**Minutes of the**

***Board of Zoning Appeals Meeting***

**Eagleville City Hall, Eagleville, TN**

**March 6, 2023 – 6:30 PM**

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**BOARD MEMBERS**

Chairman Nick Duke P Commissioner Darren Shanks P

Councilman Chris Hendrix P Commissioner Derrick Lynch A

Commissioner Greg Fox A

**STAFF**

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

**GUESTS**

Rob Mulchan Dr. Rena Cron

Charles Waite Dr. Jesse Welsh

**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**

***January 9, 2023 Board of Zoning Appeals Meeting***

Motion to Approve: Member Darren Shanks

Seconded by: Councilman Chris Hendrix

Motion Passed: 3-0

Before opening the hearing, City Manager Hellyn Riggins explained the vote required to grant the variance requires 3 affirmative votes and only 3 members present. Therefor it was up to the applicant to decide if they want to proceed or table. The property up for the variances will be subdividing the existing lot in to two separate lots. The variance approval is required due to the regulations specifying lot size and frontage having been changed. Ms. Riggins stated the site plan came before the Board at some point previously and at that time the applicant showed the intention to subdivide in the future. It just hasn’t taken place until now. In the time in between, the ordinance has changed requiring frontage now be 100 ft. instead of the previous 50 feet. Whether or not the lot is subdivided, two buildings can be built on this lot providing all the bulk requirements are met. Subdividing allows for different ownership to occur.

1. **Open Public Hearing**
   * + - 1. **Case BZA 2023-002:**

**Applicant**: LRC Properties

**Address**: 355/359 S. Main Street

**Zoning**: C-2

**Request**: Applicant LRC Properties LLC Requests a Variance to Create Lot 1A at 355/359 South Main Street with a Frontage of 77.89 Approximate Feet where 100 Feet is Required Per Section 5.052 F of the Eagleville Zoning Ordinance – Zoning C-2.

Chairman Duke asked if anyone was interested in speaking.

Dr. Rena Cron, of LRC Properties, spoke explaining the site plans before the Board were drawn up before the regulations for zoning were changed. There was always the intention to subdivide this lot. There will be a second building built regardless.

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

**Applicant**: LRC Properties

**Address**: 355/359 S. Main Street

**Zoning**: C-2

**Request**: Applicant LRC Properties LLC Requests a Variance to Create Lot 1B at 355/359 South Main Street with a Frontage of 94.82 Approximate Feet Where 100 Feet is required, and a Variance to Create Lot 1B at 355/359 South Main Street with a Width of 94.3 Approximate Feet Where 100 Feet is required – Zoning C-2

Chairman Duke asked if anyone was interested in speaking.

Dr. Rena Cron, of LRC Properties, spoke explaining the site plans before the Board were drawn up before the regulations for zoning were changed. There was always the intention to subdivide this lot. There will be a second building built regardless.

**Close Public Hearing**

Motion to close hearing: Councilman Chris Hendrix

Seconded by:Member Derrick Lynch

Motion passed: 3-0

Hearing closed at 6:37 PM

1. **Deliberation of Board**

a**. Case BZA 2023-002:**

**Applicant**: LRC Properties

**Address**: 355/359 S. Main Street

**Zoning**: C-2

**Request**: Applicant LRC Properties LLC Requests a Variance to Create Lot 1A at 355/359 South Main Street with a Frontage of 77.89 Approximate Feet where 100 Feet is Required Per Section 5.052 F of the Eagleville Zoning Ordinance – Zoning C-2.

Chairman Duke stated that he was on the Planning Commission when this plan was originally brought to them for approval. It was known there would be a second building on the property and it was not a problem at this time. The variances being asked for are reasonable.

Motion to approve the variance: Commissioner Darren Shanks

Seconded by: Councilman Chris Hendrix

Motion Passed: 3-0

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

**Applicant**: LRC Properties

**Address**: 355/359 S. Main Street

**Zoning**: C-2

**Request**: Applicant LRC Properties LLC Requests a Variance to Create Lot 1B at 355/359 South Main Street with a Frontage of 94.82 Approximate Feet Where 100 Feet is required, and a Variance to Create Lot 1B at 355/359 South Main Street with a Width of 94.3 Approximate Feet Where 100 Feet is required – Zoning C-2

Chairman Duke stated that he was on the Planning Commission when this plan was originally brought to them for approval. It was known there would be a second building on the property and it was not a problem at this time. The variances being asked for are reasonable.

Motion to approve the variance: Commissioner Darren Shanks

Seconded by: Councilman Chris Hendrix

Motion Passed: 3-0

**ADJOURNMENT**

Motion to adjourn: Chairman Nick Duke

The meeting ended at 6:40 pm.

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City Clerk, Katy Sanderson

Approved by:

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Chairman, Nick Duke

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