



EAGLEVILLE DESIGN REVIEW COMMITTEE

AGENDA

Eagleville City Hall
May 5, 2025

108 South Main Street
6:00 p.m.

Prior to meeting, please silence all electronic devices.

- 1) WELCOME – Chairman, Derrick Lynch
- 2) ROLL CALL / DETERMINATION OF QUORUM
- 3) APPROVAL OF MINUTES -
 - (a) February 3, 2025
- 4) OLD BUSINESS
- 5) NEW BUSINESS
 - (a) Approve or Deny Sign for Nest Boutique at 115B N. Main Street – Zoning C-1.
- 6) ADJOURNMENT

ITEM 3a

Approval of Minutes from February 3, 2025 Meeting.

**Minutes of the
Design Review Committee
Eagleville City Hall, Eagleville, TN
Monday, February 3, 2025 – 6:00 PM**

1. WELCOME

Chairman Derrick Lynch called the meeting to order at 6:00 p.m.

2. ROLL CALL / DETERMINATION OF QUORUM

The roll was called by City Recorder Christina Rivas.

COMMITTEE MEMBERS

PRESENT:

Chairman Derrick Lynch
Secretary Dr. Rena Cron
Councilman Chris Hendrix arrived at 6:08 p.m.
Committee Member Christin Bryant

ABSENT:

Committee Member Phillip Poynor

STAFF:

City Manager Hellyn Riggins

City Recorder Christina Rivas

GUESTS:

Jeff Turner

3. APPROVAL OF MINUTES

a. September 9, 2024

Secretary Dr. Rena Cron moved to approve the minutes.
Committee Member Christin Bryant seconded the motion.
The **MOTION** passed 3-0.

4. OLD BUSINESS

There was no old business.

5. NEW BUSINESS

a. Approve or Deny New Fencing and Re-painting of Building at Turner Machine, 1169 S. Main Street

City Manager Hellyn Riggins introduced Mr. Jeffrey Turner of Turner Machine. She explained that his request was for:

- Two-tone paint for all sides of the building in light gray with a dark gray trim.
 - The building is currently beige.
- A six-foot-tall chain link fence with twelve inches of barbed wire on top.

Ms. Riggings stated that she would need to check if the fence was in a flood plain; though she did not believe a chain link fence would be an issue with the Federal Emergency Management Agency (FEMA).

Mr. Turner stated that it would be partially in the flood plain.

Mr. Turner stated that his business is located directly behind a pump station on Highway 41 and is directly behind the Convenience (Recycling) Center. He expressed the need to protect his property, as well as his business from liability. He noted that his property is adjacent to the park and that people visiting the park often trespass on his property. He further noted that it was important to define the boundaries of his property with fencing to also deter people from parking on his property.

Mr. Turner stated that Turner Machine is rapidly growing into one of the largest utility truck manufacturers – making his company a target for theft. He explained that he intends to use galvanized tensile strength steel for the fencing and that barbed wire would be a deterrent. He requested the ability to properly secure his property.

Discussion ensued, noting:

- Mr. Turner was not pursuing cameras as they would not prevent a burglary.
- The fence would be the same as the Convenience Center.
- More aesthetic fencing could be added on a different side of the building.
- City Zoning Regulations do not allow for chain link fences unless they are vinyl coated; though it does not say that the fence is outright prohibited.
- The Convenience Center fencing was in place prior to the Zoning Regulations.
- The new daycare was denied a chain link fence and required an estate style fence; the daycare is also zoned differently.

Ms. Riggins stated that Mr. Turner is requesting a chain link fence with barbed wire. She noted that in her opinion, she was not in favor of the barbed wire as it gave the appearance that the area was a hotspot for crime.

Secretary Dr. Cron stated that fencing defines property lines and that a barrier is warranted; though the design of the fencing required discernment. She noted that a barrier is a reasonable deterrent, however she was not in favor of barbed wire.

Secretary Dr. Cron asked Mr. Turner if he would agree to omitting the barbed wire.

Mr. Turner stated he would if that is what was afforded him.

Committee Member Bryant stated that she did not believe the barbed wire was an issue when it is adjacent to a property (the Convenience Center) with barbed wire.

It was noted that Turner Machine does not sell to the general public and machinery is not displayed in front of the building. Ms. Riggins noted that if this changes, he would need to return to the Planning Commission for approval.

Secretary Dr. Cron stated that a barrier to address liability was key.

Mr. Turner expressed his concerns for the safety of children due to the proximity of the park.

Secretary Dr. Rena Cron moved to accept the six-foot fencing without the barbed wire along with shades of gray paint applied to the building.

Committee Member Bryant seconded the motion.

The **MOTION** passed 4-0.

6. ADJOURNMENT

Chairman Lynch confirmed there was no further business and adjourned the meeting at 6:34 p.m.

Approval by:

Chairman Derrick Lynch

Submitted by:

City Recorder Christina Rivas

Date minutes were approved

ITEM 5a

Approve or Deny Sign for Nest Boutique at 115B N. Main Street –
Zoning C-1.

P.O. Box 68
108 South Main Street
Eagleville, TN 37060



(615) 274-2992
Fax (615) 274-2977

DESIGN REVIEW
APPLICATION

Applicant's Name: Kristen Mackinzie

Owner's Name: Mindy Campbell

Address: #5949 Allisona Rd Phone No: 615-300-3744

Email: kristenmackinzie@yahoo.com

Details of Proposed Use:

New, Vintage, Used Clothing/Accessories/Gifts

Cooler: grab and go

Location/Address: 115B North Main Street

Tax Map: _____ Parcel No: _____ Acreage/Size of Tract: _____

FEMA Flood Map _____ Panel Number _____

Use: _____

Project Engineer/Surveyor _____ Fax: _____

Address: _____ Phone: _____

Zoning: C1

Conditional Use Permit : Yes _____ No ☒

FEE: \$0.00 Paid _____ Receipt No. _____ Date Submitted: _____

If applicant is not property owner, Owner will need to sign.

Mindy Campbell
Signature of Applicant/Owner



CITY OF EAGLEVILLE

108 S. Main Street, P.O. Box 68, Eagleville, TN 37060

The Planning Commission has determined that Signs must be reviewed under the criteria set forth in the Design Review Guidelines.

Applicant / Contractor Name Kristen Mackinzie	Applicant / Contractor Phone No.: 615-710-2442
Address: 3011 Middleton Dr.	Applicant / Contractor Fax No.:
City, State, Zip: Rockvale, TN 37153	Applicant / Contractor Email Address: Kristenmackinzie@yahoo.com
Owner Name: Mindy Campbell	Owner Phone No.: 615-300-3744
Address: 949 Allisona Rd 37060	Owner Fax No.:
City, State, Zip: Eagleville, TN	Owner Email Address: arindstonecowbaycoffee.com

PROPERTY AND SIGN INFORMATION

Address proposed sign will be located & business name: 115B North Main Street / Nest	Zoning district sign will be placed: C1	Dimensions of signs: 67' x 16'
Type of new sign(s): Freestanding <input type="checkbox"/> Wall <input checked="" type="checkbox"/> Projecting <input type="checkbox"/> Commercial Flags <input type="checkbox"/> Awing/Canopy <input type="checkbox"/> Off-Site <input type="checkbox"/>		
Proposed illuminated method: If electrical work is involved a separate electrical permit for the sign is required.	Internal <input type="checkbox"/> External <input checked="" type="checkbox"/> None <input type="checkbox"/>	Will the sign include an electronic message center? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Description of work proposed (i.e. method of construction and/or attachment to a building, or in the ground, number of signs, etc.):

One metal sign secured to pitch of roof

ADDITIONAL REQUIRED INFORMATION

☐ A scaled site plan showing the location of the sign on the site with setbacks accurately dimensioned. This site plan should also show the location of all existing buildings, roads, parking areas, signs and entrances/exits on the site.

☐ Two (2) copies of scaled schematic of the proposed sign showing:

- Height of the finished sign above finished grade;
- Surface of the sign (material, color and dimensions)
- Dimensions and display area of the proposed sign;
- Any proposed illumination; and
- Additional information as deemed necessary to ensure compliance with these regulations.

CERTIFICATION: Any change in the information in this application/compliance certificate shall be submitted to this Department within seven (7) days after the change. Compliance with all applicable requirements must be accomplished and maintained in order to construct/install a sign. By pursuing the permit to install a sign, you are committing to do such.

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief.

Applicant's Signature Kristen Mackinzie	Applicant's Name (Printed) Kristen Mackinzie	Date 4/7/25
---	--	-----------------------

INSPECTION NOTES

The Codes Dept. shall require all ground signs to have a location inspection prior to issuance of a permit to assure location and setback compliance. Footing inspection required for all ground signs before pouring concrete. A final inspection is required for all signs.

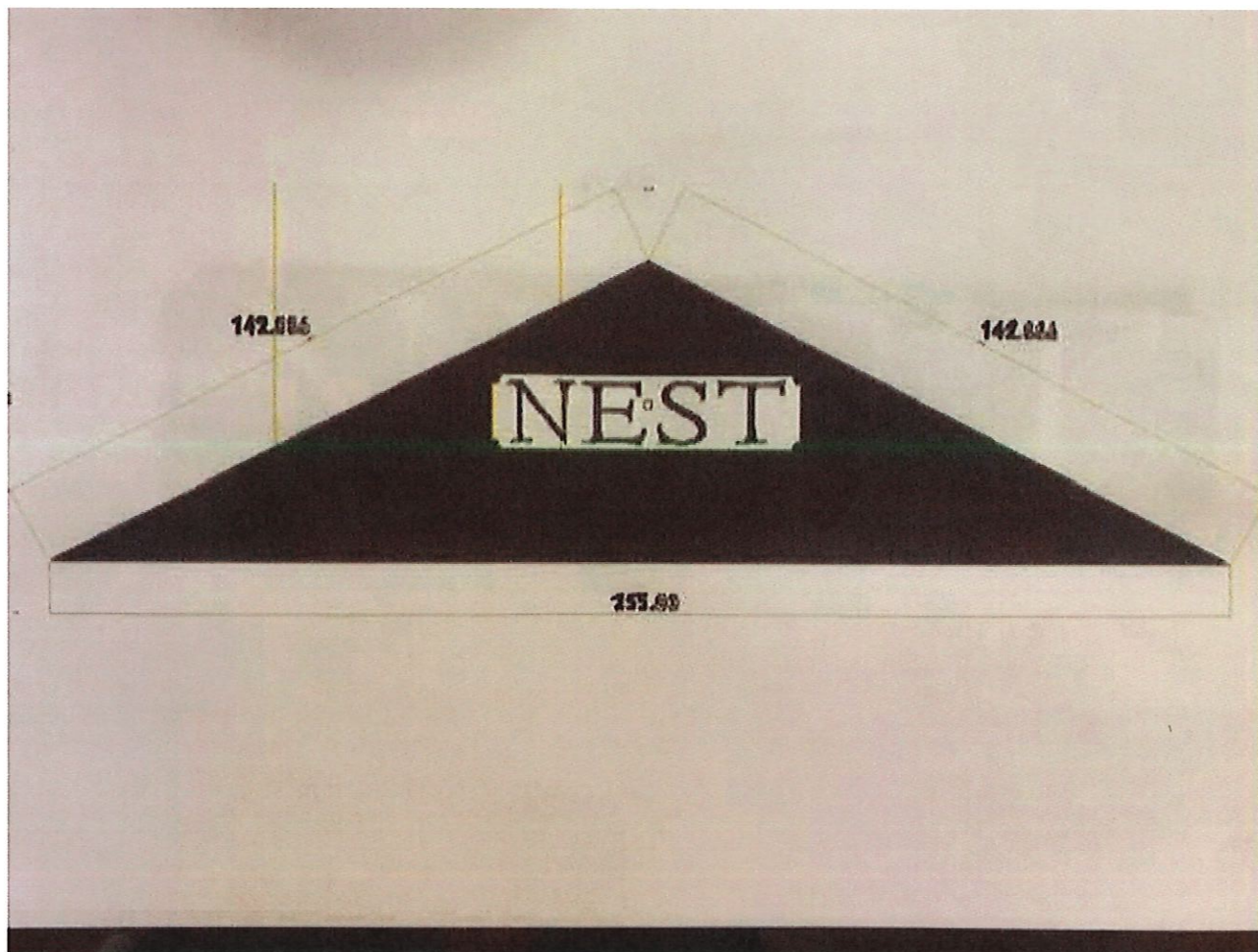
RECEIVED

STAFF USE ONLY

Received by & date: APR 07 2025	Permit Fee: \$	Check#:
Approved by: By	Date:	Permit Number:



- Metal
- 67' x 16'
- Matte black
- No lighting
 - current lighting above sign will remain



NEST - Sign Approval

From Mindy Campbell <grindstonecowboycoffee@gmail.com>

Date Mon 4/7/2025 9:16 AM

To Katy Sanderson <cityclerk@eaglevilletn.gov>; Kristen Mackinzie <kristenmackinzie@yahoo.com>

 2 attachments (3 MB)

76533405219__755C819B-F1CB-411D-85A2-41B19F27CF25.heic; 76539827333__A9CB06A5-DFE4-4BCA-8B05-8E34646DC32E.heic;

We approve this sign for the new boutique going next door located at 115 North Main Street, Suite B

Mindy
Grindstone Cowboy

Staff Notes
May 5, 2025

Request by Eagleville Football to Have a Fireworks Stand at 140 N. Main Street – Zoning C-1.

1. Temporary signs shall be limited to 2 per lot. Portable signs are prohibited. Maximum sign area is 32 square feet. Max height is 6 feet. Not to be located in the right of way or block driver vision. (Signs inside tent area with cost of products are not regulated provided they are not visible from the road.) Applicant is proposing signs all along the fence but did not specify how many. This will need to be discussed with the Board of Zoning Appeals.
2. Form for owner of property still needs to be signed.
3. Parking will be on the street, and not on the grass.
4. An inspection will be performed by Fire Chief and City Planner.
5. Dates of sale not given. Need to specify dates of sale. Also hours of operation.

Request by Kisten Mackinzie to Open Nest Boutique at 115B North Main Street – Zoning C-1.

1. Applicant is proposing a new and vintage clothing boutique that also carries accessories and gifts. The applicant is also proposing a grab and go cooler. The clothing/gift/accessory part of the proposal is like for like. The grab and go cooler adds an element that the Planning Commission needs to determine is retail, which was the previous use. The applicant states that the cooler will hold: grab and go drinks such as yerba mate, juices, kombucha; and, prepackaged food such as gluten free protein bars, granola, manufactured products only, no homemade foods. This is a retail establishment and there is not parking to add in food service that in any way would function as a restaurant. Therefor eating at the boutique or on the porch of the boutique would render this request a restaurant and not purely retail. No tables or chairs will be allowed. Please note that the city does not review foods and is only looking at this from a zoning perspective...not from the Health Department's view.
2. Planner has discussed with the applicant that no alcohol can be allowed to be in this retail space. The alcohol is sold in the adjoining space and it could cause the capacity of the alcohol area to exceed the limits of a non-sprinklered area. Please note that the applicant does intend to leave the door open between it's area and Grindstone. Applicant will need to commit to monitoring what drinks are coming into the area.
3. Sign: New sign proposed is Metal, Matte Black, 67 x 16, non internally illuminated except by lighting above sign. Sign appears to match theme of building and is compliant with size and lighting. This was only sign submitted thus it is the only sign that is being considered for approval.