

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, March 2, 2026 – 6:30pm**

1. CALL TO ORDER

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

2. ROLL CALL / DETERMINATION OF QUORUM

City Clerk Katy Sanderson called the roll.

PLANNING COMMISSION

PRESENT:

Chairman Derrick Lynch
Councilman Chris Hendrix
Commissioner Darren Shanks

ABSENT:

Secretary Justin Bryant
Commissioner Erik Hurter

STAFF:

Hellyn Riggins, City Manager/Planner

Katy Sanderson, City Clerk

3. CITIZEN COMMENTS

Kyah Richards, owner of Sorelles, wanted to give an update on the progress toward compliance regarding the upstairs portion of the restaurant. She provided photos and stated:

- A cased opening was cut into the wall immediately to the right of the entry door. A header was added as requested and was approved by Rutherford County Building Codes.
- Exit signs will go up this week
- Fire Chief told her that he would come out to ensure there isn't anything else needed to satisfy his requirements
- She still needs to remove the storm door and switch the existing door that leads directly upstairs to outward swinging.

Ms. Richards requested to use the City's engineer for the required weight load clarification and was told by Chairman Derrick Lynch that it would be a conflict of interest to use the City's engineer. She stated she has been Googling engineers because she doesn't know any and is being told the cost is upwards of \$3,500. She then asked if there was anyone the City could recommend. Chairman Lynch stated it will be discussed when her topic comes up later in the meeting and encouraged her to stay until that time.

4. MINUTES/OTHER BUSINESS

- a. **Approve or Deny Minutes of Planning Commission Meeting of February 6, 2026**

Councilman Chris Hendrix moved to approve the minutes of February 6, 2026.
Commissioner Darren Shanks seconded the motion.
The **MOTION** passed 3-0.

5. DESIGN REVIEW RECOMMENDATIONS

a. Approve or Deny sign for Studio 18 at 15430 Hwy 99, Zoned C-2

City Manager Hellyn Riggins stated Design Review recommended the sign for approval. She then described the sign design as beige with black lettering. It is made of vinyl/composite plastic, similar to the previous business sign that had been installed at this location. It will be installed in the same location as the previous sign and will utilize the existing lights over the sign. They will also install an address sign on the building at the request of the Fire Department. Once approved, a permit will be required for the sign to be installed.

Commissioner Shanks moved to approve the sign for Studio 18 at 15430 Hwy 99 - Zoned C-2

Councilman Hendrix seconded the motion.

The **MOTION** passed 3-0.

Chairman Lynch stated that the meeting would then address the City Manager report so the discussion could be made regarding Sorelles.

6. CITY MANAGER/CITY PLANNER REPORT

City Manager Hellyn Riggins stated that the information she provided is just an update through email correspondence she has had with Kyah Richards.

- Ms. Riggins confirmed the large cased opening between the two doorways has been completed which allows the upstairs to function as one business with the restaurant.
- Previously it was stated that there might need to be a second egress from upstairs. After coordinating with the Eagleville Fire Chief and Tanya Bell and Mark Stone from the Rutherford County Codes Department, that has been determined as unnecessary. The door to bar area must swing out and other existing doors downstairs will suffice.
- Ms. Riggins expects to receive the documentation from the county with their approval of the completed work.
- The exterior door that leads directly to the stairs with the waiting area will need to swing out and Ms. Richards will need to remove the current storm door.
- Ms. Riggins stated that the City's engineer does not design for private entities that he then has to review due to liability. The City requires that a separate engineer come in and determine the weight load and capacity and our engineer review it. This means the liability falls to the engineer who sets the standard for the project.

Chairman Derrick Lynch stated that he was pleased that the project was moving forward

even if it didn't meet the March 1, 2026, deadline. He stated that he would like there to be more communication from the business owner to the City Manager regarding what is going on. He mentioned that because the deadline was missed, either the business should close while they bring everything into compliance or the deadline should be extended.

Ms. Riggins stated that because progress was made regarding the following items, a new deadline was satisfactory to her.

- the egress opens outward (flow of traffic)
- cased opening
- doors swinging outward
- limited capacity of 10 until approved by the engineer
- exit signs

Ms. Riggins wants to be clear that the City does not want to take ownership in the weight load before it is established but that the City is working to accommodate an Eagleville business that they want to be successful.

Kyah Richards stated that she will be in touch with an engineer the following day to ask when someone can come out. She will get the exit signs up and the doors switched the following day as well.

Ms. Riggins stated that she will provide an update at the April 6, 2026 meeting.

Commissioner Shanks moved to extend the Compliance Deadline for Sorelles Restaurant to the April 6, 2026 Planning Commission meeting while waiting for the weight load determination from an engineer and abiding by the 10-person limited occupancy.

Councilman Hendrix seconded the motion.

The **MOTION** passed 3-0.

Chairman Lynch stated that the meeting would then address New Business.

7. NEW BUSINESS

a. Discussion of Recreational Vehicles

City Manager Hellyn Riggins shared that twice a citizen has spoken to the council requesting regulations be set for recreational vehicles i.e. campers. The Council asked that it be presented to the Planning Commission so the Commission could determine if regulations were necessary and if so, what the regulations should be.

Chairman Derrick Lynch stated that he would not want to regulate recreational vehicles as long as they were not parked on the street or being lived in. Ms. Riggins stated that she periodically gets reports of people living in a camper or even connecting the camper waste to our sewer system. But other than correcting those instances, there have not been many complaints. Commissioner Darren Shanks agreed and then Chairman Lynch stated he feels they should have the same regulations as any motor vehicle. Commissioner Shanks stated that regulations like that are what Home Owner Associations (HOA) are for.

Ms. Riggins mentioned that she will make sure regulations provide that only the current property owner can park a recreational vehicle on his/her own property for any extended length of time.

Ms. Riggins stated that currently she thinks they are held to the same standards as motor vehicles. She will review the regulations and confirm that. Once confirmed, she will let the Council know that if recreational vehicles are held to the same standard as motor vehicles, the Commission sees no need in additional regulations.

8. OLD BUSINESS

a. Review and Recommend to City Council Ordinance 2026-001 AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION AND CREATING SPECIFIC CRITERIA IN ANTICIPATION OF ANNEXATION OF PROPERTY KNOWN AS PARCEL 120 04600, APROXIMATELY 98.21 ACRES, PROPERTY IMMEDIATELY SOUTH OF COLLEGE GROVE ROAD AND WEST OF HIGHWAY 41A, CURRENTLY OWNED BY SALEM CREEK PARTNERSHIP

City Manager Hellyn Riggins stated that she was bringing this to the Commission for a recommendation for the Council to consider the criteria for the development within the annexation. Ms. Riggins asked that if the Commission saw anything she needed to revise, to let her know before the first reading at the March 26, 2026 Council meeting. The developer is bringing the property into the City as an R-1 zone that is a 2 acre minimum and will remain vacant land for a while. For now, the intent is to create large lots within the parcel. The developer may come back later to request a rezoning for commercial on the corner of College Grove Rd. and 41A North or possibly to create some smaller lots to connect with the future Winterbrook development. Winterbrook's development plan shows some of the streets ending against the Salem Creek Property so there may be interest in connecting those streets to smaller lots like those in Stephenson Farms. Chairman Derrick Lynch asked for confirmation that any streets added later will be in full compliance with City standards and Ms. Riggins stated they would be.

Chairman Lynch asked about the tree size noted at the end of the ordinance. Ms. Riggins stated it was something from a previous ordinance regarding property with smaller lots but expects there to be a nice amount landscaping for two acre lots in general. Ms. Riggins mentioned that hopefully the HOA will add additional requirements to ensure all the properties look nice. She also stated that according to building code, the yard must be graded and stable (grass), before receiving the certificate of occupancy.

Commissioner Shanks moved to recommend Ordinance 2026-001 to City Council.


Councilman Hendrix seconded the motion.

The **MOTION** passed 3-0.

9. ADJOURNMENT

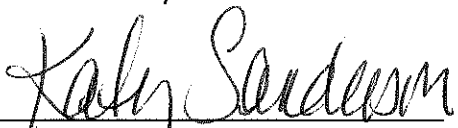
Chairman Lynch adjourned the meeting at 7:08 p.m.

Approved by:




Chairman Derrick Lynch

Submitted by:



City Clerk, Katy Sanderson



Date minutes were approved: