the Business is Located at 1047 S. Main Street – Zoning I-1

City Manager Hellyn Riggins stated the application includes a letter to the Board of Zoning Appeals regarding the hardship or reason they are asking for the sign variance. The Board will need to ensure that the applicant has met the requirements of the state and Eagleville in order to grant the variance.

The property is shown to have frontage on S. Main St. however it presents as if it were in the grocery store parking lot. If the sign were to go there, it could confuse patrons because it would lead them through an already crowded parking lot of the grocery and it would not be evident there was a garden center at that address. The off-premise sign, if granted, would direct people to turn on Ball Park Avenue and access the garden center from the 1007 Ball Park Avenue side street.

Craig Sewel, the property owner and lessor to the garden center, stated the 1007 Ball Park Avenue will be resurveyed and added to the 1047 Main Street parcel as he owns both of them. Mr. Sewell stated that the property owner where the sign will be located has written a letter of consent for it to be placed. There would also be a directional sign at the corner of 1007 Ball Park Avenue. That sign would be large enough to be seen but would not be advertising. The sign to be placed at 1075 S. Main St. would be on the north corner of Ball Park Avenue. The sign design has been recommended by the Design Review Committee.

Commissioner Hurter stated that accessing the side parking lot at the grocery store is already difficult due to traffic into the store. Trying to navigate a large or extra-large vehicle through there would be very nearly impossible. Chairman Derrick Lynch stated that it makes common sense to place the sign elsewhere out of that flow of traffic. Ms. Riggins stated that the practicality of it could be argued in favor of safety versus the applicant putting the sign up at the grocery.

Commissioner Hurter moved to approve the variance request to locate the sign off premise at 1075 S. Main St.


Councilman Hendrix seconded the motion.

The **MOTION** passed 4-0.

ADJOURNMENT

Chairman Derrick Lynch confirmed there was no further business for the Board of Zoning Appeals. The meeting was adjourned at 6:45 pm.

Approved by:



Chairman Derrick Lynch

Submitted by:



City Clerk Katy Sanderson

Date minutes were approved: 5/4/20

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.