

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Monday, May 5, 2025 – 6:30pm  
(Following Board of Zoning Appeals Meeting)**

**1. CALL TO ORDER**

Chairman Derrick Lynch called the meeting to order at 6:45 p.m.

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

City Clerk Katy Sanderson called the roll.

**PLANNING COMMISSION**

**PRESENT:**

Chairman Derrick Lynch  
Secretary Justin Bryant  
Councilman Chris Hendrix  
Commissioner Erik Hurter

**ABSENT:**

Commissioner Darren Shanks

**STAFF:**

Hellyn Riggins, City Manager/Planner

Katy Sanderson, City Clerk

**3. CITIZEN COMMENTS**

**4. MINUTES/OTHER BUSINESS**

- a. **Approve or Deny Minutes of Planning Commission Meeting of March 3, 2025**  
Councilman Chris Hendrix moved to approve the minutes.  
Commissioner Erik Hurter seconded the motion.  
The **MOTION** passed 4-0.

**5. DESIGN REVIEW RECOMMENDATIONS**

- a. **Review and Approve/Deny recommendation of Design Review Committee for sign at Nest Boutique at 115B North Main Street – Zoning C-1.**

City Manager Hellyn Riggins stated that the Design Review Committee found that the sign design was compliant with the regulations. The design is a black matte sign with external illumination above the sign and is consistent with the sign at Grindstone Cowboy. The owner of the building has approved the design. Commissioner Erik Hurter

asked for and was given confirmation that the sign dimensions are 67 inches x 16 inches.

Councilman Hendrix moved to approve the sign for Nest Boutique.  
Secretary Justin Bryant seconded the motion.  
The **MOTION** passed 4-0.

**6. OLD BUSINESS**

**7. NEW BUSINESS**

**a. Review and Approve/Deny Temporary Site Plan for Fireworks Stand, 140 N. Main Street.**

City Manager Hellyn Riggins explained that the use of the site has been approved by the Board of Zoning Appeals as a Special Exception however the Planning Commission is to approve/deny the site plan.

Commissioner Hurter moved to approve the temporary site plan for fireworks.  
Secretary Bryant seconded the motion.  
The **MOTION** passed 4-0.

**b. Review and Approve Like for Like (Retail) Use of Nest Boutique, 115 B North Main Street – Zoning C-1.**

City Manager Hellyn Riggins stated this is a like for like use application. The applicant proposes a new and vintage clothing boutique that also carries accessories and gifts along with a grab-and-go cooler. The cooler will hold drinks such as kombucha, yerbamate, juices and prepacked foods such as granola, protein bars & other manufactured food products. The cooler needs to be determined by the Commission as also retail in order for this to be approved as like for like usage.

- No tables will be allowed as it changes the use to restaurant.
- No alcohol can be allowed in the retail space as the connecting door will be open for events next door at Grindstone Cowboy.

Kristen Mackenzie, the owner of Nest, stated:

- There will be women's, men's and children's clothing in the store.
- She would like to have the store open by June.

- Ms. Mackenzie would also like to add a decal sign on the window. She understands the building owner must approve the design. The design would be scroll type lettering stating Vintage and Second Hand.

Ms. Riggins stated that there are guidelines about this type of signage however if Ms. Mackenzie will get her the design and dimensions, approval may not have to go back before the Design Review Committee. Ms. Riggins will consult with the Planning Commission Chairman to determine the steps necessary for approval once she has the design information. Ms. Riggins also reminded the applicant that a sign permit will be required for the approved sign installation.

Commissioner Hurter moved to approve the use for Nest Boutique subject to staff notes.

Councilman 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 6:54 p.m.

Approved by:

  
Chairman Derrick Lynch

Submitted by:

  
City Clerk, Katy Sanderson

Date minutes were approved: 6/2/2025

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.