

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, August 4, 2025 – 6:30pm**

1. CALL TO ORDER

Chairman Derrick Lynch called the meeting to order at 6:30 p.m.

2. ROLL CALL / DETERMINATION OF QUORUM

City Clerk Katy Sanderson called the roll.

PLANNING COMMISSION

PRESENT:

Chairman Derrick Lynch
Secretary Justin Bryant
Councilman Chris Hendrix

Commissioner Darren Shanks
Commissioner Erik Hurter

STAFF:

Hellyn Riggins, City Manager/Planner

Katy Sanderson, City Clerk

3. CITIZEN COMMENTS

No comments

4. MINUTES/OTHER BUSINESS

a. Approve or Deny Minutes of Planning Commission Meeting of July 7, 2025

Councilman Chris Hendrix moved to approve the minutes from July 7, 2025.

Commissioner Erik Hurter seconded the motion.

The **MOTION** passed 5-0.

5. DESIGN REVIEW RECOMMENDATIONS

a. Approve or Deny Site Plan, Addition of Retail Space for Wayne Brothers, 2055 Highway 41A South – Zoning I-1

The vote was postponed until after the Planning Commission was able to look over the site plan which is item 7b. on the current meeting agenda.

Secretary Justin Bryant moved to approved the Design Review recommendation for additional retail space for Wayne Bothers, 2055 Hwy 41A South – Zoning I-1.

Councilman Hendrix seconded the motion.

The **MOTION** passed 5-0.

6. OLD BUSINESS

7. NEW BUSINESS

- a. Approve or Deny Recommendation to City Council a Request by Sandra Turner for a Rezoning from R-1 to R-2 for a Section (to be subdivided) of 598 Allisona Road, Map/Parcel 144 32.06 **ITEM REMOVED FROM AGENDA BY APPLICANT**

City Manager Hellyn Riggins stated that she left this item on the agenda for the purpose of being on record as having been withdrawn. There is a letter on file from the applicant stating the withdrawal.

- b. **Approve or Deny Site Plan, Addition of Retail Space for Wayne Brothers, 2055 Highway 41A South – Zoning I-1**

- City Manager Hellyn Riggins stated that Wayne Brothers Company is in an existing building and plans to add an additional 1,000 sq. ft. of retail space to that building. Wayne Brothers is trying to increase their retail presence in town.
- The area where the addition is going is already concrete. No new impervious surface.
- The materials are consistent with the existing building that was previously approved by Design Review.
- The overhead door will not be removed but will remain inside the addition.
- There is no additional landscaping shown because the parking lot will remain where it is. However, when the building was purchased by Wayne Brothers, there was landscaping installed that would normally be asked for a new addition.
- Ms. Riggins and the Fire Chief have looked over the plans and are satisfied with them.

The staff notes were discussed between Ms. Riggins and Terry Swayne, Regional Vice President of Wayne Brothers before the meeting.

- Mr. Swayne has spoken with his engineer regarding parking and will forward that email to Ms. Riggins so she can confirm there is adequate parking. Relocation of the handicap space will also be confirmed. If parking is found to not meet regulations, this item will need to be re-presented to the Commission. Mr. Swayne stated that the addition will take out three spots however there are additional spots located behind the building that is not represented on the site plan.

Secretary Bryant moved to approve the site plan for additional retail space for Wayne Brothers, 2055 Highway 41A South – Zoning I-1 subject to staff notes and City Engineer staff notes.

Commissioner Hurter seconded the motion.

The **MOTION** passed 5-0.

8. CITY MANAGER/CITY PLANNER REPORT

There was no report.

9. ADJOURNMENT

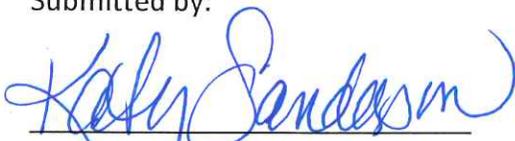
Chairman Lynch adjourned the meeting at 6:42 p.m.

Approved by:

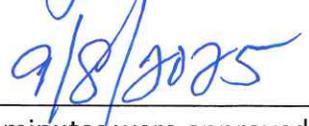


Chairman Derrick Lynch
9/8/2025

Submitted by:



City Clerk, Katy Sanderson



Date minutes were approved:

Staff Notes

Wayne Brothers Retail Addition

July 29, 2025

1. Plans must be reviewed by the Rutherford County Building Official's Office prior to the issuance of a Building Permit.
2. Knox Box already in place. If this is accessible with current Knox Box system, they okay. If not, coordinate with Fire Chief.
3. Fire Chief okay: notes on page G-021.
4. Coordinate location of fire extinguishers with Fire Chief.
5. Provided addition follows 2018 Fire Code, okay.
6. This addition will need to be wired in with fire/smoke alarm system already in place.
7. Parking is not understood by planner. Per Zoning Ordinance:
Office required 1/250
Retail required (for this type of retail) 1/500
Industrial required 1/2 employees.

Recalculate parking to ensure it meets Zoning Ordinance. It appears that it will.

8. Consider relocating HC space to be closer to both office and retail, or add a HC spot closer to retail.
9. Addition appears to be architecturally compatible with rest of the building.
10. Planner does not anticipate more runoff as this building is going on already impervious surface.
11. City Engineer will have to review.