

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, August 3, 2026 – 6:30pm**

1. CALL TO ORDER

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

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

ABSENT:

Commissioner Darren Shanks
Commissioner Erik Hurter

STAFF:

Hellyn Riggins, City Manager/Planner

Katy Sanderson, City Clerk

3. CITIZEN COMMENTS

There were no comments.

4. MINUTES/OTHER BUSINESS

a. Approve or Deny Minutes of Planning Commission Public Hearing of July 6, 2026

Councilman Chris Hendrix moved to approve the Planning Commission minutes of July 6, 2026.

Secretary Justin Bryant seconded the motion.

The **MOTION** passed 3-0.

b. Approve or Deny Minutes of Planning Commission Meeting of July 6, 2026

Secretary Bryant moved to approve the Planning Commission minutes of July 6, 2026.

Councilman Hendrix seconded the motion.

The **MOTION** passed 3-0.

5. DESIGN REVIEW RECOMMENDATIONS

a. Approve or Deny Sign Recommendation of Addition of a Pergola Over Existing Patio at Studio 18, 15430 Hwy. 99 (New Salem).

City Manager Hellyn Riggins stated that the design is an architectural addition to an existing patio which will not affect occupancy. It will be made of metal supports with a solid metal roof.

There will be motorized screens that will be on the three exposed sides of the pergola. The metal will be a brownish black color that will match with existing architecture.

Secretary Bryant moved to approve addition of pergola over existing patio at Studio 18, 15430 Hwy.99 (New Salem)

Councilman Hendrix seconded the motion.

The **MOTION** passed 3-0.

6. OLD BUSINESS

No old business

7. NEW BUSINESS

a. Approve or Deny Request by Craig and Shandy Sewell of a 3-Lot Subdivision of Parcel 144 03612 (372 Cheatham Springs Rd.)

City Manager Hellyn Riggins stated the reason she has taken this plat as a final is because there is no infrastructure that will need to be part of this. The road it is on already exists. The city engineer has not shared his staff notes. Craig Sewell is taking the existing 1 lot and carving out a section in the middle. Ms. Riggins stated that by leaving the Craig Sewell lot off the plat, the plat will need to be revised to show that the soil area shown off site works for the new lot and that it is not used as current septic for the original lot. Mr. Greg McDonald, Craig Sewell's son-in-law, stated that the original lot has septic located behind the pool house.

Secretary Bryant moved to approve the 3-lot subdivision of Parcel 144 03612 (372 Cheatham Springs Rd.) with the following conditions:

- The survey shows set backs on all lots
- Bulk tables are compliant
- Tennessee Department of Conservation (TDEC) compliance
- Any City Engineer notes
- Number of bedrooms the lot perks for
- Proof of septic on original lot
- Number of bedrooms the site perks for
- Easement in favor of new lot
- Lot in back must connect or it makes a non-conforming lot which is not approved
- Updated staff notes

Councilman Hendrix seconded the motion.

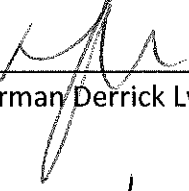
The **MOTION** passed 3-0.

8. CITY MANAGER/CITY PLANNER REPORT

9. ADJOURNMENT

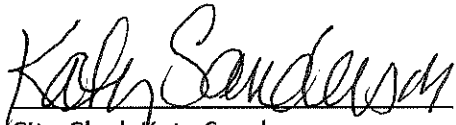
Chairman Lynch adjourned the meeting at 6:47 p.m.

Approved by:

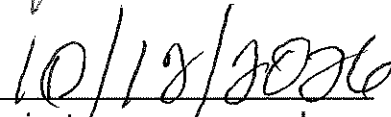


Chairman Derrick Lynch

Submitted by:



City Clerk Katy Sanderson



Date minutes were approved