



## EAGLEVILLE PLANNING COMMISSION

Eagleville City Hall

108 South Main Street

June 1, 2026

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) **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 May 4, 2026
- 5) **DESIGN REVIEW RECOMMENDATIONS**

No Recommendations
- 6) **OLD BUSINESS**
- 7) **NEW BUSINESS**
  - a) Review Ordinance 2026-004 Zoning Amendment for Parcel #120.02300 to Make Recommendations to Council
  - b) Review Main Street Parking Lot Plan to Make Recommendations to Council
  - c) Approve or Deny Revised 2026 Meeting Calendar
- 8) **City Manager/City Planner Report**
- 9) **ADJOURNMENT**

4a

Approve or Deny Minutes of Planning Commission Meeting of May 4, 2026

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Monday, May 4, 2026 – 6:30pm**

**1. CALL TO ORDER**

Chairman Derrick Lynch called the meeting to order at 6:44 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 Darren Shanks  
Commissioner Erik Hurter

**ABSENT:**

**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 April 6, 2026**

Commissioner Erik Hurter moved to approve the Planning Commission minutes of April 6, 2026.

Commissioner Darren Shanks seconded the motion.

The **MOTION** passed 5-0.

**b. Approve or deny minutes of Public Hearing of April 6, 2026**

Commissioner Hurter moved to approve the Public Hearing minutes of April 6, 2026.

Secretary Justin Bryant seconded the motion.

The **MOTION** passed 5-0.

**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.**

Chairman Derrick Lynnch stated that Design Review recommended the design for approval. City Manager Hellyn Riggins stated Smyrna Ready Mix (SRM) will have to come back to Design Review for monument sign approval once a design has been submitted. There are items that have been required from the Design Review Committee.

- SRM has offered to put a "Welcome to Eagleville" logo/sign of the City's choice on the silo above the flag logo of SRM. SRM flag logo to be approved provided it meets the regulations. The sign on the silo will be permitted as the only building sign. There will not be a sign on the building.
- Photometric plan - SRM stated they would only have the minimum required lights on after hours for security purposes.
- Trees and shrub size at time of planting is to be presented to and approved by City Manager.
- There will be a chain link fence without barbed wire behind the landscaping.
- There is a commitment to dust reduction according to regulations.
- Building approved as shown.
- Only one silo will be on site unlike in the photo example. It will be new from the factory.
- Dumpster will be facing the building and enclosed on 3 sides with matching brick

Brian Hercules explained the process of dust control.

- Entire site will be concreted. The elevation of the concrete will be used to direct water to a pit system that will then filter the water.
- After a truck is loaded with gravel, sand and other mix, it goes through a truck wash to remove anything left.
- All the water and particles then run into the pit system and get filtered through four sets of weirs.
- The grey water will then be pumped back up to be sprinkled on the aggregate storage.
- The heavy particles will then be removed with a front loader and taken off site for disposal.
- The site will be swept a couple times a week.
- When the cement comes through the tower to the truck, there is a filter system that collects 99.98% of the dust and it is recycled back into the system.

At this point the discussion moved on to Item 7a.

Secretary Bryant moved to approve Smyrna Ready Mix at 2089 Highway 41A S (Parcel 163 03202) – Zoning I-1 – for building, tower, landscaping, fence, and other site improvements to include complying with dust/concrete regulations, requirements listed above and staff notes (attached).

Commissioner Shanks seconded the motion.  
The **MOTION** passed 5-0.

**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.

Secretary Bryant asked if there is a noise ordinance regarding operating hours and Ms. Riggins stated that there is not. Mr. Hercules then spoke about noise. He stated that there will be occasions from time to time where there is a contract that requires overnight pours. In those instances, SRM will reach out to the city manager and give an approximate time frame for the length of the project so if there are any complaints, they can be referred back to SRM for explanation. He also stated that starting out there will be 5-6 trucks a day with each truck taking approximately 6 loads on a really good day.

Councilman Chris Hendrix asked if there would be material delivery trucks coming in at all hours and Mr. Hercules stated that they would only be coming in during daylight business hours.

Ms. Riggins stated that the city engineer, Will Owen, has reviewed the site plan.

Ms. Riggins clarified that Eagleville Fire has jurisdiction over fire code. Secretary Bryant asked if there was any information on hydrant flow on the property and Ms. Riggins stated SRM is working with Consolidated Utility District (CUD) regarding a hydrant and that they understand it is required to be on site. They are currently trying to determine the size of the water lines in order to provide a measurement of the water pressure. Ms. Riggins stated that hydrants are required and they must meet the fire code.

Mr. Hercules then stated that due to the availability to get fuel at this plant location, they would most likely want to install a 1,000-gallon diesel tank on site. It would be double walled above ground in a concrete enclosure. Ms. Riggins asked that Mr. Hercules go ahead and mention this so he wouldn't have to come back for another approval as long as it is within the setbacks of the property. He stated it would go near where the trucks are parked at end of day.

Ms. Riggins asked about the slope on the grading behind the site. The engineer for SRM stated that the area is existing and they are trying to stay out of it but will need to correct some parts of it to a 3 to 1 slope. Councilman Hendrix asked about some previously done drainage on the south end of the property and Mr. Hercules said they will not be touching that area.

Secretary Bryant moved to approve the Site Plan for Smyrna Ready Mix at 2089 Highway 41A S (Parcel 163 03202) – Zoning I-1 with the following conditions:

- Only 1 silo
- Possible 1000-gal fuel tank to meet setbacks

- Parking calculations to be clarified on site plan
  - Hydrant with required water flow functioning on property
- Commissioner Hurter seconded the motion.

The **MOTION** passed 5-0.

**8. CITY MANAGER/CITY PLANNER REPORT**

City Manager Hellyn Riggins stated that she appreciated the SRM engineer's timeliness submitting plans and responding to comments.

**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

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.**

- 7a Review Ordinance 2026-004 Zoning Amendment for Parcel #120.02300 to Make Recommendations to Council

## **ORDINANCE 2026-004**

### **AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION AND CREATING SPECIFIC CRITERIA IN ANTICIPATION OF ANNEXATION OF PROPERTY KNOWN AS PARCEL 120 02300**

**Whereas**, Section 5.080 of the Eagleville Zoning Ordinance allows for Planned Developments and Section 5.081 specifically addresses Planned Residential Developments; and

**Whereas**, the Eagleville Planning Commission has reviewed criteria for Parcel 120 02300 and recommends the property be annexed and zoned R-1 PRD with following as requirements in addition to the requirements of 5.080 and 5.081 of the Eagleville Zoning Ordinance for any development on this property; and

**Whereas**, the Eagleville City Council desires to accept the recommendation of the Eagleville Planning Commission by setting specific criteria in addition to the requirements of Eagleville Zoning Ordinance Sections 5.080 and 5.080 (and other relevant criteria in the Zoning Ordinance) for Parcel 120 02300 owned by John Moore, or any future Development located at this parcel as a binding agreement for Annexation;

**NOW THEREFORE, BE IT ORDAINED** by the City of Eagleville, Tennessee City Council that the Parcel 120 02300 being annexed by the City of Eagleville be zoned R-1/PRD and the following criteria shall be applied and required when reviewing any subdivision or development submitted for Parcel 120 02300.

#### **General Requirements**

1. The property is located along the eastern side of Highway 41A, south of the intersection of John Windrow Road. The site is identified as Rutherford County Tax Map 120 Parcels 23.00 and is approximately 256 acres of residential land area.
2. The minimum lot size will be 43,560 square feet.
3. Most homes will be 2,500 square feet or greater, and have 1, 2 (or 3) stories. A maximum of one-third of the housing stock may be between 2000 and 2,499 square feet, and one to one and a half (or two) stories. The smaller (2,000 – 2,499 square feet homes) must be dispersed throughout the neighborhood and not grouped together. No house shall be less than 2,000 square feet. Square footage implies heated and cooled, living areas. A story implies a livable area. All homes will be single family detached homes, and only one dwelling per lot.
4. All homes shall be a minimum of 3 bedrooms with a maximum number of 5 bedrooms per house based on STEP capacity.

5. The home elevations shall be constructed of brick or synthetic (Centurion or similar) stone. Cement fiber board is also permitted when in combination with brick and/or stone placed on at least 3 of the 4 sides of the structure. The brick and stone must be at least 25 percent on each of the three (or four) sides. Vinyl shall be permitted in trim and soffit areas only, with a maximum of 10% per house. No one side can have vinyl exceeding 10% of that side.
6. Both entrances off Highway 41A will have new entrance signage consisting of masonry, wood, and/or metal materials. The signage will be anchored by landscaping.
7. Solid waste collection will be handled by a private company.
8. Mail service will be provided via a Centralized Cluster Box Unit with a roof structure, that is to be approved by the USPS and maintained by the HOA. The Centralized mail kiosk for the development must be completed and operational prior to any homes receiving their certificate of occupancy. Any kiosk must have adequate off-site parking.
9. The development shall provide access to any existing cemetery on the site.
10. Parking areas on common open space lots shall be private and maintained by the HOA.
11. Each home shall be on its own lot of record and sold fee simple.
12. This project is anticipated to be built in 3 phases.
13. The first phase will include all roadway improvements proposed for the lots in the first phase, as well as access to the STEP System via a City approved access.
14. The remaining phases will be market driven and dependent upon the absorption of the units in the previous phases.
15. All amenities and open spaces shall be constructed within the phase they are shown and must be operational prior to the recording of the final section's plat.

### **Development Standards**

1. Parking for the residential units will comply with the City of Eagleville requirements, within a minimum of each lot having at least 4 paved parking spaces per lot (outside of garage).
2. Each home shall have a minimum two car side entry garage with decorative garage doors. In combination with the side entry, two car garage, homes are permitted to have a one bay detached or attached garage that is permitted to face the street. The street facing garage shall have a decorative garage door that matches the main side entry garage doors, and the architecture and materials shall be consistent with the house. The secondary garage must be approved by the HOA if not submitted with the original permit. In cases of a corner lot, it is understood that one side may have a garage facing one of the streets.

3. All driveways shall be wide enough for 2 vehicles, with a minimum width of 16-feet and a minimum length of 35-feet, measured from the back of the sidewalk to the garage door.
4. Only in-ground pools shall be permitted on lots with fencing to meet Development Standards. Pools must meet requirements of City pertaining to setbacks.
5. All HVAC units shall be screened from public R.O.W's with landscaping. HVAC units shall be placed at the side or rear of each residence.
6. Private lots with fences shall only use black, Estate Style iron or aluminum fencing. Fencing on lots shall only be allowed in the side and rear yards. Corner lots may have a fence on the street side of which the house does not face and shall not exceed into the required front setback.
7. All fencing in the amenity areas and open spaces shall be approved during the subdivision process and consistent throughout the entire development.

### **Streets and Infrastructure**

1. Decorative streetlights shall be provided along all roadways to add character and continuity to the neighborhood, but also providing adequate lighting. Adequate lighting for safety, avoiding dead spots, will be designed to meet Middle Tennessee Electric (MTE) standards for light poles along public streets. Electric billing for lighting, mail kiosks, entrance features, irrigation and other supplemental amenities shall be paid by the HOA.
2. Electric Service will be provided by Middle Tennessee Electric.
3. All electric and communications line extensions constructed to provide service to the development shall be underground.
4. Street signs and traffic signs will be "decorative" and approved by the Planning Commission during the subdivision process.
5. The HOA will maintain all common areas.
6. Water service will be provided by Consolidated Utility District. The developer will be responsible for extending the waterline into the site for domestic and fire protection. Water service (availability and pressure) must be approved by the City Planner and/or Eagleville Fire Department.
7. Sanitary sewer services will be provided by CUD via an on-site STEP System. The developer is responsible for the installation, and upon its completion, ownership shall be turned over to the City of Eagleville to own and maintain.

8. All streets will be public rights of way, and built with rollover integral curb and gutter, built to City required standards.

9. A portion of the property along Highway 41A lies within a 100-year Floodplain per FEMA Flood Panel 47149C0220J Eff. 05/09/2023. BFE's shall be established by developer's engineer and planning shall be in accordance with TDEC and the Corps of Engineers requirements. Planning approvals shall be reviewed and approved by the City.

10. Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.

11. Highway 41A is a State Highway that the development will utilize for access to the property. All roadway connections to Highway 41A shall be coordinated with TDOT and the City of Eagleville.

### **Architecture**

1. Building heights shall not exceed 35 feet in height.

2. Most homes will be 2,500 square feet or greater, and have 1, 2 (or 3) stories. A maximum of one-third of the housing stock may be at 2,000 – 2,499 square feet, and one to one and a half (or two) stories. The smaller (2,000-2,499 square feet homes) must be dispersed throughout the neighborhood and not grouped together. No house shall be less than 2,000 square feet. Square footage implies heated and cooled, living areas. A story implies a livable area. All homes will be single family detached homes, and only one dwelling per lot.

3. Single story homes shall have architectural elements which allow the home to blend into the larger homes with peaked roofs, dormers or other elements adding height to the single-story homes.

4. All homes will have at least 3 bedrooms.

5. All the homes will have eaves.

6. All homes will have a patio area at the rear of the home.

7. All homes will be located on individual lots of record.

8. All homes will have a primary 2-car side entry garage. Garages will have decorative doors.

9. Each home shall have a minimum two car side entry garage with decorative garage doors. Homes are permitted to have a one bay detached or attached garage that is permitted to face the street. Any detached garage must meet the primary structure setbacks. The street facing garage shall have a decorative garage door that matches the main side entry garage doors, and the

architecture and materials shall be consistent with the house. The secondary garage must be approved by the HOA if not submitted with the original permit.

10. Accessory Buildings will complement the house with the same or similar materials. No metal buildings unless they have been supplemented with approved house materials to appear consistent with the house.

11. Buildings will be comprised of alternating home styles and home colors and shall be approved according to the CCRs. Brick (different colors will be allowed), Fiber Cement Board (different colors will be allowed) if supplemented with brick and stone per General Requirements #5 above, Fiber Cement Board and Batten (different colors, cuts, patterns will be allowed) if supplemented with brick and stone per General Requirements #5 above, Synthetic Stone Veneer (different colors, cuts, patterns will be allowed).

12. Building Materials – All Elevations: All Masonry (Brick, Stone, Cement Board Siding) and Cement Board Siding in the Dormers/Gables. All Elevations: Vinyl Only Permitted in Trim & Soffit Areas (10% MAX).

13. Architectural styles shall be or similar to (if approved by HOA and City) the following: Prairie, English Country, Farmhouse, Craftsman, Colonial, and Tudor.

14. Roofs. There shall be a minimum pitch on all roofs of 6/12. Covered porches may have a minimum pitch of 3.5/12.

15. The minimum height is 35 feet. Due to pitched roofs, the Planning Commission can approve up to 40 feet in height.

### **Bulk Requirements**

1. Minimum lot size 43,560 square feet.
2. Architectural styles shall be or similar to (if approved by HOA and City) the following: Prairie, English Country, Farmhouse, Craftsman, Colonial, and Tudor.
3. Minimum lot frontage – 90 feet (except lots located within the arc of the cul de sac may be less)
4. Minimum lot width – 90 feet (except lots located within the arc of the cul de sac may be less)
5. Minimum Front Setback – 40 feet

6. Minimum Front Setback for corner lots – 40 feet
7. Minimum Side Setback – 20 feet
8. Minimum Rear Setback – 25 feet

**Landscaping Characteristics:**

1. On common open space lots, a minimum of 10-feet of landscape area shall be provided between a parking area and all adjacent property lines.
2. On common open space lots, parking areas shall be screened from public rights-of-way by use of landscaping and/or berms.
3. The frontage along Highway 41A will be lined with a fence to be approved by the Planning Commission. Any landscaping provided along Highway 41A shall be designed to not impede the visibility of vehicles entering or exiting the site onto Highway 41A.
4. All above ground HVAC units shall be screened from public R.O.W.'s with landscaping.
5. No utility panels shall be mounted on the front elevation of any home. In cases of two frontages, when no other option is available, the panel may be mounted on the side where the garage is located.
6. On corner lots, builders shall install a minimum of a 3-foot-wide landscape strip along all sides that face/about a public R.O.W. On lots internal to the street block, builders shall install a minimum of a 3-foot-wide landscape strip at the base of the homes that front onto/about a public R.O.W.
7. Landscaping will be in conformance with the City of Eagleville's landscaping ordinance.
8. All front lots shall be sodded before a CO will be issued. On corner lots, builders shall install sod in all yards that face/about a public R.O.W.'s to the back of curb along those streets. On lots internal to the street block, builders shall install sod only in the front yard to the back of curb along that street the house fronts onto.
9. Builders shall install one (1) front yard canopy tree with a minimum of 1.5 caliper inches for each lot. Species of tree to be coordinated with City.

**BE IT ENACTED that this ordinance shall take effect 15-days from and after its final passage, the public welfare requiring it.**

**Approved:**

Chad Leeman, Mayor

**ATTEST:**

Christina Rivas, Acting City Recorder

Passed First Reading:

Passed Second Reading:

Public Hearing Date:

**APPROVED AS TO FORM:**

Stephen Aymett, City Attorney

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Re: Moore Property Assistance

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From



Date Tue 5/26/2026 4:32 PM

To

**[EXTERNAL EMAIL]** CAUTION: This is an external email that originated from outside our email system. Do not click links or open attachments unless you recognize and trust the sender. If in doubt, call sender at a number you already know before clicking links or attachments.

Yes, we are just showing the two small wording concerns. I have examples of a few of the house types of houses we are proposing separately to bring we just wanted to make sure these two items were brought ahead of time as they were minor.

Kind Regards,



Kim Storch  
**Sr. Land Planning & Entitlement Manager**



100 Westwood Place, Suite 100, Brentwood, TN 37027

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From:

Sent: Tuesday, May 26, 2026 4:13 PM

To:

Cc:

Subject: Re: Moore Property Assistance

**External Sender**

Hi Kim,

I will review your email. All I am seeing is two items you are citing. One on the min and max language and the other on requiring the pitch on the main roof. Is that all you sent?

I think the Planning Commission and Council will really want to see more sample houses than just the few you sent. As Rob knows, all other requests have shown several plans that we can review and then state that all houses should be similar in nature.

Thank you.

hellyn

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**From:**

**Sent:** Tuesday, May 26, 2026 9:09 AM


**To:**

**Subject:** Re: Moore Property Assistance


**[EXTERNAL EMAIL]** CAUTION: This is an external email that originated from outside our email system. Do not click links or open attachments unless you recognize and trust the sender. If in doubt, call sender at a number you already know before clicking links or attachments.

Good morning Hellyn. Happy Tuesday! I hope you had an amazing long weekend! I wanted to follow up to see if you had a chance to review my email from last week and see if you had any questions? Look forward to hearing from you. Thanks!

Kind Regards,




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Kim Storch  
**Sr. Land Planning & Entitlement Manager**



100 Westwood Place, Suite 100, Brentwood, TN 37027

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**From:**

**Sent:** Tuesday, May 19, 2026 1:52 PM

**To:**

**Subject:** Moore Property Assistance

Hellyn,

It was so nice seeing you last week. I always enjoy attending the Eagleville meetings and getting to meet so many of the people who serve the community. I had a great conversation with the Fire Chief afterward, and he shared how well your recent City Manager meeting went—congratulations on such a successful event.

I wanted to follow up separately on the Moore Property ordinance and get your thoughts on the best way to approach a couple of items. There are just a few small details I wanted to ask you about—one related to the accessory roof and how it may impact our window installation (Item 14), and another that may simply be a minor wording or auto-correct issue (Item 15). I've included a quick snippet below for context, as I realized our comments prior to the meeting may not have come across quite as intended. I'd really appreciate your perspective on how best to address these, and we're happy to follow your lead on next steps.

For Item 14, I've attached an example to help illustrate why we typically keep ancillary porch pitches below 6/12 (this shows 4/12). In these situations, a 6/12 pitch on at the accessory roof (which could be for a covered porch, a garage or in some cases a rear lower-level room) could unintentionally block windows, which affects both the design intent and the overall homeowner experience. Our thought is that a small adjustment to the wording could help preserve the City's vision while also avoiding these conflicts.

We truly appreciate the opportunity to build in your City and are committed to delivering a product that aligns with the character and expectations of the community. We want to make sure we're working together toward the best possible outcome so I very much appreciate your guidance on this. I look forward to our meeting next week. Let me know your thoughts and if you would like to discuss this further in person or via the phone if easier please let me know. Thanks again for all your help on our project! I know you are only one person and your time is valuable. Looking forward to next week. Have a wonderful day.

- 
- The diagram consists of red arrows pointing to specific words in the text. One arrow labeled 'main' points to the word 'all' in Item 14. Another arrow labeled 'Ancillary' points to the word 'Covered' in Item 14. A third arrow labeled 'maximum' points to the word 'minimum' in Item 15.
14. Roofs. There shall be a minimum pitch on all roofs of 6/12. Covered porches may have a minimum pitch of 3.5/12.
15. The minimum height is 35 feet. Due to pitched roofs, the Planning Commission can approve up to 40 feet in height.

Kind Regards,



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Kim Storch

**Sr. Land Planning &  
Entitlement Manager**



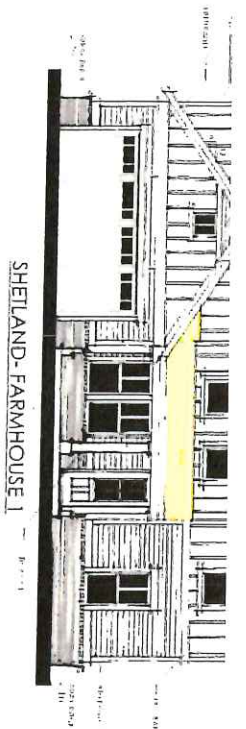
100 Westwood Place, Suite 100, Brentwood, TN 37027

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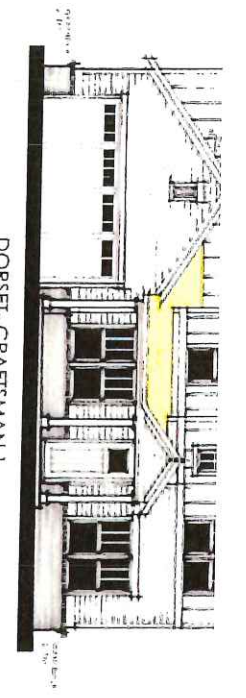
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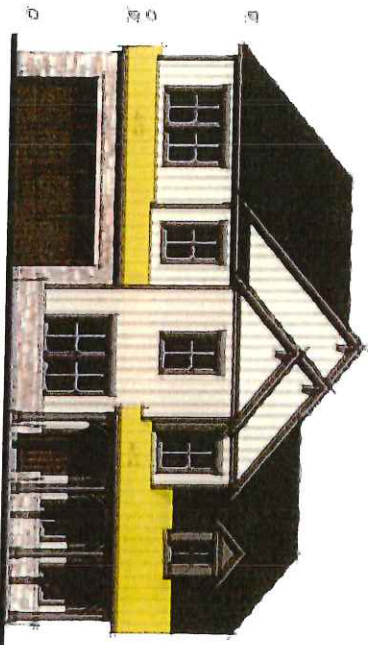
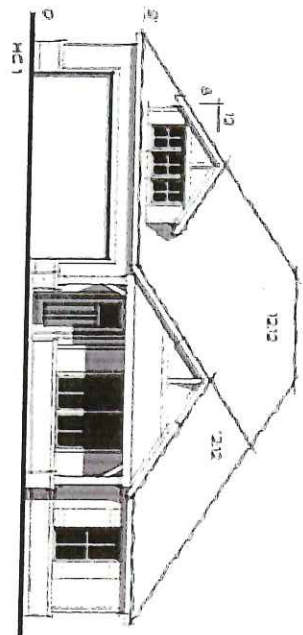
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SHELLAND - FARMHOUSE |



DORSET - CRAFTSMAN |



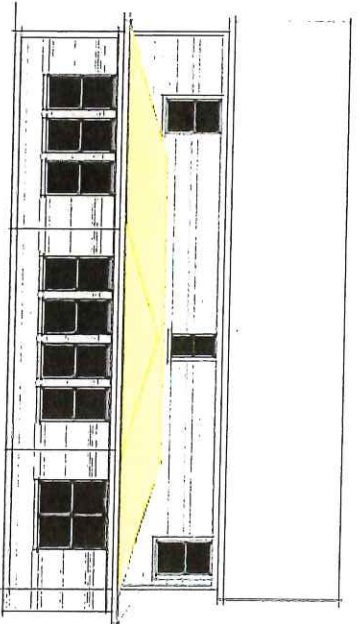
**PULTEGROUP**  
DESIGN

PROJECT: MP - Edgewood

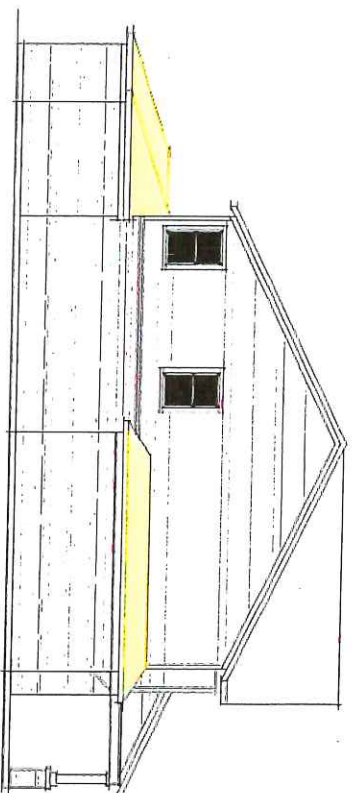
SHEET: 1 of 1

DATE: 06/11/26  
DESIGNER: JL

NAS FLOORING TEXAS COAST HEART WEST MIDWEST



REAR ELEVATION



LEFT ELEVATION

- 7b** Review Main Street Parking Lot Plan to Make Recommendations to Council



34 SPACES  
+  
2 ADA  
ACCESSIBLE

7c Approve or Deny Revised 2026 Meeting Calendar

**EAGLEVILLE**  
**PLANNING COMISSION**  
**REVISED MEETING SCHEDULE**  
**2026**

<u>Date of Meeting</u>	<u>Submittal Deadline</u>
January 5, 2026	December 8, 2025
February 2, 2026	January 5, 2026
March 2, 2026	February 2, 2026
April 6, 2026	March 2, 2026
May 4, 2026	April 6, 2026
June 1, 2026	May 4, 2026
July 6, 2026	June 1, 2026
August 3, 2026	July 6, 2026
September 14, 2026 (September 7th is Labor day)	August 10, 2026
October 5, 2026	September 8, 2026
November 2, 2026	October 5, 2026
December 7, 2026	November 13, 2026
January 4, 2027	December 7, 2026

**All Meetings will be held at 6:30 p.m. \*AS NEEDED**  
**in the Eagleville City Hall**  
**108 S. Main Street**  
**unless otherwise posted.**

**Board of Zoning Appeals and Design Review Board are held in conjunction**  
**with the Planning Commission meetings as needed at 6:00 pm.**