

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

1. CALL TO ORDER

Chairman Derrick Lynch called the meeting to order at 6:49 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
Commissioner Erik Hurter

ABSENT:

Commissioner Darren Shanks
Councilman Chris Hendrix

STAFF:

Hellyn Riggins, City Manager/Planner

Katy Sanderson, City Clerk

3. CITIZEN COMMENTS

- Dan Tito came forward and asked if there was a restaurant approved or denied for the property 147 N. Main St. If it was denied, was it denied due to parking or sewer. City Manager Hellyn Riggins stated there has been no application for any use on that lot. There has been discussion between the applicant and the Council regarding what the Council would like to see as potential uses there. She believes that will be on the Council's Work Session Agenda on Thursday, July 9, 2026.
- Mr. Tito then wanted to reiterate the need for Eagleville to control the development with Pulte as the other Pulte developments in the county have smaller lots with a higher density and that is not good for Eagleville.
- Jason Linden stated that he would like the City to make sure that all entrances to the Pulte development are on Hwy 41A and not on John Windrow Road. Ms. Riggins stated that is one of the requirements the City is asking of Pulte.
- Ms. Riggins went on to explain how the annexation process works. The zoning ordinance says if you meet the size lots, setbacks, sidewalk and road requirements, the City cannot deny you developing a property that is already zoned in the city. Annexation is the only way the City can control a development because we set the criteria we will annex under and if the developer doesn't meet that, we can deny the annexation. This is the only tool that gives the City the ability to request the type of house, size of house and even color of house in a development. Therefore she takes full advantage of sitting with developers to get

the best product possible for Eagleville. The current ordinance is six pages of specific requirements in order for the property to be annexed. Chairman Derrick Lynch stated that Ms. Riggins has worked hard with Pulte and that Pulte has been accommodating to the City as well. Eagleville is enticing so people are coming and the Planning Commission and Council are doing the best they can in a case of development coming and being unable to stop it. Ms. Riggins added that if the land is selling, people are coming.

- Zeke Watkins asked how many houses have been proposed for the Pulte development. Ms. Riggins stated that it is 144.
- Julia Edison asked if Pulte has plans to address the removal of trees and any potential flooding issues, Ms. Riggins stated that Pulte will go through a fully vetted engineering process and have a hydrology plan that will be submitted to the City's engineer for approval. Ms. Edison then asked how the land is perking. Ms. Riggins stated that there will be a Septic Tank Effluent Pumping (STEP) system for the development that will handle 144 houses with 4-5 bedrooms.
- Ms. Edison stated that there needs to be more police in her area. Ms. Riggins stated that we have the appropriate number of officers for our size and do our best to try to cover all areas daily.

4. MINUTES/OTHER BUSINESS

a. Approve or Deny Minutes of Planning Commission Meeting of June 1, 2026

Secretary Justin Bryant moved to approve the Planning Commission minutes of June 1, 2026.

Commissioner Erik Hurter seconded the motion.

The **MOTION** passed 3-0.

5. DESIGN REVIEW RECOMMENDATIONS

a. Approve or Deny Sign Recommendation for Wayne Brothers Co. at 2055 S. Main St.

City Manager Hellyn Riggins stated that the Design Review Committee did not have a quorum so the Planning Commission will not have a recommendation from them regarding the sign. There is a photo of the proposed sign that meets all regulations.

Secretary Bryant moved to approve sign for Wayne Brothers Co. at 2055 S. Main St.

Commissioner Hurter seconded the motion.

The **MOTION** passed 3-0.

6. OLD BUSINESS

No old business

7. NEW BUSINESS

- ##### **a. Approve or Deny Recommending to Council a Resolution to Annex and Adopt a Plan of Service for Parcel 120.02300, Eagleville, Tennessee 37060 (Moore Property)**

Chairman Derrick Lynch stated that he feels good about the requirements. Commissioner Erik Hurter stated that everyone on the Planning Commission has lived in Eagleville for at least 15-20 years so they understand the desire to live here. The key takeaway is if the City doesn't annex this, it is completely out of our control. We have zero opportunity to do anything about anything relating to the property or traffic or street if we don't annex it. Growth is inevitable no matter where you are and you can only hope to have smart growth. By annexing this property, it allows us to direct smart growth. It is wise to annex from a planning perspective. Chairman Lynch stated that they are always open to any better solutions.

Commissioner Hurter moved to recommend to Council a resolution to annex and adopt a pan of service for parcel 120.02300, Eagleville, TN 37060.

Secretary Bryant seconded the motion.

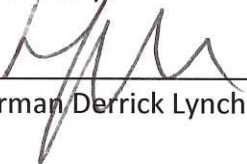
The **MOTION** passed 3-0.

8. CITY MANAGER/CITY PLANNER REPORT

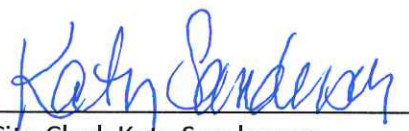
9. ADJOURNMENT

Chairman Lynch adjourned the meeting at 7:03 p.m.

Approved by:


Chairman Derrick Lynch

Submitted by:


City Clerk Katy Sanderson


Date minutes were approved