

**Minutes of the  
Board of Zoning Appeals Meeting  
Eagleville City Hall, Eagleville, TN  
October 11<sup>th</sup>, 2021 – 6:30 PM**

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**COUNCIL MEMBERS**

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

**STAFF**

Hellyn Riggins, City Manager	P	Vance Lipsey	P
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**GUESTS**

Jason Jent	Judy Jones	Mike Jones
Jim Arnold	Carl Montgomery	Craig Sewell

**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, Vance Lipsey, with a quorum present.

**APPROVAL OF MINUTES**

**May 3rd, 2021 Board of Zoning Appeals Meeting**

Motion to Approve:	Councilman Chris Hendrix
Seconded by:	Member Derrick Lynch

## PUBLIC HEARING

None

## NEW BUSINESS

### **BZA-2021-003 Request by Keith Wayne (and Owner) for a Special Variance to have Proposed Sign to be 118 Square Feet at 2055 Highway 41 A S, Map 163 Parcel 03201**

Motion to Approve:           Member Darren Shanks  
Seconded by:                 Member Derrick Lynch

### **BZA-2021-004 Request by Jason Jent and Owner Judy Jones for a Variance to allow a variance on a future Lot 5 to have a lot width of 50 feet at the required front setback where 100 feet is required by the Zoning Ordinance.**

The variance is requesting a lot width of 50 ft. instead of the required 100 ft for lot 5. City Manager Hellyn Riggins stated that she supports the variance due to the discussions with Mr. Jent about creating estate lots which will have a lesser impact on the flood plain. Nick Duke stated that he would like all of the tracts to be annexed into the city limits as the commission is uncomfortable with what the County might allow with those lots. Jason Jent stated that he is only auctioning off the land and that it would have to be the new owners decision as to if they will want to be annexed within the city. He stated that he cannot put that process on the new owner. Mr. Jent also stated that he cannot guarantee that this will be estate lots like the commission and the City Manager Hellyn Riggins would like. He reiterated that he cannot control what the new owner of the property will do with it. After further discussion with the Family who is selling the farm, on their behalf Jason Jent withdrew the variance from discussion at the Owners request.

Variance withdrawn:           Jason Jent

### **BZA-2021-005 Request by Jason Jent and Owner Judy Jones for a Special Variance to allow a variance on a future Lot 6 to have a lot width of 50 feet at the required front setback where 100 feet is required by the Zoning Ordinance.**

Variance withdrawn:           Jason Jent

**ADJOURNMENT**

Motion to adjourn: Chairman, Nick Duke  
Seconded by: Councilman Chris Hendrix  
The meeting ended at 6:57 pm.

City Clerk, Vance Lipsey \_\_\_\_\_

Approved by:

\_\_\_\_\_  
Chairman, Nick Duke

Date minutes were approved: \_\_\_\_\_