



EAGLEVILLE PLANNING COMMISSION

Eagleville City Hall 108 South Main Street
May 4, 2026 6:30 p.m.

IMMEDIATELY FOLLOWING BOARD OF ZONING APPEALS

Prior to meeting, please silence all electronic devices.

- 1) **CALL TO ORDER** – Chairman, Derrick Lynch
- 2) **ROLL CALL / DETERMINATION OF QUORUM**
- 3) **CITIZEN COMMENTS** – Each Citizen will be given up to 3 minutes to speak
- 4) **MINUTES/OTHER BUSINESS**
 - a) Approve or Deny Minutes of Planning Commission Meeting of April 6, 2026
 - b) Approve or Deny Minutes of Public Hearing of April 6, 2026
- 5) **DESIGN REVIEW RECOMMENDATIONS**
 - a) Approve or Deny Recommendation of Design Review Committee for Smyrna Ready Mix at 2089 Highway 41A S (Parcel 163 03202) – Zoning I-1 – for building, tower, landscaping, fence, and other site improvements.
 - b)
- 6) **OLD BUSINESS**
- 7) **NEW BUSINESS**
 - a) Approve or Deny Site Plan for Smyrna Ready Mix at 2089 Highway 41A S (Parcel 163 03202) – Zoning I-1.
- 8) **City Manager/City Planner Report**
- 9) **ADJOURNMENT**

4a

Approve or Deny Minutes of Planning Commission Meeting on
April 6, 2026

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, April 6, 2026 – 6:30pm**

1. CALL TO ORDER

Chairman Derrick Lynch called the meeting to order at 6:51 p.m.

2. ROLL CALL / DETERMINATION OF QUORUM

City Clerk Katy Sanderson called the roll with a quorum present.

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

There was no citizen comment.

4. MINUTES/OTHER BUSINESS

a. Approve or Deny Minutes of Planning Commission Meeting of March 2, 2026

Councilman Chris Hendrix moved to approve the minutes of February 6, 2026.

Secretary Justin Bryant seconded the motion.

The **MOTION** passed 4-0.

5. DESIGN REVIEW RECOMMENDATIONS

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

Chairman Derrick Lynnch stated that Design Review recommended the sign for approval.

Commissioner Erik Hurter moved to approve the sign for Eagle's Nest Nursery & Garden Center, LLC. Business Located at 1047 S. Main Street -Zoned I-1

Secretary Bryant seconded the motion.

The **MOTION** passed 4-0.

6. OLD BUSINESS

7. NEW BUSINESS

- a. **Recommend to City Council for Approval or Denial of a Resolution to Adopt a Plan of Service for Parcel 120-46.00-000, Approximately 98.21 Acres Located on the Southwest Corner of College Grove Road and US 41-A, 26, Eagleville, Tennessee 37060 (Salem Creek Partnership)**
City Manager Hellyn Riggins stated that this is the same property discussed at the Public Hearing and is the Commissions way of endorsing the property for annexation.

Commissioner Hurter moved to recommend to council to Approve a Resolution to Adopt a Plan of Service for Parcel 120-46.00-000, Approximately 98.21 Acres Located on the Southwest Corner of College Grove Road and US 41-A, 26, Eagleville, Tennessee 37060 (Salem Creek Partnership)

Councilman Hendrix seconded the motion.

The **MOTION** passed 4-0

- b. **Review Plan of Services for Annexation of Parcel #120.02300 (Moore Property)**

City Manager Hellyn Riggins stated that this is for the Commission to give feedback to the Council if they should consider annexation of this property.

Councilman Hendrix moved to recommend to Council to review this property for annexation.

Secretary Bryant seconded the motion.

The **MOTION** passed 4-0.

- c. **Approve or Deny Site Plan for Eagle's Nest Nursery & Garden Center, LLC with Business Located at 1047 S. Main Street - Zoned I-1**

City Manager Hellyn Riggins stated that this is an existing parcel with a horse track, residence and a building previously used for retail sales of landscaping. The applicants are requesting to turn this into a retail garden center. MS. Riggins went on to read the staff notes (attached). Ms. Riggins stated that the City Engineer responded to her question regarding the hoop houses being in the flood plain and has determined that the Federal Emergency Management Agency (FEMA) would not require them to be moved out of the flood plain.

Todd Foote, the owner of Eagle's Nest Nursery & Garden Center stated that there would be a maximum of 3 employees onsite at any given time. There is a concrete pad around two sides of the building where they can have six parking spaces with at least one handicap space. There is also space noted on the drawing which provides five parking spaces. This would give a total of eleven spaces with the possibility of creating more along the exterior lines of the property. It was stated that parking bumpers could be used to define the spaces in the gravel.

Ms. Riggins also requested an updated site plan to show the additional spaces.

Commissioner Hurter moved to approve the Site Plan for Eagle's Nest Nursery contingent upon receiving a revised site plan for parking and for the road connection at

1007 Ball Pak Avenue to have the sixty feet paved where it connects to Ball Park Avenue within three months of opening the garden center.
Secretary Bryant seconded the motion.
The **MOTION** passed 4-0.

d. Approve or Deny Minor Subdivision Plat (Lot line Amendment) changes at 400 & 410 Allisona Road

City Manager Hellyn Riggins stated that the properties already exist as two lots. Eric Marlin of 410 Allisona Road is giving 400 Allisona Road more space to be able to effectively build on that lot. The front lot will remain on sewer where there is currently a trailer which will be removed for the new build. This is a lot line adjustment.

Secretary Bryant moved to approve the lot line adjustment for 400 & 410 Allisona Road.

Commissioner Hurter seconded the motion.

The **MOTION** passed 4-0.

8. CITY MANAGER/CITY PLANNER REPORT

City Manager Hellyn Riggins stated that there had previously been a lot line amendment to the Turner property on 348 Cheatham Springs when he sold Roger Hudson property to add to his current plat. Mr. Turner has since submitted a request to do another amendment. Mr. Turner is selling additional property to Mr. Hudson and it will be absorbed into Mr. Hudson's current plat. There will not be a new lot created. Ms. Riggins then went over the map to clarify what the property lines are currently and where the amendment would be. As it falls within the regulations for Ms. Riggins to review and approve the revision, she spoke with Chairman Lynch and has subsequently approved the revision. Ms. Riggins is asking the Commission to ratify this approval.

9. ADJOURNMENT

Chairman Lynch adjourned the meeting at 7:21 p.m.

Approved by:

Chairman Derrick Lynch

Submitted by:

City Clerk, Katy Sanderson

Date minutes were approved

4b

Approve or Deny Minutes of Public Hearing on April 6, 2026

**Minutes of the
Eagleville Planning Commission Public Hearing
Eagleville City Hall, Eagleville, TN
Monday, April 6, 2026 – 6:30pm**

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 with a quorum present.

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. PUBLIC HEARING: – Each Citizen will be given up to 3 minutes to speak regarding the matter listed below:

- a. RESOLUTION TO ADOPT A PLAN OF SERVICES FOR PARCEL 120-46.00-000, APPROXIMATELY 98.21 ACRES LOCATED ON THE SOUTHWEST CORNER OF COLLEGE GROVE ROAD AND US 41-A, 26, EAGLEVILLE, TENNESSEE 37060 (Salem Creek Properties)

Ms. Caterina Gibson stated that she lives on the corner of College Grove Road and Hwy 41A North. She would like to know what is going in on that property and how it will affect her property. Ms. Gibson also stated there has been a problem with people dumping furniture on the property up for annexation and have also had to call the police for people being disruptive on the property.

Mr. Charles Waite, who is the representative for Salem Creek Properties, spoke regarding the property. Mr. Waite stated that the current zoning is to have the 98 acres be estate lots. In the future, depending on how development occurs in Eagleville and on Hwy 41A, they may come back and request the property be rezoned for mixed use. Mr. Waite assured the Commission that will be 3-5 years in the future.

Mr. Waite regrets that there have been people dumping and will make sure his crew currently working on the Stephenson Farms Development removes the debris. Mr. Waite requests that anyone that sees something happen on the property reach out to him and he will address it immediately.

City Manager Hellyn Riggins reminded that there will be no development on this property or any property in the area north of the Harpeth River until such time there is adequate water pressure provided by Consolidated Utility District (CUD).

4. Close Public Hearing

Public Hearing closed at 6:51 p.m.

5. ADJOURNMENT

Chairman Lynch adjourned the meeting at 6:51 p.m.

Approved by:

Chairman Derrick Lynch

Submitted by:

City Clerk, Katy Sanderson

Date minutes were approved:

5a

Approve or Deny Recommendation of Design Review Committee for 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.

7a

Approve or Deny Site Plan for Smyrna Ready Mix at 2089 Highway
41A S (Parcel 163 03202) – Zoning I-1.

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

City of Eagleville

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

SITE PLAN APPLICATION

Applicant's Name: Hollingshead Materials, LLC, c/o Brian Hercules

Address: 1000 Hollingshead Dr., Murfreesboro, TN 37129 Phone No. _____

Email: _____

Name in Title Block: SRM Ready Mix Plant

Location/Address: 2089 HWY 41A S, Eagleville, TN 37060

Tax Map: 163 Parcel No: 32.02 Acreage/Size of Tract: 8.94

FEMA Flood Map 47149C0335H Panel Number 0335H

Non-Residential Use: Y Religious Use: N/A

Project Engineer/Surveyor SEC, Inc, c/o John Miner Fax: _____

Address: 850 Middle Tennessee Blvd., Murfreesboro, TN 37129 Phone: _____

Zoning: I1

Conditional Use Permit (if required) : _____

Date Approved: _____

Copy of Conditional Use Permit submitted: _____

Copy of owner's deed submitted with the plat: Attached

Deed Book 2563 Page Number 2879

FEE: \$300.00 Paid 500 Receipt No. 553291 Date Submitted: 4/6/20

[Signature]
Signature of Applicant

[Signature]





Rutherford County Fire-Rescue Department

Fire Marshal's Office – Code Enforcement Section

2785 Barfield Road

Murfreesboro, Tennessee 37128

(615) 907-3600 ext. 1



FIRE-FLOW REQUIREMENTS

March 20, 2026

Brett Nordgauer
SEC, Inc.
850 Middle Tennessee Boulevard
Murfreesboro, Tennessee 37129

Re: 2089 Highway 41A S (Eagleville)

Mr. Nordgauer,

Based on my review of the project information provided, the minimum required fire-flow for the proposed 1,000 SF Type VB building is **1,500 GPM @ 20 PSI for 2 hours**.

**Please Note: If the required flow cannot be achieved with the existing infrastructure, additional fire protection measures may be required.*

These requirements are based on Appendix B of the 2018 Rutherford County Fire Code (IFC 2018) and the project data provided at the time of review. Should the building size or construction type be modified, these requirements are subject to change. Please contact this office regarding any changes to the proposed project.

Please do not hesitate to contact my office with any further questions or concerns.

Thank you,

A handwritten signature in black ink, appearing to read "JS Sanders".

Joshua Sanders
Rutherford County Fire Marshal