

**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 Riggan 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

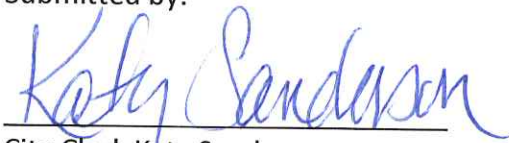
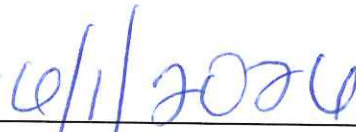
Chairman Lynch adjourned the meeting at 7:21 p.m.

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 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.