



EAGLEVILLE CITY COUNCIL WORK SESSION AGENDA

Eagleville City Hall
Thursday, March 12, 2026

108 South Main Street
7:00 p.m.

Prior to meeting, please silence all electronic devices.

- 1) **MAYORS WELCOME and CALL TO ORDER** – Mayor Chad Leeman
- 2) **ROLL CALL** – City Recorder Christina Rivas
- 3) **DISCUSSION**
 - a) Eagle Scout Project Proposed for Ronnie Hill Memorial Park by Brendan Tomlinson.
 - b) Review Recommendations of the Eagleville Planning Commission for Ordinance 2026-001 Zoning Amendments.
 - c) Review Recommendations of the Eagleville Planning Commission for Ordinance 2026-003 An Ordinance Amending TITLE 16, SECTION 16-112 of the EAGLEVILLE MUNICIPAL CODE: STREET ACCEPTANCE POLICY.
 - d) Planning Commission’s Report Regarding Zoning Regulations for Recreational Vehicles.
 - e) Review Petition and Plan of Services for Annexation of Parcel #120 02300.
 - f) Proposal for Repairing the Cap Stones at City Hall.
- 4) **NEW BUSINESS**
- 5) **ADJOURNMENT**

ITEM 3a

Eagle Scout Project Proposed for Ronnie Hill Memorial
Park by Brendan Tomlinson

Eagle Scout Project - Porter Tomlinson

From BRENDEN TOMLINSON <btomlinson281@student.rcschools.net>

Date Sat 12/20/2025 9:07 AM

To Hellyn Riggins <hriggins@eaglevilletn.gov>

Cc Jonathan Tomlinson <jwtomlinson@yahoo.com>; Merissa Tomlinson <Merissa.Tomlinson24@rcschools.net>; bportert@icloud.com <bportert@icloud.com>

[EXTERNAL EMAIL] CAUTION: This is an external email that originated from outside our email system. Do not click links or open attachments unless you recognize and trust the sender. If in doubt, call sender at a number you already know before clicking links or attachments.

Hello Ms. Riggins,

My name is Porter Tomlinson. I am a student at Eagleville School and a Life Scout of local Boy Scout Troop 441 based out of Christiana. I am currently deciding what my Eagle Scout project should be and would like to do it here in Eagleville to give back to my community.

An Eagle Scout project is a leadership project that requires the leader to plan, guide, and build a project with the help of other scouts and friends.

I believe that Mayor Leeman and Mr. Vaughn have been in touch with you regarding my idea of installing exercise equipment around the track of Eagleville Park. In order to do this, financially, I've been told that applying for grants would be my best option and maybe you could help? If we are unable to secure the financial portion of this project, I would ask if there are any additional projects I could offer to help with in beautifying/helping the city.

Would you be able and willing to meet after the new year to discuss further?

Thank you for your time and consideration.

Porter Tomlinson
Bportert@icloud.com
615-712-0785

ITEM 3b

Review Recommendations of the Eagleville Planning
Commission for Ordinance 2026-001 Zoning Amendments

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

Whereas, Section 5.080 of the Eagleville Zoning Ordinance allows for Planned Developments and Section 5.081 specifically addresses Planned Residential Developments; and

Whereas, the Eagleville Planning Commission has reviewed criteria for Parcel 120 04600 and recommends the property be annexed and zoned R-1 PRD with following as requirements in addition to the requirements of 5.080 and 5.081 of the Eagleville Zoning Ordinance for any development on this property; and

Whereas, the Eagleville City Council desires to accept the recommendation of the Eagleville Planning Commission by setting specific criteria in addition to the requirements of Eagleville Zoning Ordinance Sections 5.080 and 5.080 (and other relevant criteria in the Zoning Ordinance) for Parcel 120 04600 owned by Salem Creek Partnership, or any future Development located at this parcel as a binding agreement for Annexation;

NOW THEREFORE, BE IT ORDAINED by the City of Eagleville, Tennessee City Council that the Parcel 120 04600 being annexed by the City of Eagleville be zoned R-1/PRD and the following criteria shall be applied and required when reviewing any subdivision or development submitted for **Parcel 120 04600**.

General Requirements

1. All homes shall be a minimum of 3 bedrooms with a maximum number of 5 bedrooms per house based on STEP capacity.
2. Entrances off Highway 41A will have new entrance signage consisting of masonry or wood, and may have some metal materials. The signage will be anchored by landscaping.
3. Solid waste collection will be handled by a private company to be paid by the HOA or resident.
4. If mail service is not provided by individual mail boxes, mail service will be provided via a Centralized Cluster Box Unit with a roof structure, that is to be approved by the USPS and maintained by the HOA. The Centralized mail kiosk for the development must be

completed and operational prior to any homes receiving their certificate of occupancy. If individual mailboxes are allowed by the USPS, they shall be decorative in nature with the design consistent throughout the neighborhood, and approved by the Planning Commission.

5. Parking areas on common open space lots, including mailbox area, shall be private and maintained by the HOA, and shall be paved.
6. Each home shall be on its own lot of record and sold fee simple.
7. Before any individual lots are sold outside of Salem Creek Partnership, or any house is constructed, there must be access to a STEP system. The first phase will include all roadway improvements proposed for the lots, as well as access to the STEP System via a City approved access.
8. Any STEP system constructed must be approved by the City of Eagleville, and then turn over to the City to maintain and receive all revenue billing from the treatment of the STEP system.
9. All amenities and open spaces shall be constructed within the phase they are shown and must be operational prior to the recording of the final section's plat.

Development Standards

1. Parking for the residential units will comply with the City of Eagleville requirements, with a minimum of each lot having at least 4 paved parking spaces per lot (outside of garage), with no more than 2 of the outdoor spots being in tandem.
2. Each home shall have a minimum two car side entry (non-street facing) garage with decorative garage doors. In cases of a corner lot, it is understood that one side may have a garage facing one of the streets. Garages must be proven to the Planning Commission that the size does indeed hold two average size vehicles. Homes with two car garages are also permitted to have a one bay detached or attached garage that is permitted to face the street. The street facing garage shall have a decorative garage door that matches the main side entry garage doors, and the architecture and materials shall be consistent with the house. The secondary garage must be approved by the HOA if not submitted with the original permit.
3. All lots shall have concrete driveways wide enough for 2 vehicles, with a minimum width of 16-feet and a minimum depth of 35-feet.
4. Only in-ground pools shall be permitted with fencing to meet Development Standards. Pools must meet requirements of the City's Zoning Ordinance pertaining to setbacks.

5. All HVAC units shall be screened from public R.O.W.s with landscaping. HVAC units shall be placed at the side or rear of each residence.
6. Private lots with fences shall only use Estate Style iron or aluminum fencing. Fencing on lots shall only be allowed in the side and rear yards. Corner lots may have a fence on the street side of which the house does not face and shall not exceed into the required front setback.
7. All fencing in the amenity areas and open spaces shall be consistent with fencing allowed in the subdivision, or as otherwise approved by the Planning Commission.
8. Sidewalks, compliant with ADA and City of Eagleville standards, shall be on both sides of the streets internal to the subdivision.

Streets and Infrastructure

1. Decorative streetlights shall be provided along all roadways to add character and continuity to the neighborhood. Adequate lighting for safety will be designed to meet Middle Tennessee Electric (MTE) standards at a minimum for light poles along public streets. Electric billing for lighting, mail kiosks, entrance features, irrigation and other supplemental amenities shall be paid by the HOA.
2. Electric Service will be provided by Middle Tennessee Electric.
3. All electric, communications line extensions and other utilities constructed to provide service to the development shall be underground throughout the entire subdivision.
4. Street signs and traffic signs will be “decorative” and approved by the Planning Commission.
5. The HOA will maintain all common areas.
6. Water service will be provided by Consolidated Utility District. The developer will be responsible for extending the waterline into the site for domestic and fire protection. Water service (availability and pressure) must be approved by the City Planner and/or Eagleville Fire Department. Hydrants are required that meet CUD standards.
7. Sanitary sewer services will be provided by CUD or another Eagleville-Approved Wastewater Company via an on-site STEP System. The developer is responsible for the installation, and upon its completion, ownership shall be turned over to the City of Eagleville to own and maintain.
8. All streets will be public rights of way, and built with rollover integral curb and gutter, and built to City required standards.

9. Any portion of the property that lies within a 100-year Floodplain per FEMA Flood Maps shall have an established BFE by developer's engineer and shall be in accordance with TDEC and the Corps of Engineers requirements, along with the City of Eagleville's flood plain ordinance.
10. Prior to construction, a complete and thorough design of the stormwater management system and facilities will be completed.

Architecture

1. Building heights shall not exceed 35 feet in height.
2. Homes will be 2,500 square feet or greater, and have 1, 2 (or 3) stories.
3. Any single-story homes shall have architectural elements which allow the home to blend into the larger homes with peaked roofs, dormers or other elements adding height to the single-story homes.
4. All the homes will have eaves.
5. All homes will have a concrete patio area at the rear of the home.
6. All homes will be located on individual lots of record.
7. Accessory Buildings will complement the house with the same or similar materials. No metal buildings will be permitted. Accessory Buildings must be approved by the HOA if not submitted with the original building permit.
8. Houses and other buildings will be comprised of alternating home styles, materials and colors but that are complimentary to each other.
9. Building Materials – All Elevations: Only allowed to have Masonry (Brick, Stone, Cement Board Siding) and Cement Board Siding in the Dormers/Gables. Vinyl Only Permitted in Trim & Soffit Areas (10% maximum per side and for whole building).

Bulk Requirements

1. Minimum lot size 2 acres or 87,120 square feet.
2. Minimum lot frontage – 90 feet (except lots located within the arc of the cul de sac may be reduced to 45 feet)
3. Minimum lot width – 90 feet (except lots located within the arc of the cul de sac may be reduced to 45 feet)

4. Minimum Front Setback – 60 feet – for all structures (except pools – see Eagleville Zoning Ordinance).
5. Minimum Front Setback for corner lots – Both 60 and 60 feet - for all structures.
6. Minimum Side Setback – 30 feet for all structures (except pools – see Eagleville Zoning Ordinance).
7. Minimum Rear Setback – 25 feet - for all structures (except pools – see Eagleville Zoning Ordinance).

Landscaping Characteristics

1. On common open space lots, a minimum of 10-feet of landscape area shall be provided between a parking area and all adjacent property lines.
2. On common open space lots, parking areas shall be screened from public rights-of-way by use of landscaping and/or berms.
3. The frontage along Highway 41A screened (berm, trees, etc) as approved by the Planning Commission. The purpose of this screening is mostly to avoid views to rear and side yards. Any landscaping provided along Highway 41A shall be designed to not impede the visibility of vehicles entering or exiting the site onto Highway 41A.
4. All above ground HVAC units shall be screened from public R.O.W.'s with landscaping or approved fencing.
5. No utility panels shall be mounted on the front elevation of any home. In cases of two frontages, when no other option is available, the panel may be mounted on the side where the garage is located.
6. On corner lots, builders shall install a minimum of a 3-foot-wide landscape strip along all sides that face/about a public R.O.W. On lots internal to the street block, builders shall install a minimum of a 3-foot-wide landscape strip at the base of the homes that front onto/about a public R.O.W.
7. Landscaping will be in conformance with the City of Eagleville's landscaping ordinance.
8. On corner lots, builders shall install sod at least in all yards that face/about a (proposed) public R.O.W.'s to the back of curb along those streets. On lots internal to the street block, builders shall install sod at least in the front yard to the back of curb along that street the house front onto.
9. Builders shall install one (1) front yard canopy tree with a minimum of 1.5 caliper inches for each lot. Species of tree to be coordinated with Planning Commission.

BE IT ENACTED that this ordinance shall take effect 15-days from and after its final passage, the public welfare requiring it.

Approved:

Chad Leeman, Mayor

ATTEST:

Christina Rivas, City Recorder

Passed First Reading:

Passed Second Reading:

Public Hearing Date:

APPROVED AS TO FORM:

Stephen Aymett, City Attorney

ITEM 3c

Review Recommendations of the Eagleville Planning Commission for Ordinance 2026-003 An Ordinance Amending TITLE 16, SECTION 16-112 of the EAGLEVILLE MUNICIPAL CODE: STREET ACCEPTANCE POLICY

ORDINANCE NO. 2026-003

AN ORDINANCE AMENDING TITLE 16, SECTION 16-112 OF THE EAGLEVILLE MUNICIPAL CODE: STREET ACCEPTANCE POLICY

Whereas, Section 16-112 of the Eagleville Municipal Code describes a policy for Street Acceptance; and

Whereas, Section 16-112 should be expanded for clarity;

Whereas, the Eagleville City Council desires to amend Section 16-112;

NOW THEREFORE, BE IT ORDAINED by the City of Eagleville, Tennessee City Council that Section 16-112 of the Eagleville Municipal Code is hereby struck in its entirety and amended to read:

16-112. Street acceptance policy. The City of Eagleville shall not, nor shall any public authority accept, open, improve, grade or pave any street unless such street has been accepted as or shall have otherwise received the legal status of a public street.

No street within the City of Eagleville shall be accepted or otherwise receive the legal status of a public street without adhering the following requirements:

- (1) It has been constructed by the city or under contract with the city and construction is substantially complete; or
- (2) The street has been constructed in compliance with the city's subdivision regulations; and
 - (b) No street within the city shall be accepted or opened as or shall have otherwise received the legal status of a public street without prior inspection and approval by the city engineer and city planner.
 - (c) The owner of any subdivision or his agent shall pay to the city an inspection fee for each linear foot on all streets in any subdivision, in compliance with the current subdivision regulations of the city. The fee shall be paid prior to the opening, improving, grading or paving of any streets. The amount of such inspection fee shall be established by the city manager, and adopted by the City Council, from time to time as deemed appropriate to fully recover the cost of the services.
- (3) A resolution accepting the street has been passed by the Eagleville City Council.

Be it Ordained by the City of Eagleville, Tennessee that this Ordinance shall become effective on _____, in accordance with the Charter of the City of Eagleville, Tennessee, and the public welfare demanding it.

Approved and adopted by the City of Eagleville, Tennessee, Mayor and the Eagleville Councilmembers.

Date

Chad Leeman, Mayor Tennessee

ATTEST:

Christina Rivas, City Recorder

First Reading: _____

Second Reading: _____

APPROVED AS TO FORM:

Date

Stephen Aymett, City Attorney

ITEM 3d

Planning Commission's Report Regarding Zoning
Regulations for Recreational Vehicles

To: Mayor and Council
From: Hellyn R. Riggins, City Manager
Re: Campers/Recreational Vehicles
Date: March 5, 2026

CC: Planning Commission

At your meeting of February 26, 2026, the Council requested that I take to the Planning Commission a request by a citizen to review our regulations on camper/RV type vehicles. At the Planning Commission meeting of March 2, 2026, the Planning Commission did review and discuss our current regulations on this type of vehicle and offered the following commentary.

The Planning Commission did not think that such vehicles needed further regulations at this time. They did ask me to ensure that our regulations do provide the same requirements for campers/RVs as other motor vehicles. I have reviewed the Municipal Code and the prohibition of dismantled, inoperative, abandoned, etc vehicles does include campers/RV type vehicles.

If there is any further action you would like me to take, please let me know.

ITEM 3e

Review Petition and Plan of Services for Annexation of
Parcel #120 02300

ANNEXATION REQUEST
for
City of Eagleville

City of Eagleville
PO Box 68
108 S. Main St.
Eagleville, TN 37060



Name: SEC, Inc. c/o Rob Molchan		Phone:	
Mailing Address:		Email:	
City:	State:	Zip:	
Property Information:			
Property Owner's Name: John Barclay Moore			
Address:		Email:	
City:	State:	Zip:	Phone:
Tax Map 120	Group:	Parcel: 23.00	Acres: 254 Acres 254 <u>256.6[±]</u>
Current Zoning: Low Density Residential (RL) - County		Proposed Zoning: R-2 PRD	
Proposed Use: Low density residential subdivision with minimum lot size of 1-acre (43,560 sf)			
Legal Description/Address of Property to be Annexed: Deed and Legal Description are attached.			
The property is located along the eastern side of Highway 41A, across from College Grove Road.			
Required Signature:			
I hereby certify that this application and other documents submitted are true and correct to the best of my knowledge and belief. I also certify that I am the owner of the above property or have attached the owner's written consent to file this application.			
Owner's/Applicant's Signature: <u>John Barclay Moore</u>			
<small>For Office Use Only</small>			
Date Received:		Initials:	
Fee: \$350.00	Paid:		

State of Tennessee County of Franklin

Personally appeared before me, John Barclay Moore, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2026.

Cuddy D. Arnold
Notary

6/23/27
Commission expiration



P.O. Box 68
108 South Main St.
Eagleville, TN 37060



(615) 274-2922
Fax (615) 274-2977
www.EaglevilleTN.com

Chad Leeman, Mayor

I, John Barclay Moore, owner of property (ies) listed below do hereby request the City of Eagleville to annex such properties into its corporate limits.

Property (ies)

1. Tax Map 120 Parcel 23.00
- 2.
- 3.
- 4.
- 5.

John Barclay Moore
Signature

01/29/2026
Date

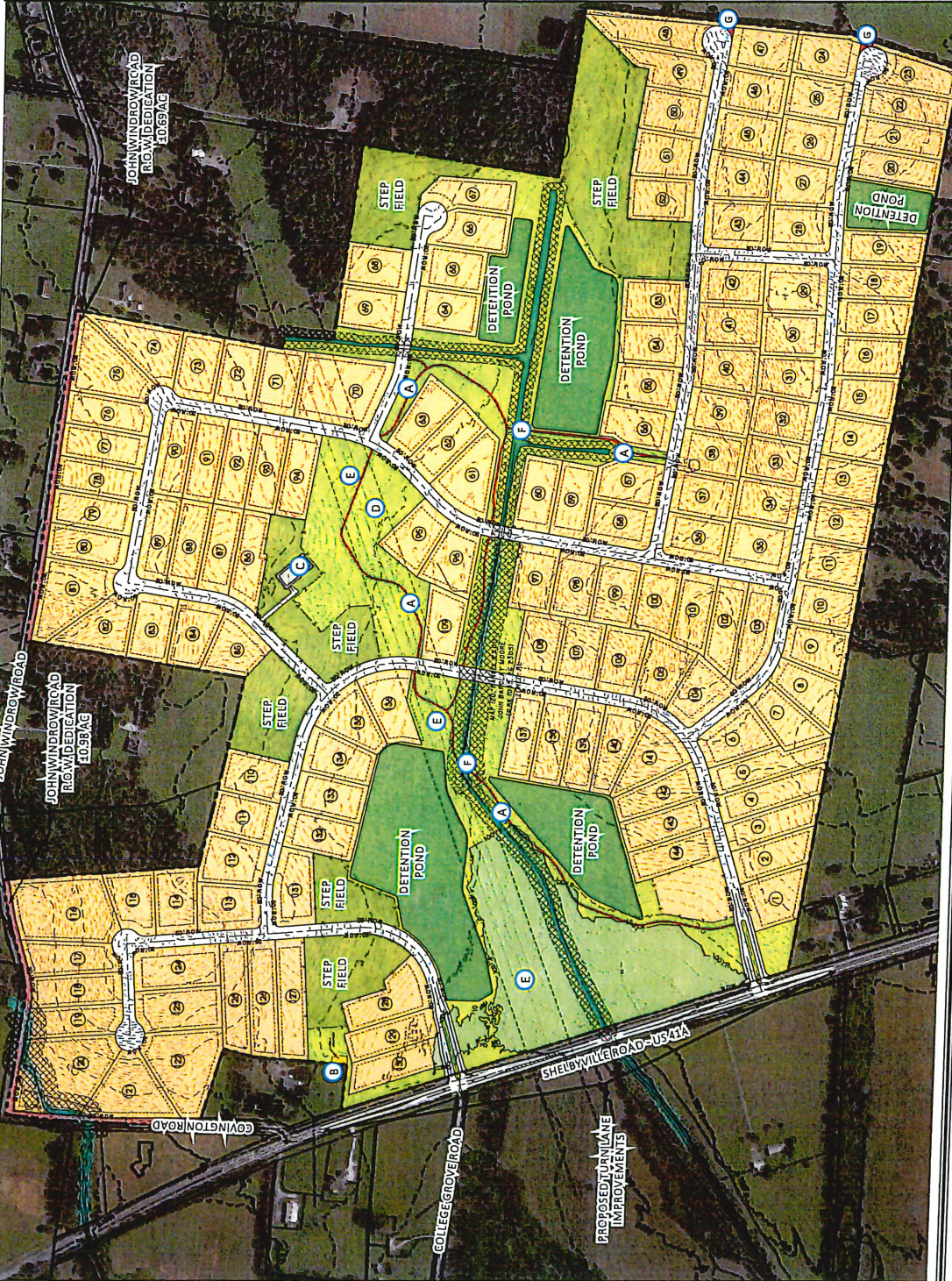
Notary Stamp:



Sworn to and subscribed before me
this the 29th day of January, 2026
Cindy A. Arnold, Notary Public
My commission Expires: 6/23/27

Moore Property

09-17-2024



Land Use Data:

Total Land Area: ±256.60 Acres
 Total R.O.W. Dedication Land Area: ±1.68 Acres
 Total Residential Land Area: ±254.92 Acres
 Total Number of Lots Proposed: 144 Lots
 Density (144 Lots/254.92 AC) = ±0.56 Units/Acre
 Total Provided Open Space: ±77.45 Acres (30.38%)
 Open Space: ±40.89 Acres (16.04%)
 STEP Field: ±20.16 Acres (7.91%)
 Stormwater/Detention Ponds: ±17.77 Acres (6.97%)
 Minimum Lot Size: 1-Acre
 Minimum Lot Width at R.O.W.: 100-Feet
 Minimum Lot Width at Front Setback: 115-Feet
 Minimum Cul-De-Sac Lot Width at R.O.W.: 65-Feet
 Length of New Roadway: ±16,520 LF

STEP Field Data:

Total STEP Field Provided: ±20.16 Acres
 Total 0.10 Loading Rate Soils Provided: ±4.00 Acres
 Total 0.20 Loading Rate Soils Provided: ±6.06 Acres
 Total Soils Provided: ±10.06 Acres
 Lots Allowed by Soils: 156 Lots

- Lots
- Open Space
- S.T.E.P. Field
- R.O.W. Dedication
- River/Stream
- DETENTION POND
- Roadway
- Wetlands

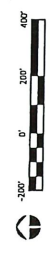
SITE FEATURES AND AMENITIES

- A WALKING TRAIL
- B NEEDED CEMETERY
- C STEP SYSTEM BIODECKS
- D CENTRALIZED OPEN SPACE
- E TWA TOWER
- F WALKING TRAIL FOOT BRIDGE
- G ROADWAY STOP

SEC, Inc.
 800 Middle Tennessee Boulevard
 Princeton, TN 37137
 PHONE: (615) 860-1001 WEB: WWW.SEC-CIVIL.COM FAX: (615) 872-2097

SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 800 Middle Tennessee Boulevard
 Princeton, TN 37137
 PHONE: (615) 860-1001 WEB: WWW.SEC-CIVIL.COM FAX: (615) 872-2097

Conceptual Master Plan



ITEM 3f

Proposal for Repairing the Cap Stones at City Hall

Rice Construction co llc

2327 Gravett Street, Murfreesboro, Tennessee 37129 | riceconstruction@gmail.com

Feb 16 - 2026

City of Eagleville

108 South Main ST Eagleville TN

Project - Repairing the Cap Stone Around the Extra of the City Hall Building

Miss Hellyn Riggins

Rice Construction Proposes to Provide the Equipment ,Material and Labor to Repair the Cap Stones around the City Hall Building .

Included

1. Remove the Cap Stones and Mortar Around the Building
2. Replace the Cap Stones with New Mortar With A Tilt away from the Building
3. Remove the wood Post in the rock wall (Replace With Stones with Like Kind)
4. Seal the Cap Stones with a Commercial Grade Sealer
5. Calk Between the Cap Block and the Wood Building

TOTAL \$7,000.00

Tim Rice

P - 731-616-7423

riceconstruction@gmail.com