



EAGLEVILLE BOARD OF ZONING APPEALS AGENDA

Eagleville City Hall
May 4, 2026

108 South Main Street
6:30 p.m.

Prior to meeting, please silence all electronic devices.

- 1) **CALL TO ORDER** – Chairman, Derrick Lynch
- 2) **ROLL CALL / DETERMINATION OF QUORUM**
- 3) **APPROVAL OF MINUTES**
 - a) Approve or Deny Minutes of Board of Zoning Appeals Meeting on April 6, 2026
- 4) **OPEN PUBLIC HEARING – Public Comments**
 - a) BZA 2026-002 Request by Smyrna Ready Mix for Approval of a Special Exception Use (Concrete Batching Plant) at 2089 Highway 41A S (Parcel 163 03202) – Zoning I-1
- 5) **CLOSE PUBLIC HEARING**
- 6) **DELIBERATION**
 - a) Approve/Deny Request by Smyrna Ready Mix for Approval of a Special Exception Use (Concrete Batching Plant) at 2089 Highway 41A S (Parcel 163 03202) – Zoning I-1
- 7) **ADJOURNMENT**

3a

Approve or Deny Minutes of Board of Zoning Appeals Meeting on
April 6, 2026

**Minutes of the
Board of Zoning Appeals Meeting
Eagleville City Hall, Eagleville, TN
April 6, 2026– 6:30 PM**

1. **CALL TO ORDER**

Chairman Derrick Lynch called the meeting to order at 6:33 p.m.

2. **ROLL CALL**

Roll was called by City Clerk, Katy Sanderson, with a quorum present.

BOARD MEMBERS

PRESENT:

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

ABSENT:

Commissioner Darren Shanks

STAFF:

City Manager/City Planner Hellyn Riggins
City Clerk Katy Sanderson

3. **APPROVAL OF MINUTES**

Approval of Minutes from May 5, 2025 Meeting.

Secretary Justin Bryant moved to approve the minutes
Councilman Chris Hendrix seconded the motion.
The **MOTION** passed 4-0.

4. **OPEN PUBLIC HEARING – Public Comments**

Request by Eagle’s Nest Nursery & Garden Center, LLC for a Variance to Locate a Sign to be Off-Premise at 1075 S. Main Street when the Business is Located at 1047 S. Main Street – Zoning I-1
There were no comments.

5. **CLOSE PUBLIC HEARING**

The meeting had no speakers and closed at 6:35 pm.

NEW BUSINESS – Deliberation of Board

6. Approve/Deny Request by Eagle’s Nest Nursery & Garden Center, LLC for a Variance to Locate a Sign to be Off-Premise at 1075 S. Main Street when the Business is Located at 1047 S. Main Street – Zoning I-1

City Manager Hellyn Riggins stated the application includes a letter to the Board of Zoning Appeals regarding the hardship or reason they are asking for the sign variance. The Board will need to ensure that the applicant has met the requirements of the state and Eagleville in order to grant the variance.

The property is shown to have frontage on S. Main St. however it presents as if it were in the grocery store parking lot. If the sign were to go there, it could confuse patrons because it would lead them through an already crowded parking lot of the grocery and it would not be evident there was a garden center at that address. The off-premise sign, if granted, would direct people to turn on Ball Park Avenue and access the garden center from the 1007 Ball Park Avenue side street.

Craig Sewel, the property owner and lessor to the garden center, stated the 1007 Ball Park Avenue will be resurveyed and added to the 1047 Main Street parcel as he owns both of them. Mr. Sewell stated that the property owner where the sign will be located has written a letter of consent for it to be placed. There would also be a directional sign at the corner of 1007 Ball Park Avenue. That sign would be large enough to be seen but would not be advertising. The sign to be placed at 1075 S. Main St. would be on the north corner of Ball Park Avenue. The sign design has been recommended by the Design Review Committee.

Commissioner Hurter stated that accessing the side parking lot at the grocery store is already difficult due to traffic into the store. Trying to navigate a large or extra-large vehicle through there would be very nearly impossible. Chairman Derrick Lynch stated that it makes common sense to place the sign elsewhere out of that flow of traffic. Ms. Riggins stated that the practicality of it could be argued in favor of safety versus the applicant putting the sign up at the grocery.

Commissioner Hurter moved to approve the variance request to locate the sign off premise at 1075 S. Main St.

Councilman Hendrix seconded the motion.

The **MOTION** passed 4-0.

ADJOURNMENT

Chairman Derrick Lynch confirmed there was no further business for the Board of Zoning Appeals. The meeting was adjourned at 6:45 pm.

Approved by:

Chairman Derrick Lynch

Submitted by:

City Clerk Katy Sanderson

Date minutes were approved: _____

4a

BZA 2026-002 Request by Smyrna Ready Mix for Approval of a Special Exception Use (Concrete Batching Plant) at 2089 Highway 41A S (Parcel 163 03202) – Zoning I-1

CITY OF EAGLEVILLE
SPECIAL EXCEPTION
APPLICATION FORM
Eagleville Board of Zoning Appeals
Submit to the City Hall
108 South Main Street, PO Box 68, Eagleville, TN 37060
(615) 274-2922 • Fax (615) 274-2977
citymanager@eaglevilletn.gov

SECTION I

Please return this completed form to City Hall with:

1. A concept plan/site plan
2. A copy of the deed to the property under consideration.
3. If applicant is not the owner, then he/she must submit a notarized designation as Attorney-in-Fact.
4. An application fee \$350.

Submitted By: SRM Concrete (Brian Hercules Rep)

Applicant's Address: 1000 Hollingshead Circle

City: Murfreesboro State: TN Zip Code: 37129

E-mail Address: _____

Phone Number: Cell: _____ Other: _____

Property Owner: SRM Concrete

Address of Subject Property: 2089 Hwy 41A South

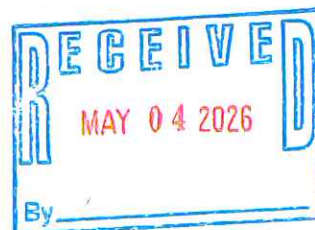
City: Eagleville State: TN Zip Code: _____

Tax Map: _____ Group: _____ Parcel: _____ Deed Book: _____ Page: _____

How is the subject property presently used? House/vacant lot

What is the present zoning of the subject property? _____

What is the size of the subject property? 9 +/- Acres



Explain in detail what you propose to do with property, i.e. a clear definition of the proposed use, the hours and days of operation, the number of employees (if any), the number of vehicles, types of vehicles, the number and size of buildings, whether or not there will be outdoor storage, and any other information you wish to supply to aide in expediting your request. Please be very specific about the activity you are proposing to do on this property so that there is a clear understanding by the Planning Commission. You may submit this description on another page.

SRM wishes to build a concrete batch operation (Approx 1200 sqft +/-)
on site. This will include a batch house and aggregate storage
area. A physical plant to include storage bins for aggregate
and a silo for concrete that will serve as a base to fill mixer
trucks. We will employ 7 to 10 employees. We will have parking
for 5-7 mixer trucks and employee spaces as well as 1-2 customer parking.

A concept plan, drawn to scale, showing all existing and proposed buildings, septic system and field line areas, driveways, and any other pertinent information regarding the application should be submitted with this form.

Do you plan to have a sign? Yes
If yes, how many? 2 What size(s)? will work with codes on sign size

Will you employ anyone? yes If yes, how many? 7-10 jobs

Will any employees come to this site? yes

Who provides water service to this property? CUD and a well

What fire department serves the property in question? Eagleville

Where is the nearest fire hydrant in relation to this property? propose a hydrant on site

Is the parking lot to be paved? Yes (concrete) No

Will the Parking Lot have continuous curbing or individual wheel stops along the perimeter of the portion of the parking lot which abuts the street right-of-way? Yes No

Please note: This is the first step in completing your Conditional Use Permit request. A site plan must be approved prior to obtaining any building permits. Under some circumstances, a professional site plan will have to be submitted and reviewed by the Planning Commission before any building permits are issued. By signing this application, you are acknowledging this requirement. We look forward to processing your application as soon as possible

Applicant's Signature: [Signature]

Today's Date: 5/1/26

Applicant Deferral/Withdrawal Policy: If an applicant requests deferral or withdrawal after processing has begun, fees are non-refundable. Re-application following an applicant's request for deferral/withdrawal will require a new application fee.

Applicant Initials BDK Date 5-1-26

Submit to the Town of Eagleville City Hall

PO Box 68

108 South Main Street

Eagleville, TN 37060

Date: 5/4/26

If applicant is not owner of the property, applicant must provide a letter from owner consenting to application being presented.

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 a 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 a 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.



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