

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Monday, January 5, 2026 – 6:30pm**

**1. CALL TO ORDER**

Chairman Derrick Lynch called the meeting to order at 6:30 p.m.

**2. ROLL CALL / DETERMINATION OF QUORUM**

City Clerk Katy Sanderson called the roll.

**PLANNING COMMISSION**

**PRESENT:**

Chairman Derrick Lynch  
Councilman Chris Hendrix  
Commissioner Erik Hurter  
Commissioner Darren Shanks

**ABSENT:**

Secretary Justin Bryant

**STAFF:**

Hellyn Riggins, City Manager/Planner  
Katy Sanderson, City Clerk  
Jonathan Armstrong, Fire Chief

**3. CITIZEN COMMENTS**

**4. MINUTES/OTHER BUSINESS**

- a. **Approve or Deny Minutes of Planning Commission Meeting of November 10, 2025**  
Commissioner Darren Shanks moved to approve the minutes.  
Councilman Chris Hendrix seconded the motion.  
The **MOTION** passed 4-0.

**5. DESIGN REVIEW RECOMMENDATIONS**

**No Recommendations**

**6. OLD BUSINESS**

**7. NEW BUSINESS**

- a. **Review and Discussion of Change of Use at 161 N. Main Street, Creation of Illegal Bar**  
Councilman Chris Hendrix stated he was recusing himself from all discussion and voting on this matter.

City Manager Hellyn Riggins stated that a bar/speakeasy had been opened by Sorelles without approval from the Planning Commission. She went over Staff Notes (attached) for the record.

- C-1 Zone which permits sit down restaurants, bars are not permitted
- All uses currently in the building are Non-Conforming that have been reviewed and grandfathered because they were considered like-for-like use
- The upstairs was previously a real estate office then a day/salon spa. The day spa is the use that has been converted into the bar and waiting area by Sorelles. The day spa had a very low occupancy set by staff and was a permitted use.
- Currently there are three components to the building – a residence, the restaurant and what is the bar where alcohol is sold and has a separate entrance.
- The Planning Commission can review the change in use to determine parking if needed
- The point of non-conforming use is to bring the use into compliance or prevent other non-conforming uses with ill effects.
- Regulations require site plans or change of use to be submitted to the Planning Commission for review unless otherwise exempted. This is not an exempt change of use.
- There is a separate entrance to this area and does not require anyone entering to eat at the restaurant.
- The applicants stated that they have a bar in the restaurant area however bars in a restaurant are an accessory to that restaurant. The upstairs bar is not considered an accessory because of the separate entrance and different address.
- Applicants stated they have received weight bearing information but no report has been submitted to the City. (Applicants handed out a report at the meeting)
- Applicants have discussed the setup with the Alcohol Board Commission (ABC) but have not appeared before the City's Beer Board to make a change with the location the beer is being served.
- If applicants want to establish a waiting area it needs to be discussed with the Planning Commission to ensure there will be no negative impact in zoning including parking, etc.
- Under current conditions/layout the use per Fire Chief Jonathan Armstrong has changed to Assembly which requires two egress and ingress. There is only one way in/out and is an egregious safety hazard that must be addressed.
- No renovations should be started until such time the Planning Commission has determined if this is an approved use for the space.
- Additional Memo (attached) from the Fire Chief has stated that the bar cannot function in its current use as it is a violation of the fire code.

Kyah Richards of Sorelles stated that she had other items to submit at the meeting and that she did not know that she needed to submit them prior to the meeting.

She also stated that an engineer from Crosslin Building Supply had been consulted to ensure the upstairs floor could safely hold the current weight load.

Chairman Derrick Lynch stated the other concern was for the room holding a large amount of people as well as the ingress and egress.

There was discussion regarding the need for an engineer's evaluation and the site plan to be stamped. Given that the weight load report had just been presented to the Commission during the meeting and wasn't stamped by an engineer, the need for time to review the site plan and to get more information from an engineer was necessary.

Ms. Richards explained that the space was intended to be used as a waiting area so people would be inside versus exposed to the weather. She stated that she had reached out to Davidson County and Rutherford County and asked their advice on the space upstairs. Ms. Riggins stated that the City of Eagleville has jurisdiction, not Rutherford County or Davidson County.

Ms. Richards stated that she wanted to come to the Planning Commission before going to Ms. Riggins because the men understand construction. Ms. Riggins explained that this is not just about codes and construction but primarily a zoning question, then a construction question.

Ms. Riggins explained that a bar is allowed to be in a restaurant as long as the restaurant provides the required amount of food sales versus alcohol sales over the course of a year.

Chairman Lynch and Ms. Riggins both reiterated that the City wants to support Sorelles in the community while still upholding the zoning regulations/codes and will be happy to work with them through the process.

The steps moving forward are as follows:

- Determine what the use will be – just waiting area or waiting area serving beverages
- Consult with the Fire Chief regarding building and fire codes
- Hire a qualified designer/engineer/architect to create a site plan
- Complete site plan application and submit with site plan by licensed engineer if showing any structural changes
- Consult with Ms. Riggins about zoning, parking and any additional concerns

There is a standing deadline of March 1, 2026 to bring the site into compliance.

**b. Review and Recommendation to Council of Traffic Study for New 99 and Highway 41A South**

City Manager Hellyn Riggins explained that the City had previously asked the Tennessee Department of Transportation (TDOT) to reduce the speed limit on Hwy 99 and 41A South, and was told TDOT didn't feel it was necessary. When a traffic study is done,

TDOT will usually accept the recommendations. Therefore, the goal with the traffic study was to review speed limits on Highway 99 and the South 41A area. The study shows that Highway 99 should have a speed reduction from Swamp Road to the intersection with 41A, and 41A South should also have a speed reduction starting around Chapel Hill Pike headed north towards Eagleville. Ms. Riggins did express her concern to the consultant to extend the lowered speed limit farther south, but the Traffic Engineer stated that she was comfortable with her recommendation and the city could put up cautionary signs about trucks entering the highway if necessary. The Commission were all hopeful this would make a difference.

Commissioner Erik Hurter moved to recommend sending the Traffic Study to City Council. Councilman Chris Hendrix seconded the motion.  
The **MOTION** passed 4-0.

**8. CITY MANAGER/CITY PLANNER REPORT**

There was no report.

**9. ADJOURNMENT**

Chairman Lynch adjourned the meeting at 7:32 p.m.

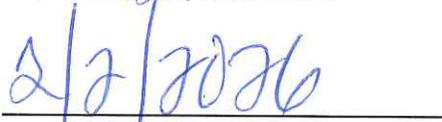
Approved by:

  
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Chairman Derrick Lynch

Submitted by:



City Clerk, Katy Sanderson



Date minutes were approved:

Staff Notes  
January 5, 2025

Change of Use, Sorelles Restaurant Addition of a Bar in Separate Building Area, 161 N. Main Street – Zoning C-1.

General Notes:

1. In the C-1 zone, sit down restaurants are a permitted use. Bars are not.
2. Restaurant 1 space per 150 square feet plus 1 space per 2 employees.
3. Office professional 1 space per 250 sq feet
4. Section 5.050 Restaurants permitted use in C-1. Any use not permitted by right is strictly prohibited.

History:

The most recent history of this building has had three separate uses. It been a restaurant (Maple Street then Sorelles), a realtor office then a small spa, and an apartment. The change from Maple Street to Sorelles was a “like for like” change and no parking adjustments were required. The change from the real estate office to the spa was carefully reviewed by the planning commission, with occupancy limits created and no adjustments for parking were required/needed. The apartment has remained steady.

None of the uses in the building have adequate parking, but the Planning Commission can review change in uses to ensure that either a variance request should be reviewed or that there will be a negligible change to parking requirements. **Section 6.020 Non Conforming Uses:** In the case of buildings or other structures not complying with the bulk regulations.....the provisions governing noncomplying buildings or other structures... are established in order to permit the continued use of such buildings or other structures, but to limit the creation of additional noncompliance or increase in the degree of noncompliance.

Section 7.030 D requires site plans to be submitted to the Planning Commission for all buildings and activities unless otherwise exempted. The reviewing agency is established as the Planning Commission.

In the last few months, without consulting staff or appearing before the Planning Commission, Sorelles took over the area that was formerly the spa. The area is being called a “Speakeasy” and used as both a bar and a waiting area for the restaurant. There is no necessity for anyone who enters the “new bar area” to stay for dinner. It is a completely separate area, with a separate entrance. As noted above, bars are not a permitted use in the C-1 zoning district. The applicants have stated that they have a bar in the restaurant area. Bars in restaurants, if permitted, are accessory to that restaurant. A bar being maintained in a separate building is not accessory to the restaurant as it can “stand on it’s on”.

The applicants state they have received weight bearing information from “someone”, but no report has been delivered to the City. They have discussed the set up with the ABC (Alcohol) Commission. No report has been delivered to the City. Further, the applicants have not appeared before the City’s Beer Board to make a change/addition to the beer’s location. (This new area

has a separate address.) The applicants appear to have reached out to several agencies but not once thought it prudent to seek guidance from the City.

Conclusion:

Bars are not a permitted use. The bar must be discontinued. If the applicants want to establish a waiting area for the restaurant, then it needs to be discussed with the Planning Commission to determine if there will be any negative impacts in zoning requirements such as parking etc. Under the current conditions/layout, the Bar in the new area should be disassembled and removed from the area.

Other Considerations:

Per the Eagleville Fire Chief, the area is now classified as assembly. Assembly requires a second ingress/egress (more specifically egress). There is only one way in and out of the new area. This is an egregious safety hazard and must be remedied immediately. Until such time as the area is remedied to be safety compliant, then the Fire Chief will be ordering the area to be closed immediately.

Caution is urged to the applicants to not move forward in creating changes to the building to accommodate ingress/egress until such time as the "use" is determined and approved by the Planning Commission.

Eagleville Fire Rescue  
307 North Main St.  
Eagleville, TN 37060  
(615) 640-9261



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Subject: Second-Floor Assembly (Group A-2) Means of Egress  
Codes Referenced: 2018 IBC; 2018 IFC

Conditions Observed upon Arrival, based on a property inspection and information provided.

- Two Story Building with Restaurant on first level and (Group R) apartment (dwelling) and Group A-2 Assembly on 2<sup>nd</sup> level used for Alcohol Consumption
- A-2 Assembly, 2<sup>nd</sup> level (Approximately 130 sq ft.) is served by a single staircase, (48" width), not shared w/dwelling.
- Travel distance from 2<sup>nd</sup> level A-2 area to the exterior is approx. 30' or less, this includes the stairs.
- The occupant load for the 2<sup>nd</sup> level A-2 space is 18 people total

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Exit Requirements from a Story include\*

IBC 1006.2.1 requires the number of exits from any story to be determined in accordance with Table 1006.2.1

The IFC requires that a means of egress be provided and maintained in accordance with the IBC, per IFC 1006.2

As the Authority having Jurisdiction, my interpretation:

Exit requirements are evaluated at the Story Level, not solely at the individual room level.

## Single Exit Allowance

IBC 1006.3.3(1) – Single Exit from Stories provide the applicable allowance.

- **First story above or below grade plane:**  
A single exit, subject top occupant load and travel distance limits, may serve GROUP A occupancies.
- **Second story above grade plane:**  
**Single exits permitted for Group B, F, M and S occupancies (Group B-Business) (Group F-Factory) (Group M-Mercantile) (Group S-Storage)**

### GROUP A occupancies are not listed for second stories above grade

Per the IBC 202, the grade plane is the average exterior ground level around the building. The first story above grade plane is the level immediately above that reference plane; the level above it is the *second (2<sup>nd</sup>) story above grade plane*, regardless of floor height, stair configuration, or size of landing area(s).

As the AHJ, my interpretation:

The A-2 space is located on the second(2<sup>nd</sup>) story above grade plane, the single-exit allowance in IBC 1006.3.3 and Table 1006.3.3(1) DOES NOT APPLY

## Required Exits

Where no single-exit exception applies, the code defaults back to the general rule.

- IBC 1006.2.1 and Table 1006.2.1 require **TWO (2)** exits from a story with an occupant load exceeding **10 persons**.
- IBC 1015.2.1 requires that, where two exits are required, they be arranged with required remoteness/separation
- The IFC reinforces proper arrangement and reliability of egress under IFC 1006.3.

As the AHJ, my interpretation:

With an occupant load of 18 people, the second (2<sup>nd</sup>) floor (A-2) occupancy must be served by two (2) exits, arranged in accordance with the separation requirements.

Summary:

Based on information received after a consensual inspection and a fire professional 3<sup>rd</sup> party witness, I conclude the following through provisions of the 2018 IFC and 2018 IBC:

- A second-story (2<sup>nd</sup>) Group A-2 occupancy is NOT PERMITTED to be served by a single exit under IBC1006.3.3 and Table 1006.3.3(1)
- In the absence of an applicable single-exit exception, the space must comply with the IBC 1006.2.1 and Table 1006.3.2.1, requiring two (2) exits.
- Any required exits must be arranged to comply with IBC 1015.2.1 regarding exit separation

For further information, please contact the City Manager or myself regarding this matter.

Jonathan Armstrong, Fire Chief



1-5-2026