



EAGLEVILLE DESIGN REVIEW COMMITTEE

Eagleville City Hall
May 4, 2026

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) Approve or Deny Minutes from Design Review Meeting on April 6, 2026
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - a) Approve or Deny Recommendation to Planning Commission Smyrna Ready Mix at 2089 Highway 41A S (Parcel 163 03202) – Zoning I-1 – for building, tower, landscaping, fence, and other site improvements.
6. **ADJOURNMENT**

ITEM 3a

Approve or Deny Minutes from Design Review Meeting on April 6,
2026

**Minutes of the
Design Review Committee
Eagleville City Hall, Eagleville, TN
Monday, April 6, 2026 – 6:00 PM**

1. WELCOME

Chairman Derrick Lynch called the meeting to order at 6:05 p.m.

2. ROLL CALL / DETERMINATION OF QUORUM

The roll was called by City Clerk Katy Sanderson.

COMMITTEE MEMBERS

PRESENT:

Chairman Derrick Lynch
Secretary Rena Cron
Councilman Chris Hendrix
Committee Member Phillip Poynor

ABSENT:

Committee Member Christin Bryant

STAFF:

City Manager/Planner Hellyn Riggins

City Clerk Katy Sanderson

3. APPROVAL OF MINUTES

a. Approve or Deny Minutes of Design Review March 2, 2026

Councilman Chris Hendrix moved to approve the minutes from March 2, 2026.
Secretary Rena Cron seconded the motion.
The **MOTION** passed 4-0.

4. OLD BUSINESS

There was no old business.

5. NEW BUSINESS

a. Approve/Deny Sign for Eagle's Nest Nursery & Garden Center, LLC. Business Located at 1047 S. Main Street - Zoned I-1

City Manager Hellyn Riggins stated that this was for the approval of sign design for a landscape company. The sign location will be approved/denied at the Board of Zoning Appeals meeting following this one. After clarification was made for the potential off premise location of the sign at 1075 S. Main St., discussion began regarding the design. It was stated that the sign will be a 7' x 5' oval and 10 feet tall. There will be uplighting on the ground for the sign. The sign will be an aluminum composite mounted on cedar poles.

Secretary Cron moved to send the Sign for Eagle's Nest Nursery & Garden Center, LLC located at 1047 S. Main St. – Zoning I-1 to the Planning Commission for approval.

Committee Member Phillip Poynor seconded the motion.
The **MOTION** passed 4-0.

6. ADJOURNMENT

Chairman Lynch confirmed there was no further business and adjourned the meeting at 6:21 p.m.

Approval by:

Chairman Derrick Lynch

Submitted by:

City Clerk Katy Sanderson

Date minutes were approved

ITEM 5a

Approve or Deny Recommendation to Planning Commission Smyrna Ready Mix at 2089 Highway 41A S (Parcel 163 03202) – Zoning I-1 – for building, tower, landscaping, fence, and other site improvements.

Staff Notes

Site Plan - Smyrna Ready Mix

Date of Meeting May 4, 2026

Staff Review April 23, 2026

1. Please provide for planning commission and staff a business model plan including: What takes place daily. Hours of operation. Estimated number of trucks. How will dust be controlled.

Response: SRM will operate a concrete batch facility in Eagleville. The daily activity of this process will be the stockpile of raw materials, aggregates and cement to be loaded into concrete mixers for delivery to construction sites. The process will include a loader operator and a batch house employee operating the load requirements via computer to the load out operation. The site will have 5 trucks that will make between 5 and six loads a day for delivery. The operation will be 6 days a week with daylight to 6 pm each day (except Saturday which is typically daylight to 2 pm).

The trucks will enter the load silo to receive the mix then will exit the silo to process through a high-pressure wash before entering the roadway. The entire surface of the plant will be concrete to help control dust on the site. Also, the surface will be used to control water flow, we will recycle water on the site through a 4-pit wear system to remove the heavies from the site and use the reclaimed water to sprinkle the stockpiles. This process coupled with regular sweeping of concrete surface allows for maximum control of dust.

We expect to have 5 to 6 trucks stationed at the plant.

2. Apparently, the old version of Zoning Ordinance was used. Seek Ord 2025 009 or Codified 2026 Zoning Ordinance, both available on eaglevilletn.gov.

Response: Updated to use current ordinance.

3. Setbacks are incorrect. Part of a storage area may fall in side setback.

Response: Setbacks updated and reflected on plans. Storage area adjusted to be within updated setbacks.

4. Parking amounts are probably correct, but data should be given to back up numbers. Require: 1 space for any truck parked overnight. How many? Is 7 the most that will ever be parked overnight? 1 space per employee. No number of employees was given. 2 per visitor.

Response: The batch house will have the controls for the formula of the requested concrete mix, we will have an operator on site as well as a loader that will move aggregates from stockpile to the mixer equipment. At this time, we expect to have 5 to 6 trucks stationed at the plant, this would place the employee count at 8 employees. This would require 5 to 6 parking spots for overnight truck parking, 8 employee parking and we normally would have 1 handicap spot and 1 customer parking. Our operation is not an onsite customer operation, our business model is a call in order through a dispatch operation

5. 10% landscaping required.

Response: Calculations and exhibit shown on sheet L1.0 for landscape area.

6. 50% maximum land coverage.
Response: Lot coverage calculated to be 30%. Added to cover.
7. How will dumpster be screened? What material is surrounding dumpster?
Response: Additional shrubs added behind dumpster. Dumpster material shall match the proposed building's material. Detail added.
8. Mix Plant example of building does not suffice. Design Review and Planning need to see actual building and any tanks attached on site in a drawing (bldg. shown but tanks missing). Color rendering and materials noted are needed for building. Building is NOT attractive. A little attempt to improve windows and door would be appreciated.
Response: New architectural sheets that include renderings added with resubmittal.
9. No signage shown. That can be brought back later or provided prior to meeting with enough time for staff to review.
Response: Sign added and is shown at entrance.
10. Lighting plan sufficient and okay. However, no lights were shown. Need to see light style. Must be night sky compliant.
Response: Spec sheet and sample image is located on sheet PH2.0. Dark Sky approval located in bottom right corner of spec sheet.
11. Landscaping appears to be sufficient but most plants do not show size at planting...particularly the trees. We need to see the size for when planted.
Response: Initial planting size is shown on the Landscape Schedule on sheet L2.0. Plant size is caliper inches. Minimum shrub sizes are determined by height and spread min.
12. Suggest meeting with Building Official with Rutherford County soon to ensure building will meet Building Codes. A plan review by that office may be required.
Response: A meeting with the Rutherford County Building Official has been requested.
13. Fire Code: Need to provide a fire hydrant meeting City distance requirements as well as fire flow requirements. That may result in a line size upgrade as all hydrants do must be on a min. 6" line per TDEC.
Response: Fire hydrant shifted to be within 250' of the back corner of the proposed building. The fire hydrant will have a 6" line running to it from the proposed tie in location with CUD's existing main.
14. Wrong Gas Company noted on plan.
Response: Gas company updated to Horton Highway Gas.
15. All utilities to site must be underground.
Response: Acknowledged. All utilities are designed to be underground. We submitted to utilities at the same time as the initial Planning Commission Submittal and have received comments back from some.
16. Engineering comments may be forthcoming.
Response: Acknowledged.

17. Do we have confirmed flow for the Fire Hdyrant?

Response: A CUD Will Serve Letter has not been issued, however we have a letter from the Rutherford County Fire Marshal Stating that the required flow will be 1,500 gpm. Included letter with resubmittal.

18. Fence can not have barb wire.

Response: Note added.

19. Landscaping to be shown outside of fence.

Response: Landscaping proposed as being outside of the fence.