

**Minutes of the
Special City Council Joint Planning Meeting
Eagleview City Hall, Eagleview, TN
Monday, July 10, 2023 – 7:00 PM**

COUNCIL MEMBERS

Mayor Chad Leeman	P	Vice-Mayor Bill Tollett	P
Councilman Chris Hendrix	P	Councilman Ryan Edwards	P
Councilman Brandon Emamalie	P — arrived at 7:08	Councilman Jason Blair	P
Councilman Craig Campbell	P		

PLANNING COMMISSION MEMBERS

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

LONG RANGE PLANNING COMMITTEE

Hellyn Riggins, City Manager	P	Eddie Crosslin	P
Nick Duke	P	Will Owen, City Engineer	A
Craig Sewell	P		

STAFF

Hellyn Riggins, City Manager	P	Jonathan Armstrong, Fire Chief	P
Katy Sanderson, Acting City Recorder	P	David Breniser, Police Chief	P
Steven Aymett, City Attorney	P		

GUESTS

CALL TO ORDER

The meeting was called to order at 7:05 p.m. by Mayor Chad Leeman.

MAYORS WELCOME

Mayor Leeman welcomed everyone in attendance to the meeting.

ROLL CALL

Roll was called by Acting City Recorder, Katy Sanderson.

ANNEXATION

Councilman Emamalie arrived.

City Manager, Hellyn Riggins reminded everyone where the urban growth boundary lies. These are the boundaries set by the county that are not in our city limits but are within our rights to annex. The city also patrols these areas. The county has all of the area zoned around Eagleville as RL which is 1 acre. Until recently, there was a caveat that stated if there is water and sewer on the property, it could drop down to 15,000 sq.ft.. In December the County Commission deleted that in its entirety. The county now requires anyone wanting smaller lots to come in for a rezoning. Rezoning has a higher burden to prove as well as requires a public hearing. (For example, roads and infrastructure being suitable and change of character within an area.)

Mayor Leeman and Attorney Aymett have met with County Mayor Carr to discuss overall density in Eagleville's Urban Growth Area. Mayor Leeman is interested in what is happening in our city specifically because of the push of developers from Williamson County. Developers from Williamson County are interested in coming to this end of Rutherford County because the acreage requirements are less. Discussion will continue with the county on this matter.

Ms. Riggins asked for direction in sharing information with developers and builders as they come into the community and also those wanting to be annexed.

Vice Mayor Tollett stated it seemed in order for the city to have more say in the development, annexation seems to be the option. As the builders continue to expand, the people who move into the area will be using the city's roads and attending the school. It makes sense for the city to collect the tax dollars on the properties to help pay for these things which leads to annexing. Ms. Riggins mentioned the emergency services will be used as well whether they are annexed or not.

Ms. Riggins stated that developers look for incentives to be annexed and if the city is trying to maintain the county's 1 acre minimum. Ms. Riggins also mentioned that she will be meeting with the county planner Doug Demosi in the near future to discuss annexation.

Ms. Riggins stated the Webb Road development and College Grove development tie into each other. Webb Road has property on both sides of the Harpeth River with 20 of the lots located on the side abutting the College Grove Property. In order to reach those lots, homeowners will need to drive through the College Grove development. The College Grove property owner is currently working through the process of annexation with hopes of selling the property to a developer. These properties are discussing combining a Step Plant into one but no commitment has been made at this time.

There is still no interlocal agreement with the county regarding Webb Road.

IMPACT FEES

In order to adopt development fees, a study must be performed. To do a study in Eagleville it could close to \$100,000. The development fees must be based on what improvements would be

needed in the city due to a particular development taking place. There would need to be significant development, such as neighborhoods, for the study fees to make sense. Ms. Riggins and Consultant Mike Walker will continue to research how and if this could work for the city before presenting any findings to the Council.

DEVELOPMENT

Long Range Planning Committee member Craig Sewell spoke to the history of trying to plan the city's development as much as possible over 20 years ago with the city administration. He feels like the position in Rutherford County is that if a developer comes in and meets all the qualifications and laws, the development must be approved, even the 6,000 sq.ft. lots. The developers are looking for a return of investment. In addition to lot size being an enticement for developers, making the process of developing/requirements and timeframe move faster is a large enticement. Right now it can take 18 months before a builder can even go horizontal with infrastructure.

Mr. Sewell stated he feels like the city being tasked with talking over the sewer from CUD is in the not so distant future.

The Mayor brought up keeping Eagleville's K-12 school the same. He stated that he stresses at meetings with the county they understand the City of Eagleville is committed to retaining a K-12 school.

The consensus between all parties present is the desire to keep the culture as it is in Eagleville. One way to do this is to make sure our PRD (Planned Residential Development) standards lead to quality not quantity. Density is also key to maintain culture.

MAYOR'S AND COUNCIL'S CLOSING REMARKS

The Mayor and Chairman Duke agree the Planning Commission and Council seem to be on the same page about development and annexation this time. The Mayor also expressed his thanks to the Long Range Planning Committee and Planning Commission for their continued service to the city.

Reminder to Council from Ms. Riggins that there will be a Work Session on Thursday, July 13th.

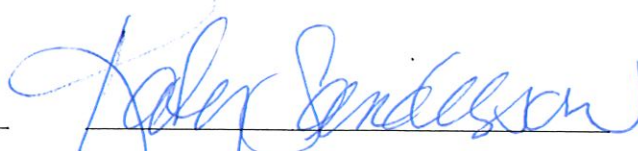
ADJOURNMENT

Adjourned by Mayor Chad Leeman.
The meeting ended at 8:15 p.m.

Approval by:



Mayor Chad Leeman



Acting City Recorder Katy Sanderson

Date minutes were approved: August 22, 2023