

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Monday, November 10, 2025 – 6:30pm**

**1. CALL TO ORDER**

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

**2. ROLL CALL / DETERMINATION OF QUORUM**

City Manager Hellyn Riggins called the roll.

**PLANNING COMMISSION**

**PRESENT:**

Chairman Derrick Lynch  
Secretary Justin Bryant  
Councilman Chris Hendrix

**ABSENT:**

Commissioner Erik Hurter  
Commissioner Darren Shanks

**STAFF:**

Hellyn Riggins, City Manager/Planner

**3. CITIZEN COMMENTS**

John Lewis of Stonegate Enterprises gave an update on the nursery. As the previous partner did not work out, he is moving forward with another partner. He will make sure the site is built to the previously approved plan. Landscaping & retention pond will be addressed for full compliance including trees being planted. He will keep the hoop houses as the goal is to own and rent them to a partner to run one landscaping business. Mr. Lewis stated that it is important to him the business is done right. He anticipates to open the nursery in Spring 2026 or will come back in April to the Commission and give an update.

**4. MINUTES/OTHER BUSINESS**

**a. Approve or Deny Minutes of Planning Commission Meeting of October 13, 2025**

Councilman Chris Hendrix moved to approve the minutes.

Secretary Justin Bryant seconded the motion.

The **MOTION** passed 3-0.

**5. DESIGN REVIEW RECOMMENDATIONS**

No Recommendations

**6. OLD BUSINESS**

**7. NEW BUSINESS**

**a. Recommendation of Approval or Denial of Zoning Amendment to Council. Ordinance 2025-009, An Ordinance Amending The Zoning Ordinance, More Specifically Sections Pertaining To Industrial One Zone**

Ms. Riggins went over the changes addressing the commission concerns from the October 23, 2025 meeting, particularly the height exemption, signage and compatibility with the other building.

Brian Hercules spoke on behalf of Smyrna Ready Mix (SMR) addressing how SRM generally runs its operation such as water controls, dust and trucks being washed after each use. The entire site will be concreted and all water used on site will be filtered and reused.

Secretary Justin Bryant moved to approve recommendation to send the Zoning Amendment, Ordinance 2025-009 to council.

Councilman Chris Hendrix seconded the motion.

The **MOTION** passed 3-0.

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

There was no report.

**9. ADJOURNMENT**

Chairman Lynch adjourned the meeting at 7:00 p.m.

Approved by:



Chairman Derrick Lynch

Submitted by:



City Clerk, Katy Sanderson



Date minutes were approved: