

**Minutes of the
Board of Zoning Appeals Meeting
Eagleville City Hall, Eagleville, TN
April 3, 2023 – 6:30 PM**

BOARD MEMBERS

Chairman Nick Duke	P	Commissioner Darren Shanks	P
Councilman Chris Hendrix	P	Commissioner Derrick Lynch	P
Vacancy			

STAFF

Hellyn Riggins, City Manager	P	Katy Sanderson, City Clerk	P
------------------------------	---	----------------------------	---

GUESTS

Rob Mulchan, SEC

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, Katy Sanderson, with a quorum present.

APPROVAL OF MINUTES

Approval of Minutes from March 6, 2023 Meeting.

Motion to Approve:	Member Darren Shanks
Seconded by:	Councilman Chris Hendrix
Motion Passed:	4-0

City Manager, Hellyn Riggins, stated the Farmers Co-op will be removing the current fuel station and installing a newer C-2 fuel station further to the south on their adjacent property. Gas stations are a special permit in the zoning regulations therefore are held to a higher criteria. A special exception requires an approval from the Board of Zoning Appeals and requires 3 affirmative vote.

1. OPEN PUBLIC HEARING

a. Case BZA 2023-003:

Applicant: SEC on Behalf of Rutherford Farmers Co-op
Address: 1217 N. Main Street
Zoning: C-2
Request: Applicant Requests a Special Exception to allow a Fuel Station at 1217 N. Main Street – Zoning C-2.

Rob Mulchan speaking on behalf of the Farmers Co-op asks that a special exception be granted so they are able to build a more attractive, more operational fuel center that is also further from the road. It would also be more center to the property and further from the property lines. It would update the system and be more integrated to the site.

2. CLOSE PUBLIC HEARING

Closed at 6:39 pm

3. NEW BUSINESS – Deliberation of Board

a. Case **BZA 2023-003:**

Applicant: SEC on Behalf of Rutherford Farmers Co-op
Address: 1217 N. Main Street
Zoning: C-2
Request: Applicant Requests a Special Exception to allow a Fuel Station at 1217 N. Main Street – Zoning C-2.

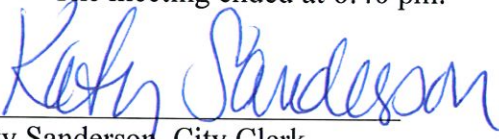
The special exception can be approved if the Board feels it meets the criteria that public health, safety and welfare will be protected.

Motion to Approve the special exception pending presentation of vertical site plan as well as design review and planning commission site plan approval:

Commissioner Derrick Lynch
Seconded by: Commissioner Darren Shanks
Motion Passed: 4-0

ADJOURNMENT

Motion to adjourn: Chairman Nick Duke
The meeting ended at 6:40 pm.


Katy Sanderson, City Clerk

Approved by: 
Chairman, Nick Duke

Date minutes were approved: 6/5/23