

**Minutes of the
Board of Zoning Appeals Meeting
Eagleville City Hall, Eagleville, TN
June 5, 2023 – 6:30 PM**

BOARD MEMBERS

Chairman Nick Duke	P	Commissioner Darren Shanks	A
Councilman Chris Hendrix	P	Commissioner Derrick Lynch	P
Commissioner Justin Bryant	P		

STAFF

Hellyn Riggins, City Manager	P	Katy Sanderson, City Clerk	A
Jonathan Armstrong, Fire Chief	P		

GUESTS

Vijay Patel, 99 Market Bhaygesh Patel, 99 Market Brian Cooper, Co-op
Besty Shackelford Bill Huddleston, Huddleston Steele Engineering for 99 Market

CALL TO ORDER

The meeting was called to order at 6:36 p.m. by Chairman Nick Duke.

ROLL CALL

Roll was called by City Manager, Hellyn Riggins, with a quorum present.

APPROVAL OF MINUTES

Approval of Minutes from April 3, 2023 Meeting.

Motion to Approve:	Member Derrick Lynch
Seconded by:	Councilman Chris Hendrix
Motion Passed:	4-0

City Manager, Hellyn Riggins explained the request presented is for a special permit for a gasoline station. Because it is also a market and fast food, the commissioners can look at it as a whole. However, the vote would just be for the gas station itself. There is a site plan in the packet with a traffic study with comments from the City Engineer and Ms. Riggins as City Planner.

- a. **OPEN PUBLIC HEARING**
Case BZA 2023-005:

Applicant: Vijay Patel

Address: Main Street, Parcel 144 05715

Zoning: C-2

Request: Applicant Requests a Special Exception to allow a Fuel Station at Main Street – Parcel 144 05715, North East Corner of Highway 41A and Highway 99.

Bill Huddleston, engineer for the project, stated the traffic impact analysis shows that levels of service can be accommodated based on project traffic being added to the existing traffic at appropriate levels of service. Most of the items in the staff notes they will be able to address without much problem. There will be a maximum of 12 employees in both Subway and convenience stores. They will need to add 6 parking spots to the listed 39 for a total of 45. There is ample room on the northside of the building. There will be a detention pond for storm water east of the development. The 15% green space isn't a problem as well as screening the dumpster. There will also be an 8 ft. retaining wall built. There will be a structural engineer designing the wall and Ms. Riggins stated the Commission would need to see the design. There are no problems with the items discussed at the Design Review Meeting prior. Both accesses onto the property will be in/out and require TDOT approval as well as the city. There has been a traffic study for both intersections and the developer has spoken with TDOT but they will not provide approval until the city provide approval. There is an expectation of some highway construction as there will need to be a separate left turn lane into the property as well as the turn lane on Main St. will need to be extended for the access. Both entrances are 38 ft. wide. Chairman Duke stated the city would also like to see the sidewalk extended both directions from the corner to the end of the property on each side. Discussion will need to be had regarding septic and STEP and which one will be permitted by the city. Ms. Riggins stated she feels like it would be better in the long run to be connected to the STEP system. Fire Chief Armstrong asked what the plan was for fire extinguishing on the site. Mr. Huddleston responded that a water line is planned to be extended to the southeast corner and install a hydrant.

2. CLOSE PUBLIC HEARING

Closed at 6:53 pm

3. NEW BUSINESS – Deliberation of Board

a. Case BZA 2023-005:

Applicant: Vijay Patel

Address: Main Street, Parcel 144 05715


Zoning: C-2

Request: Applicant Requests a Special Exception to allow a Fuel Station at Main Street – Parcel 144 05715, North East Corner of Highway 41A and Highway 99.

The deliberation will continue for the gas station until more information has been provided.

ADJOURNMENT

Motion to adjourn: Chairman Nick Duke
The meeting ended at 6:56 pm.



City Clerk, Katy Sanderson

Approved by:



Chairman, Nick Duke

Date minutes were approved: 7/17/23