

**Minutes of the  
Special Called  
*Eagleville Planning Commission*  
Eagleville City Hall, Eagleville, TN  
Monday, November 14, 2022 – 6:30pm**

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**PLANNING COMMISSION**

Chairman Nick Duke	P
Secretary Derrick Lynch	P
Councilman Chris Hendrix	P
Commissioner Darren Shanks	P
Commissioner Greg Fox	P

**STAFF**

Hellyn Riggins, City Manager	P
Katy Sanderson, City Clerk	A

**GUESTS**

Charlie Waite, Salem Creek Partnership  
Rob Mulchan,, SEC & Landscape Architect for Stephenson Farms Development

**CALL TO ORDER**

The meeting was called to order at 6:30 p.m. by Chairman Nick Duke

**ROLL CALL**

Roll was called by City Manager, Hellyn Riggins with a quorum present.  
Chris Hendrix arrived at 6:32.

**APPROVAL OF MINUTES/Other Business**

***a. Approve or Deny Planning Commission Minutes of October 10, 2022***

Motion to approve:	Commissioner Greg Fox
Seconded by:	Commissioner Derrick Lynch
Motion passed:	5-0

**DESIGN REVIEW RECOMMENDATIONS**

## OLD BUSINESS

## NEW BUSINESS

a. *Discussion of Ordinance 2022-003 to be Drafted Creating Specific Design Regulations for 742 Webb Road AKA Stephenson Farms AKA Parcel 141-001.00-000.*

City Manager, Hellyn Riggins explained this discussion was to craft the specific property requirements into an ordinance. This would regulate lot size, home size, fencing, garage location, etc. Ms. Riggins also clarified that the City only annexed the development property and not Webb Road. She also stated that there would be a right turn lane at the intersection of Webb Rd. and Hwy. 41 to ease turning south. Charlie Waite stated there is also .93 acres dedicated to Webb Rd. for future right of way expansion.

A sketch plan document was shared with the commissioners which showed a potential layout of lots, architecture of houses, types of fencing, etc. Mr. Waite stated that the types of homes going into Stephenson Farms were custom homes and a similar development they have done is The Springs in Murfreesboro. He is happy to meet anyone there to take a look at the quality of homes they require. He also stated that he has been in negotiations with the developer of Winterbrook, a bordering development whose access is from College Grove Rd., about construction access. He also would like to work with the other developer as it relates to a joint step system among other things. Because the approximate 20 homes proposed in Phase 4 of the development (3-4 years away approximately) are not accessible from Webb Rd., they are hoping to come to an agreement allowing access to this part of the property through Winterbrook's development. This would also mean the step system for Stephenson Farms would be accessed from College Grove Rd. If this did not take place, a maintenance bridge would connect the step system across to Phase 4. Each development would have its own step system with Stephenson Farms ultimately being maintained by the city, if Winterbrook chose to be through the county.

Mr. Waite met with some of the family who had previously owned the property and took them to the graves on property which are near the proposed mail kiosk location. He stated they would clean up the area and place a plaque there.

Mr. Waite stated in Stephenson Farms there would be a berm along Webb Rd. in order to create some privacy. There is a fencing issue they are addressing in regard to corner lots and is still in the ongoing planning stage. They are nearing completion of engineering as the Army Corp of Engineers has determined the waterways and TN Environmental Controls has also been to the property. Rob Mulchan clarified the 100 year flood plain location was to only include Phase 4 and the Step System. The Step System would follow all county and state guidelines for flood plain builds.

There was a question about where the mailboxes would be located in Phase 4 and Mr. Mulchan stated that because of potential limited access, there would be discussion with USPS about having another small area for those mailboxes on that side of the property.

There was a question about one or two entrances on Webb Rd. and Mr. Mulchan stated that generally most communities wanted two due to potential accidents or disasters. This will afford access to anyone who lives on the community or is there to aid. Most municipalities ask for at least two within a reasonable distance.

Chairman Duke stated his concern of the property accessed by College Grove Rd. not being in the city. This would mean Eagleville would have no control over how the road is constructed. Ms. Riggins stated after discussion with CUD, they would have to build any road to CUD standards and county standards. Chairman Duke and Commissioner Fox both shared their concern with those standards not being equal to Eagleville standards. Mr. Mulchan stated that the only way Phase 4 would be built is if there were city or county roads to get to them. Mr. Fox stated that he agreed however lack of control for curbs, sidewalk, lighting, etc was their concern. Meaning these lots would have a less attractive road to get to them. Mr. Mulchan said in his experience the county engineer does not favor non-curb and guttered roadways. The only way Phase 4 can be built, step system aside, is if Winterbrook is built by county means or city means. Chairman Duke stated that the city's means are not the same as the county's and the county could allow things that are the city would not. It is still in the planning stages so Chairman Duke stated there wasn't need to go into too much detail at this point, they were just voicing concerns. The city can certainly make the road to the development meet the city's standards. If the access to Phase 4 is through another development, that means our citizens (and first responders) will be driving through another development to get to their homes.

Chairman Duke asked Mr. Waite if the lots would meet the minimum 15,000 sq.ft. and 2,500 sq.ft living space requirements and was told yes. The list of development standards provided are all the things that will be put into an ordinance as well as deed restriction and HOA requirements. Ms. Riggins stated she would also like to see in the ordinance that any change the HOA wants to make must require city approval. The development is being approved subject to these provisions therefore cannot be changed without city approval. Chairman Duke stated one style of fencing should be required, preferably estate style, not the vinyl pvc/privacy fence. The farm style fence on the berm and around the estate is okay as well. Mr. Waite does like the ability to choose different styles however he agrees the privacy fence is not desired. Privacy fencing around mechanical things is acceptable. Ms. Riggins stated that a hodgepodge of fencing that can be seen in other developments is not the direction the city would like to go. Commissioner Shanks asked about a standard for the roads and was told a bond would be held by the city as development takes place and once the development is complete, the roads would be turned over to the city. The city does not have to accept the roads unless they meet all requirements. The developer does not want to lose the bond by the city calling in for problems

because it will cost them money. Phase 1 will have a trunk line to the step system that will run across the river with additional attachments to later expand the system. Ms. Riggins stated that there will not be any permits issued until everything is locked down with Phase 4. Chairman Duke stated they have enough information to work for the next meeting.

Mr. Wulchan stated that as residents of Rutherford County they see what the developments look like in the area and that this developer is one of the last ones building custom homes. Mr. Waite stated that they have a few builders they use as well as Haynes Lumber as a partner and will compile a list for the commission. He said they'd also love to have local Eagleville builders as well if anyone would be a good fit.

Ms. Riggins asked about stucco and vinyl and was told there was 15% max allowed vinyl in trim and soffet areas. She would also like a style pinned down so no odd design houses will be there to stick out.

Mr. Waite said he would keep Ms. Riggins posted on any pending issues.

Motion to Continue to next meeting: Commissioner Greg Fox  
Seconded by: Councilman Chris Hendrix  
Motion passed: 5-0

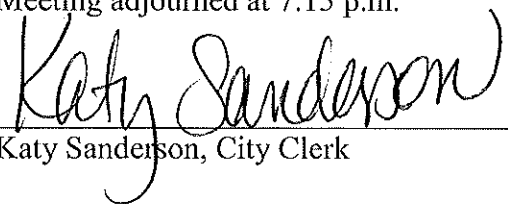
**b. Approve or Deny 2023 Planning Commission Meeting Calendar.**

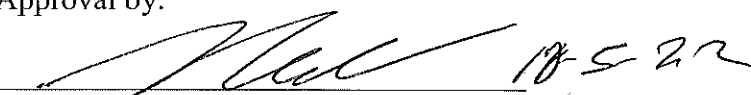
Motion to Approve: Commissioner Greg Fox  
Seconded by: Councilman Darren Shanks  
Motion passed: 5-0

**CITY MANAGER COMMENTS**

**ADJOURNMENT**

Motion to Adjourn: Chairman Nick Duke  
Meeting adjourned at 7:15 p.m.

  
Katy Sanderson, City Clerk

Approval by:   
Chairman Nick Duke

Date minutes were approved: 12/5/22