



## EAGLEVILLE PLANNING COMMISSION

### \*AMENDED AGENDA

Eagleville City Hall

108 South Main Street

June 2, 2025

6:30 p.m.

*Prior to meeting, please silence all electronic devices.*

- 1) CALL TO ORDER – Chairman, Derrick Lynch
- 2) ROLL CALL / DETERMINATION OF QUORUM
- 3) CITIZEN COMMENTS – Each Citizen will be given up to 3 minutes to speak
- 4) MINUTES/OTHER BUSINESS
  - (a) Approve or Deny Minutes of Planning Commission Meeting of May 5, 2025
- 5) Design Review Recommendations
  - (a) \*Review and Approve/Deny recommendation of Design Review Committee for sign for NOLO Spa, 359 S. Main Street – Zoning C-2.
- 6) Old Business
- 7) NEW BUSINESS
  - (a) \*Acknowledge for Record that the Business Nolo Spa is an Approved Use at 359 S. Main Street – Zoning C-2
  - (b) \*Review of Like for Like Business to be expanded into 138 N. Main Street – Zoning C1
  - (c) Review and Approve/Deny Final Plat, Trantham Subdivision, 889 Allisona Road, Map 143, Parcel 21.04 for a two-lot subdivision.
- 8) City Manager/City Planner Report
- 9) ADJOURNMENT

**ITEM 4a**

Approve or Deny Minutes from May 5, 2025

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Monday, May 5, 2025 – 6:30pm  
(Following Board of Zoning Appeals Meeting)**

**1. CALL TO ORDER**

Chairman Derrick Lynch called the meeting to order at 6:45 p.m.

**2. ROLL CALL / DETERMINATION OF QUORUM**

City Clerk Katy Sanderson called the roll.

**PLANNING COMMISSION**

**PRESENT:**

Chairman Derrick Lynch  
Secretary Justin Bryant  
Councilman Chris Hendrix  
Commissioner Erik Hurter

**ABSENT:**

Commissioner Darren Shanks

**STAFF:**

Hellyn Riggins, City Manager/Planner

Katy Sanderson, City Clerk

**3. CITIZEN COMMENTS**

**4. MINUTES/OTHER BUSINESS**

**a. Approve or Deny Minutes of Planning Commission Meeting of March 3, 2025**

Councilman Chris Hendrix moved to approve the minutes.

Commissioner Erik Hurter seconded the motion.

The **MOTION** passed 4-0.

**5. DESIGN REVIEW RECOMMENDATIONS**

**a. Review and Approve/Deny recommendation of Design Review Committee for sign at Nest Boutique at 115B North Main Street – Zoning C-1.**

City Manager Hellyn Riggins stated that the Design Review Committee found that the sign design was compliant with the regulations. The design is a black matte sign with external illumination above the sign and is consistent with the sign at Grindstone Cowboy. The owner of the building has approved the design. Commissioner Erik Hurter

asked for and was given confirmation that the sign dimensions are 67 inches x 16 inches.

Councilman Hendrix moved to approve the sign for Nest Boutique.  
Secretary Justin Bryant seconded the motion.  
The **MOTION** passed 4-0.

## **6. OLD BUSINESS**

## **7. NEW BUSINESS**

### **a. Review and Approve/Deny Temporary Site Plan for Fireworks Stand, 140 N. Main Street.**

City Manager Hellyn Riggins explained that the use of the site has been approved by the Board of Zoning Appeals as a Special Exception however the Planning Commission is to approve/deny the site plan.

Commissioner Hurter moved to approve the temporary site plan for fireworks.  
Secretary Bryant seconded the motion.  
The **MOTION** passed 4-0.

### **b. Review and Approve Like for Like (Retail) Use of Nest Boutique, 115 B North Main Street – Zoning C-1.**

City Manager Hellyn Riggins stated this is a like for like use application. The applicant proposes a new and vintage clothing boutique that also carries accessories and gifts along with a grab-and-go cooler. The cooler will hold drinks such as kombucha, yerbamate, juices and prepacked foods such as granola, protein bars & other manufactured food products. The cooler needs to be determined by the Commission as also retail in order for this to be approved as like for like usage.

- No tables will be allowed as it changes the use to restaurant.
- No alcohol can be allowed in the retail space as the connecting door will be open for events next door at Grindstone Cowboy.

Kristen Mackenzie, the owner of Nest, stated:

- There will be women's, men's and children's clothing in the store.
- She would like to have the store open by June.

- Ms. Mackenzie would also like to add a decal sign on the window. She understands the building owner must approve the design. The design would be scroll type lettering stating Vintage and Second Hand.

Ms. Riggins stated that there are guidelines about this type of signage however if Ms. Mackenzie will get her the design and dimensions, approval may not have to go back before the Design Review Committee. Ms. Riggins will consult with the Planning Commission Chairman to determine the steps necessary for approval once she has the design information. Ms. Riggins also reminded the applicant that a sign permit will be required for the approved sign installation.

Commissioner Hurter moved to approve the use for Nest Boutique subject to staff notes.

Councilman Hendrix seconded the motion.

The **MOTION** passed 4-0.

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

There was no report.

**9. ADJOURNMENT**

Chairman Lynch adjourned the meeting at 6:54 p.m.

Approved by:

\_\_\_\_\_  
Chairman Derrick Lynch

Submitted by:

\_\_\_\_\_  
City Clerk, Katy Sanderson

Date minutes were approved: \_\_\_\_\_

Staff Notes  
May 5, 2025

**Request by Eagleville Football to Have a Fireworks Stand at 140 N. Main Street -- Zoning C-1.**

1. Temporary signs shall be limited to 2 per lot. Portable signs are prohibited. Maximum sign area is 32 square feet. Max height is 6 feet. Not to be located in the right of way or block driver vision. (Signs inside tent area with cost of products are not regulated provided they are not visible from the road.) Applicant is proposing signs all along the fence but did not specify how many. This will need to be discussed with the Board of Zoning Appeals.
2. Form for owner of property still needs to be signed.
3. Parking will be on the street, and not on the grass.
4. An inspection will be performed by Fire Chief and City Planner.
5. Dates of sale not given. Need to specify dates of sale. Also hours of operation.

**Request by Kisten Mackinzie to Open Nest Boutique at 115B North Main Street -- Zoning C-1.**

1. Applicant is proposing a new and vintage clothing boutique that also carries accessories and gifts. The applicant is also proposing a grab and go cooler. The clothing/gift/accessory part of the proposal is like for like. The grab and go cooler adds an element that the Planning Commission needs to determine is retail, which was the previous use. The applicant states that the cooler will hold: grab and go drinks such as yerba mate, juices, kombucha; and, prepackaged food such as gluten free protein bars, granola, manufactured products only, no homemade foods. This is a retail establishment and there is not parking to add in food service that in any way would function as a restaurant. Therefor eating at the boutique or on the porch of the boutique would render this request a restaurant and not purely retail. No tables or chairs will be allowed. Please note that the city does not review foods and is only looking at this from a zoning perspective...not from the Health Department's view.
2. Planner has discussed with the applicant that no alcohol can be allowed to be in this retail space. The alcohol is sold in the adjoining space and it could cause the capacity of the alcohol area to exceed the limits of a non-sprinklered area. Please note that the applicant does intend to leave the door open between it's area and Grindstone. Applicant will need to commit to monitoring what drinks are coming into the area.
3. Sign: New sign proposed is Metal, Matte Black, 67 x 16, non internally illuminated except by lighting above sign. Sign appears to match theme of building and is compliant with size and lighting. This was only sign submitted thus it is the only sign that is being considered for approval.

**ITEM 5a**

Review and Approve/Deny recommendations of Design Review Committee for sign at Nolo Medspa



**IMAGELIFE**  
ARCHITECTURAL SIGNAGE

**NOLO MEDSPA**

351 S. Main Street  
Eagleville, TN







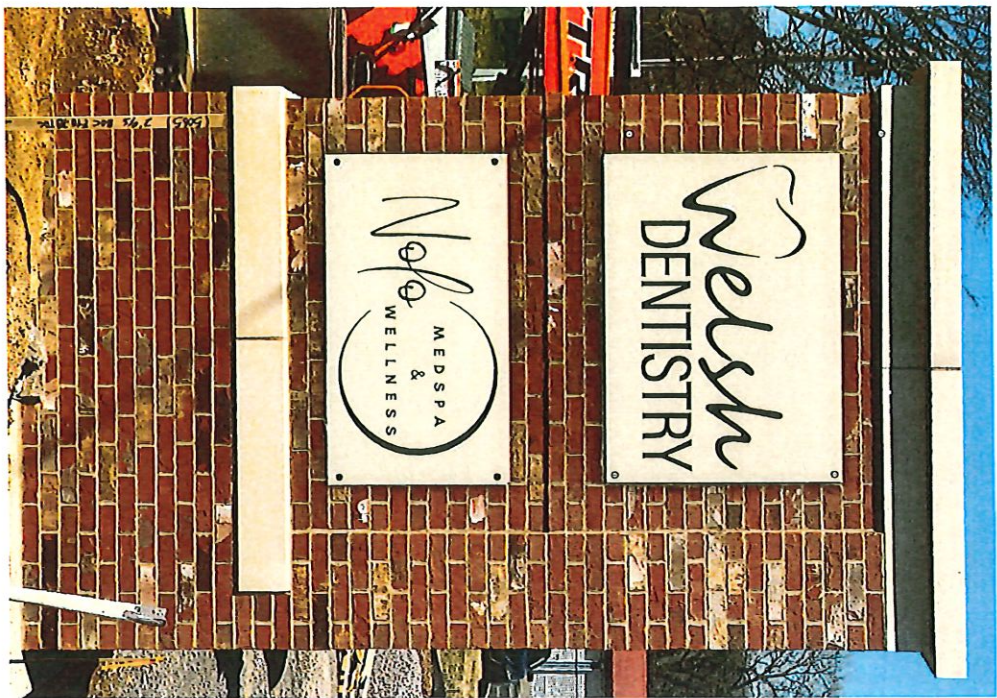
IMAGELIFE  
ARCHITECTURAL SIGNAGE

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Project:  
Nolo Medspa  
351 S. Main Street  
Eagleville, TN

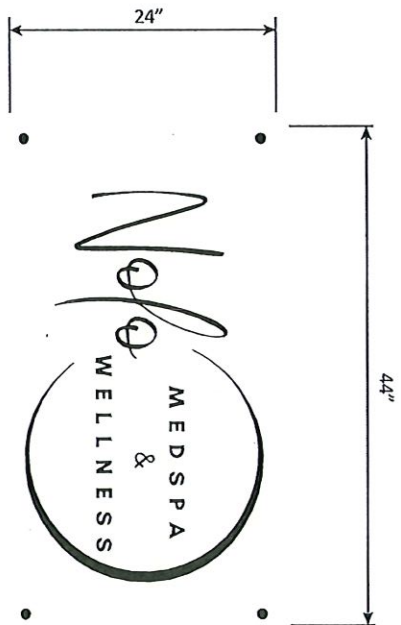
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NOTES

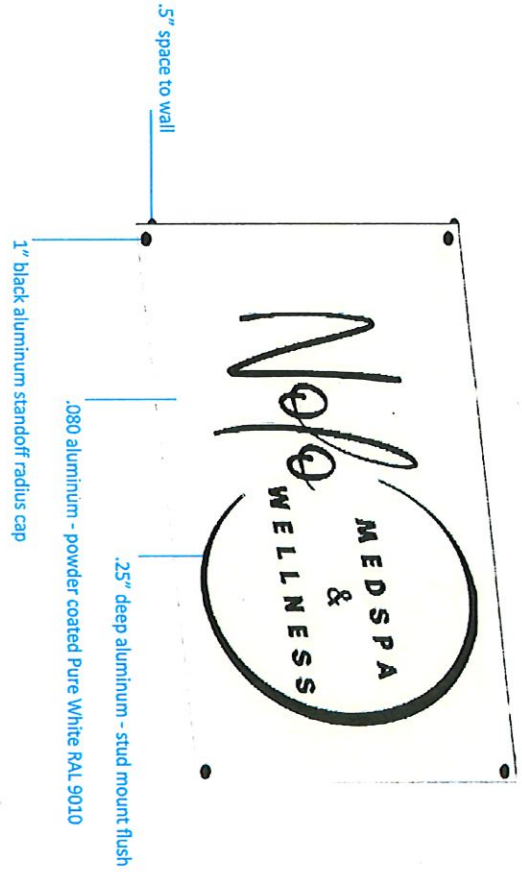


Shared Monument  
Scale: NTS

RAL9010  
PURE WHITE



Panel Elevation  
Scale: 1/4" = 1'-0"



REVISIONS	BY	DATE
1. TBD	TBD	09/09/25

SIGN LOGO NO.

MON

OVERVIEW

XXXXX 01  
Page No.



IMAGELIFE  
ARCHITECTURAL SIGNAGE

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Project:

Nolo Medspa  
351 S. Main Street  
Eagleville, TN

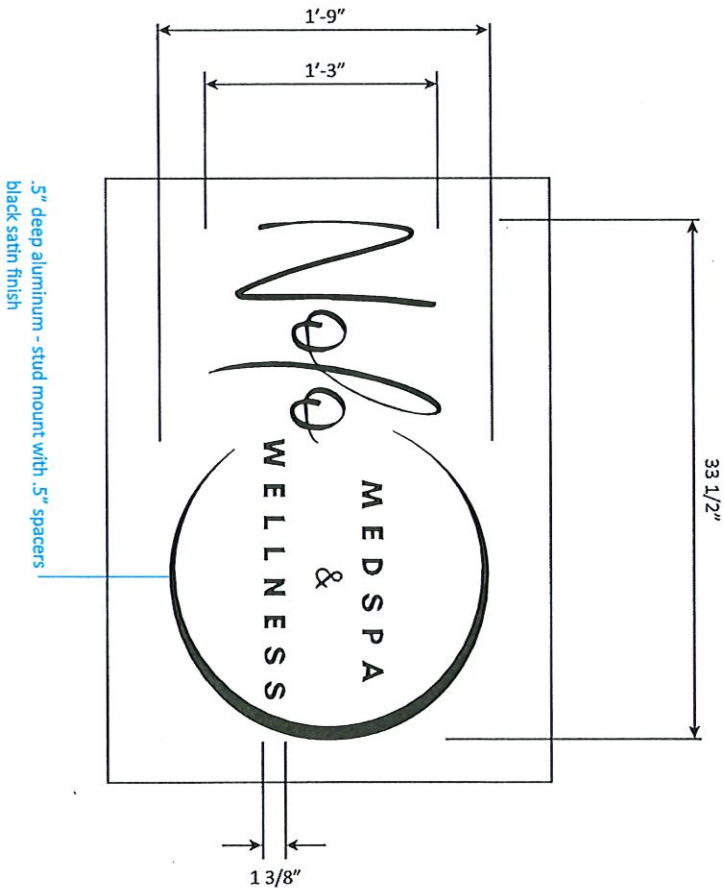
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Original Page Size: 8.5" x 11"

Notes



Wall Sign  
Scale: NTS



Sign Elevation  
Scale: 1/4" = 1'-0"

Revisions	BY	DATE
1 TDD	TDD	02/02/25

Rev: DC	Orig. Date: 05/23/25
Drawn By: DC	
SIGN LOG NO.	

WALL

Overview  
Sign Type

XXXXX	02
Proj - Project - Job No.	Page No.

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Nolo Sign

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From Jesse Welsh <jessecwelsh@gmail.com>

Date Thu 5/29/2025 8:24 PM

To Hellyn Riggins <hriggins@eaglevilletn.gov>

 1 attachment (2 MB)

Nolo MedSpa Signage 5-23-25 sm.pdf;

Hi Hellyn,

I'm happy with the design that Jamie has come up with for the monument sign and building sign.

Can the commission review this proposal and approve it at the June 2nd meeting?

Please let me know if you need anything from me.

Thank you!

Respectfully,

Jesse Welsh

----- Forwarded message -----

From: **Jamie Barnett** <[nolomedspa@gmail.com](mailto:nolomedspa@gmail.com)>

Date: Thu, May 29, 2025 at 8:07 PM

Subject: Sign Proposal

To: Dr Dr welsh welsh <[jessecwelsh@gmail.com](mailto:jessecwelsh@gmail.com)>

Jamie Barnett, CRNA

**ITEM 7a**

Acknowledge for Record that Business Nolo Medspa is an  
Approved Use at New Location



**ITEM 7b**

Review Like for Like Business to be expanded into 138 N. Main Street



P.O. Box 159 • 140 North Main Street • Eagleville, TN 37060  
Phone: 615-274-6237 • Fax: 615-274-6931

Date: May 25, 2025

City of Eagleville.

Hellyn,

I have recently purchased the property at 138 N. Main Street in Eagleville. I will be merging the building into my retail operation. The property behind the building has been part of the lumber yard and will continue to be used as it has been used in the past.

Thanks,

Eddie Crosslin

A handwritten signature in cursive script that reads "Eddie Crosslin". The signature is written in dark ink and is positioned below the printed name.

President & CEO

Crosslin Building Supply, Inc

**ITEM 7c**

Review and Approve/Deny Final Plat, Trantham Subdivision,  
889 Allisona Road

P.O. Box 68  
126 South Main Street  
Eagleville, TN 37060

# City of Eagleville

Chad Leeman, Mayor

(615) 274-6992  
Fax (615) 274-2637

## SUBDIVISION PLAT APPLICATION

### SUBDIVISION PLAT APPLICATION

Name of Subdivision	Trantham Subdivision		Section Number (if applicable)	Date of Application	
				5-1-25	
Type of Subdivision Plat Submitted: <input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final <input type="checkbox"/> Minor Final <input type="checkbox"/> Combination <input type="checkbox"/> Resubdivision					
Applicant/Developer Ashley Bolden					
Mailing Address	1915 Hacienda Ct.		City	Murfreesboro	State TN Zip 37128
Phone Number	615-904-4122		Fax	Email abolden00@gmail.com	

Project Engineer/Surveyor Matthew Litovich Surveying					
Mailing Address	542 Heartland Lane		City	Murfreesboro	State TN Zip 37127
Phone Number	615-427-1112		Fax	Email mlitovich@gmail.com	

### PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION

1	Tax Map	143	Group	Parcel	621.01	Deed Book	1319	Page Number	3486
	Civil District	8th	Number of Proposed Lots 1						
	Was a concept meeting held with staff? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 021.04								
	If yes, on what date did this meeting occur:								

### ADDITIONAL REQUIRED INFORMATION

2	<input checked="" type="checkbox"/> A copy of the owner's deed	
	<input checked="" type="checkbox"/> A plat checklist	
	<input type="checkbox"/> A copy of NPDES Permit (if applicable)	Permit #:
	NOTE: NPDES is required by the state if more than 1-acre of land is to be disturbed.	

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief

Applicant's Signature	Applicant's Name (Printed)	Date
	Ashley Bolden	5-1-25

### STAFF USE ONLY - FEES

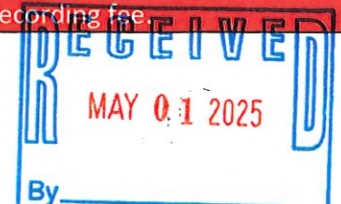
1	Minor Plat Fees	Preliminary / Final Plat Fees \$250 per Lot/One Time Fee
2	Fee Paid to City:	450.00 PAID 5/1/25 330 + 50 + 50

NOTE: The County's School Facilities Tax paid in full at building permit, OR 1/2 paid at Building Permit and 1/2 paid at CO.

County Tax Certificate Number:	Receipt Number	Total:

If approved, the Plat is submitted to the Register of Deeds for recording along with the Plat Recording fee.

2020





Staff Notes (Planner)

Final Plat Lot 1

Trantham Subdivision

No Date/Received May 1, 2025

1. These notes are by City Planner. City Engineer to also review.
2. Need letter from owner of property acknowledging request for subdivision.
3. To surveyor: Should this not be Lot 2?
4. Add setbacks to plat. F-35', S-15', R-20'. Plat shows rear at 25. That is fine with City but only 20 required.
5. Add frontage 100' minimum
6. Setbacks, lot size and frontage are all of single-family house not on STEP or sewer.
7. Label rear portion as only buildable area.
8. Planning cannot approve lot without knowing that it perks for at least one bedroom. Before building permit is issued, then city must know how many bedrooms land will perk.
9. Must also know that by cutting off this lot from main lot, main lot still perks for the number of existing bedrooms.
10. FEMA note to be approved by City's engineer. BFE will have to be established and approved.
11. Title block as wrong parcel number. Needs to be corrected.
12. Easement language for ingress/egress will need to be created for rear lot or new driveway shown on plan.

# RECORDING INFORMATION

Heather Dawbarn, Register  
Rutherford County Tennessee  
Rec #: 795320 Instrument #: 1920798  
Rec'd: 10.00  
State: 1258.00  
Clerk: 1.00 Recorded  
Other: 2.00 8/29/2014 at 3:25 PM  
Total: 1271.00 in  
Record Book 1319 Pgs 3486-3487

This Instrument Prepared By:  
Heritage Title & Escrow Co., Inc.  
123 Fifth Ave. North  
Franklin, TN 37064  
Telephone: (615) 790-8116

File No: 00011646

MAP - PARCEL NO: 143-21.04

Send Tax Statements To:

Name/Address New Owner:

Name of Mortgagee:

First Bank  
3500 Blue Lake Dr #305  
Birmingham, AL 35243  
Charles E. Trantham  
2806 Meadowhill Dr  
Murfreesboro TN 37130

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, JOHN DAVID CRUTCHER, unmarried, and DONNA S. CRUTCHER, unmarried, have bargained and sold and by these presents do transfer and convey unto CHARLES E. TRANTHAM and wife, MELINDA L. TRANTHAM, their heirs and assigns forever, the following described property, to wit:

Located in the 8th Civil District of Rutherford County, Tennessee, bounded on the north by Allisona Road; on the east by Tract 1 of this survey; on the south by Robert L. Turner (Deed Book 466, page 56); and on the west by Tract 3 of this survey.

Beginning at a nail set in the centerline of Allisona Road, lying 751.39 feet +/- west of the centerline of Eaglecrest Drive, being the northwest corner of Tract 1 and the northeast corner of this tract; thence leaving the centerline of Allisona Road, S 12 deg. 01' 56" West through an iron pin 30 feet off the centerline of said road and continuing for a total distance of 867.00 feet to an iron pin set on line; thence S 12 deg. 01' 56" West 195.17 feet to an iron pin set, being the southwest corner of Tract 1 and the southeast corner of this tract; thence with the north fence line of Robert L. Turner, N 87 deg. 20' 15" West, 156.44 feet to an iron pin in fence line by 6" cedar; thence continuing with the north fence line of Robert L. Turner, N 87 deg. 21' 47" W, 286.52 feet to an iron pin set, being the southwest corner of this tract; thence with the east line of Tract 3, N 02 deg. 38' 10" E, 630.05 feet to an iron pin set; thence with a south line of Tract 3, S 87 deg. 06' 30" E 276.09 feet to an iron pin set; thence with the east line of Tract 3, N 07 deg. 57' 10" E through an iron pin 30 feet off the centerline of Allisona Road and continuing for a total distance of 448.65 feet to a nail set, being the northwest corner of this tract; thence with the centerline of Allisona Road, S 82 deg. 02' 47" E, 300.00 feet to the nail at the Point of beginning, containing 10.00 acres, more or less, according to a survey by Huddleston-Steele Engineering, Inc., 2115 Northwest Broad Street, Murfreesboro, TN 37129.

Being the same property conveyed to John David Crutcher and wife, Donna S. Crutcher, by Warranty Deed from David E. Crockett, unmarried, dated June 22, 2001, and recorded July 2, 2001, of record in Book 78, page 1836, Register's Office for Rutherford County, Tennessee.

This is ☒ improved ☐ unimproved property known as 889 Allisona Road, Eagleville, TN 37060.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

- 2014 Rutherford County and City of Eagleville property taxes are a lien, but are not yet due and payable.



2. Declaration of Covenants, Conditions and Restrictions of record in Book 78, page 1836, Register's Office for Rutherford County, Tennessee.
3. Right-of-way easement granted to MTEMC as contained in Book 361, page 502, and Book 1303, page 2237, Register's Office for Rutherford County, Tennessee.
4. Subject to easement for Allisona Road, which lies on and across the subject property.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 29 day of August, 2014.

  
JOHN DAVID CRUTCHER

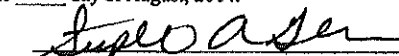
  
DONNA S. CRUTCHER

STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN DAVID CRUTCHER and DONNA S. CRUTCHER, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 29 day of August, 2014.

My Commission Expires:  
3-1-2015

  
Notary Public



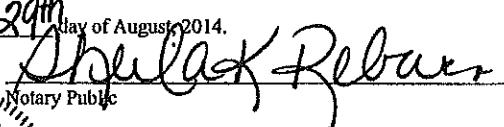
STATE OF TENNESSEE  
COUNTY OF WILLIAMSON

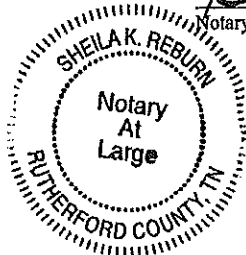
I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of \$340,000.00.

Affiant

SWORN TO and subscribed before me on this 29th day of August, 2014.

My Commission Expires:  
3-19-17

  
Notary Public



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RE: Review of Plat

---

From Will Owen <WOwen@griggsandmaloney.com>

Date Fri 5/30/2025 9:02 AM

To Hellyn Riggins <hriggins@eaglevilletn.gov>; Ashley Bolden <abolde00@gmail.com>; mlistovitch@gmail.com <mlistovitch@gmail.com>

I think the surveyor's email address was inaccurate so I'm resending.



**GRIGGS & MALONEY, INC.**  
**745 S. CHURCH ST, STE 205**  
**MURFREESBORO, TN 37130**

**Will Owen, P.E., C.F.M.**

Principal & Vice-President

**OFFICE: 615-895-8221**

**FAX: 615-895-0632**

**[WOwen@GRIGGSANDMALONEY.COM](mailto:WOwen@GRIGGSANDMALONEY.COM)**

**[[www.griggsandmaloney.com](http://www.griggsandmaloney.com)][WWW.GRIGGSANDMALONEY.COM](http://WWW.GRIGGSANDMALONEY.COM)**

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**From:** Will Owen

**Sent:** Friday, May 30, 2025 9:00 AM

**To:** 'Hellyn Riggins' <hriggins@eaglevilletn.gov>; Ashley Bolden <abolde00@gmail.com>; mlistovich@gail.com

**Subject:** RE: Review of Plat

All,

Below are my comments for this plat submittal.

1. Add the FEMA BFE line of 808 to the plat as shown on the FEMA map.
2. Add a note that states any new driveway connections to Allisona Road will require City approval prior to construction.

Just a procedural note for Hellyn – Any approvals by the PC should be contingent upon TDEC approval (via signature of the certification block for subsurface sewage disposal) of the proposed soil areas. That signature will also signify that the existing system and soil areas that are remaining with the parent tract are suitable to continue serving the existing residence.



**GRIGGS & MALONEY, INC.**  
**745 S. CHURCH ST, STE 205**  
**MURFREESBORO, TN 37130**

**Will Owen, P.E., C.F.M.**

Principal & Vice-President

**OFFICE: 615-895-8221**

**FAX: 615-895-0632**

**[WOwen@GRIGGSANDMALONEY.COM](mailto:WOwen@GRIGGSANDMALONEY.COM)**

**[[www.griggsandmaloney.com](http://www.griggsandmaloney.com)][WWW.GRIGGSANDMALONEY.COM](http://WWW.GRIGGSANDMALONEY.COM)**

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**From:** Hellyn Riggins <hriggins@eaglevilletn.gov>

**Sent:** Thursday, May 29, 2025 5:04 PM

**To:** Ashley Bolden <abolde00@gmail.com>; [mlistovich@gail.com](mailto:mlistovich@gail.com)

Cc: Hellyn Riggins <[hriggins@eaglevilletn.gov](mailto:hriggins@eaglevilletn.gov)>

Subject: Review of Plat

Hello,

I've attached my review notes of the final plat. Our city engineer will also have to submit comments.

The meeting is scheduled for Monday, June 2 at 6:30 p.m. City Hall.

hellyn

Hellyn R. Riggins  
City Manager  
615 274 2922 Ext 3



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Re: Review of Plat

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From Matthew Listovitch <mlistovitch@gmail.com>

Date Fri 5/30/2025 9:04 AM

To Will Owen <WOwen@griggsandmaloney.com>

Cc Hellyn Riggins <hriggins@eaglevilletn.gov>; Ashley Bolden <abolde00@gmail.com>

All,

Thank you for sending this over. We will be working on revising the plat then awaiting TDEC approval as well.

On Fri, May 30, 2025 at 9:02 AM Will Owen <[WOwen@griggsandmaloney.com](mailto:WOwen@griggsandmaloney.com)> wrote:

I think the surveyor's email address was inaccurate so I'm resending.



Will Owen, P.E., C.F.M.

Principal & Vice-President

OFFICE: 615-895-8221

[GRIGGS & MALONEY, INC.](#)

FAX: 615-895-0632

[745 S. CHURCH ST, STE 205](#)

[WOwen@GRIGGSANDMALONEY.COM](mailto:WOwen@GRIGGSANDMALONEY.COM)

[MURFREESBORO, TN 37130](#)

[WWW.GRIGGSANDMALONEY.COM](http://WWW.GRIGGSANDMALONEY.COM)

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From: Will Owen

Sent: Friday, May 30, 2025 9:00 AM

To: 'Hellyn Riggins' <[hriggins@eaglevilletn.gov](mailto:hriggins@eaglevilletn.gov)>; Ashley Bolden <[abolde00@gmail.com](mailto:abolde00@gmail.com)>; [mlistovitch@gail.com](mailto:mlistovitch@gail.com)

Subject: RE: Review of Plat

All,

Below are my comments for this plat submittal.