

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Monday, February 3, 2025 – 6:30pm**

**1. CALL TO ORDER**

Chairman Derrick Lynch called the meeting to order at 6:37 p.m.

**2. ROLL CALL**

The roll was called by City Recorder Christina Rivas.

**PRESENT:**

Chairman Derrick Lynch  
Secretary Justin Bryant  
Councilman Chris Hendrix  
Commissioner Darren Shanks

**ABSENT:**

Commissioner Erik Hurter

**STAFF:**

City Manager Hellyn Riggins

City Recorder Christina Rivas

**GUESTS:**

Jeff Turner

Rob Molchan

Roger Jenkins

**3. CITIZEN COMMENTS**

There were no speakers.

**4. MINUTES/OTHER BUSINESS**

**a. Approve or Deny Minutes of Planning Commission Meeting of January 6, 2025**

Councilman Chris Hendrix moved to approve the minutes.

Secretary Justin Bryant seconded the motion.

The **MOTION** passed 4-0.

**5. DESIGN REVIEW RECOMMENDATIONS**

**a. Review and Approve/Deny Design Review Committee's Recommendation to Planning Commission for New Fencing and Re-painting of Building at Turner Machine, 1169 S. Main Street.**

Chairman Derrick Lynch stated that the Design Review Committee approved the colors and the six-foot chain-link fence. He then, drew the commission's attention to the packet and noted the two-tone gray colors.

Mr. Jeff Turner of Turner Machine stated that there may be some panels or wainscoting with the two-tone gray.

City Manager Hellyn Riggins noted for the record, that Mr. Turner offered to rescind his request for barbed wire.

Chairman Lynch queried for a motion.

Commissioner Darren Shanks moved to approve the Design Review Committee's Recommendation for the new chain link fencing without barbed wire and repainting of the building at Turner Machine, 1169 S. Main Street.

Councilman Chris Hendrix seconded the motion.

The **MOTION** passed 4-0.

Chairman Lynch moved Item 7a ahead of Item 6.

**7. NEW BUSINESS**

**a. Review and Approve/Deny Turner Site Plan Amendment**

Councilman Hendrix moved to approve the Site Plan Amendment with the chain link fence without the barbed wire, noting that the building will also be repainted as per approval of Design Review.

Commissioner Shanks seconded the motion.

The **MOTION** passed 4-0.

**6. OLD BUSINESS**

**a. Review and Approve/Deny Winterbrooke Manor Preliminary Plat (continued from January 6, 2025 meeting)**

Chairman Derrick Lynch recused himself from this item. Secretary Justin Bryant lead the discussion.

City Manager Hellyn Riggins summarized the issues:

1. There is not enough water pressure to have hydrants; City regulations require fire hydrants.
  - a. Consolidated Utility District (CUD) has to negotiate agreements with all property owners to the north of River Eagle Road in order to provide water to all of the properties seeking development. The purpose of the agreements is to share the cost of enlarging the water lines for increased capacity.
  - b. She read, for the record, City Engineer Will Owen's recommendations: Mr. Owen's concern is for the timing of the improvements noting that the earliest (per documentation provided to him from the developer) the water line will be installed is 2 years from now. Other than working out a solution to water hydrants and ensuring there are sewer agreements with all parties (including the City) are in place, his staff notes have been addressed on the preliminary plat. Construction plans will be reviewed later.
  - c. If all agreements with water are executed, planning may consider approving the plat with the understanding that no building permits could be issued until hydrants were operational, and and work done would be at developer's risk.
2. Winterbrooke Manor plans to tie into the sewer system with Stephenson Farms, which is affected by the following issue. An agreement is still needed with all parties.

Ms. Riggins addressed the Staff Notes, noting that Mr. Rob Molchan of Site Engineering Consultants (SEC) responded to all of the items listed. She drew attention to a few specific points:

1. Note 8: Street signs are decorative and in compliance with City Ordinance.
2. Note 12: Rip rap at the detention pond is acceptable provided the residents cannot see it and not visible from the street. Otherwise, it will need to be brought before the Planning Commission.

Mr. Molchan addressed Note 13 (Photometric Plan), stating that lighting placement was also contingent on where Middle Tennessee Electric (MTE) designates placement. He noted that lighting is usually placed at the property line in order to access the pole boxes and transformers.

Ms. Riggins stated that all (MTE, Mr. Molchan and the City) were in agreement that the intention is to ensure that all areas have sufficient lighting to mitigate hazards.

Ms. Riggins continued with Note 14, stating that she will have Fire Chief Jonathan Armstrong review the locations of the fire hydrants again.

Secretary Bryant confirmed that Ms. Riggins accepted the changes and that all Staff Notes were addressed. Ms. Riggins concurred, citing that the applicant is aware that the fire hydrants must be addressed or the request will be denied. She stated that all notes have been addressed except the sewer, for reasons already discussed.

Commissioner Shanks questioned the applicant their reasons for hastening the approval when the sewer issue has not been resolved.

Owner Applicant Roger Jenkins responded:

- The system was designed accordingly based on discussions with CUD when they began this project years ago.
- His plans were now caught in the midst of CUD's changes.
- He has been committed to this project for five years and is losing thousands of dollars, monthly, as he cannot proceed without Preliminary Plat approval.
- The system was designed for Stephenson Farms and Winterbrooke Manor.

Ms. Riggins stated that the step system was approved for Stephenson Farms, only.

Mr. Jenkins continued citing that the design if for a joint system. Ms. Riggins stated that it was submitted to Tennessee Department of Environment and Conservation (TDEC) for Stephenson Farms. Mr. Jenkins stated that it was designed as a joint system due to the feedback that he received.

Ms. Riggins noted that even with Preliminary Plat approval, his partners would know that at this time, the property does not have a sewer system and would not be able meet those obligations.

Commissioner Shanks stated that this was a difficult situation, as he understands the applicant's concerns, however this is also a gamble for the City. He asked Mr. Jenkins what his next steps were.

Mr. Jenkins replied that Celebration Homes will purchase and develop the property contingent on Preliminary Plat approval.

Ms. Riggins answered that the should the developer begin construction and no water agreement is worked out, or a sewer agreement,...some could try to hold the city liable.

Mr. Jenkins stated that he would be amenable to a hold harmless agreement.

Councilman Hendrix asked if Mr. Jenkins had a deadline to meet. Mr. Jenkins stated that he had extended the deadline several times and that he and Celebration Homes have a contract that must have an approval by the latter part of March.

Ms. Riggings cited that the Commission meets again in 28 days and this could be extended for that amount of time to see what developments are made during that time. She added that a hold harmless agreement would have to be negotiated by the City Attorney.

Commissioner Shanks stated that an agreement would need to be in place prior to a vote.

Ms. Riggings stated that she wants to see this subdivision come to fruition and is frustrated by this issue. She noted, however, that she must protect the City and continue to work toward a solution.

Secretary Bryant stated that he understood both sides, but felt the item should be deferred to the next meeting.

Commissioner Shanks stated that a legal document which holds harmless the City of Eagleville needed to be prepared by the City Attorney for the March 3, 2025 meeting. Ms. Riggings stated that she would work with the attorney.

Mr. Jenkins requested that Mr. Waite and Stephenson Farms are in agreement. He stated that he wanted to be involved in every subsequent meeting, as this a joint system.

Ms. Riggings stated that she would keep that in mind, though she could not commit to it, as she could not speak for the other parties involved.

Commissioner Darren Shanks moved to defer the Winterbrooke Manor Preliminary Plat to the Planning Commission's March 3, 2025 meeting with the understanding that both the City and the applicant have agreed to this deferral as on record.

Councilman Chris Hendrix seconded the motion.

The **MOTION** passed 3-0 with Chairman Lynch abstaining.

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

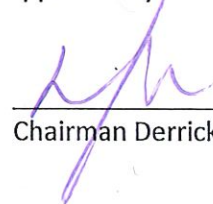
**a. Update on future agenda items**

City Manager Hellyn Riggings stated that she will work with Mr. Molchan on the Moore Property regarding the hydrant and step systems. She cited that is known that the sewer system must be properly addressed.

**9. ADJOURNMENT**

Chairman Lynch adjourned the meeting at 7:27 p.m.

Approved by:

  
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Chairman Derrick Lynch

Submitted by:

  
\_\_\_\_\_  
City Recorder Christina Rivas

Date minutes were approved: 3/3/2025