



Agenda for Eagleville Planning Commission

108 South Main Street

Eagleville City Hall

Monday, February 5, 2024

6:30 p.m.

Prior to Meeting, Please Silence All Electronic Devices

1. CALL TO ORDER – Chairman Nick Duke
2. ROLL CALL / DETERMINATION OF QUORUM
3. MINUTES/OTHER BUSINESS
 - a. Approve or Deny Minutes of Planning Commission Meeting of December 4, 2023
 - b. Approve or Deny Minutes of Planning Commission Meeting of January 8, 2024
4. Design Review Recommendations
5. Old Business
 - a. (Continued from January 8, 2024 Meeting) Review and Approval/Denial/Continue of Site Plan Amendment for Expansion of Non-Conforming Use. Stonegate Nursery request to create a sales areas for the selling of plants and mulch (etc to be determined) on site at 172 Clark Street. **TO BE CONTINUED DUE TO APPLICANT'S LATE SUBMITTAL**
6. NEW BUSINESS
 - a. Recommendation of Annexation to City Council of Partial W. Webb Road from West side of 742 West Webb Road to its intersection with Highway 41A.
7. City Manager/City Planner Report
8. ADJOURNMENT

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, December 4, 2023 – 6:30pm**

PLANNING COMMISSION

PRESENT: Commissioner Justin Bryant **ABSENT:** Chairman Nick Duke
Councilman Chris Hendrix
Commissioner/Secretary Derrick Lynch
Commissioner Darren Shanks

STAFF

Hellyn Riggins, City Manager Katy Sanderson, City Clerk

GUESTS

Adam Pack John Lewis – Stonegate Landscaping owner Michael Artusa

CALL TO ORDER

The meeting was called to order at 6:31 p.m. by Secretary Derrick Lynch.

ROLL CALL

City Recorder Christina Rivas called roll with a quorum present.

APPROVAL OF MINUTES/OTHER BUSINESS

a. Approve or Deny Planning Commission Minutes of November 6, 2023

Commissioner Shanks moved to approve the November 6, 2023 Minutes.
Councilman Hendrix seconded the motion.
Motion passed 4-0.

DESIGN REVIEW RECOMMENDATIONS

There were no recommendations for review.

Due to the fact there was no new information, Secretary Lynch requested to combine the Design Review Committee Meeting with the Planning Commission Meeting so both the Commission and Committee could listen to the presentation regarding 172 Clark Street.

Councilman Hendrix moved to combine the Design Review Committee Meeting with the Planning Commission Meeting.
Commissioner Shanks seconded the motion.
Motion passed 4-0.

OLD BUSINESS

- a. *Review and Approval/Denial/Continue of Site Plan Amendment for Expansion of Non-Conforming Use. Stonegate Nursery request to create a sales areas for the selling of plants and mulch (etc. to be determined) on site at 172 Clark Street.*

Ms. Riggins stated that the Design Review Committee has not met on this property because the applicant did not submit information to back up the application. The applicant is working on an updated site plan to submit to Design Review as well as the Planning Commission. The applicant wanted to continue the conversation this month in order to receive feedback that could help them with the site plan.

Ms. Riggins went over the discussion points of the November 6, 2023 meeting.

- the Commission concluded that the site could proceed as a non-conforming extension and that zoning was not an issue in this case. The nursery could be considered an accessory structure to the landscape business already located there as well as a continuation of the business allowing for outside sales.
- The Commission needs to see the following items.
 - design of the structures
 - an accurate site plan including the location of septic
 - the location of the greenhouses
 - the parking lot and what will be paved and what will be gravel
 - details on a sales kiosk
 - Runoff/hydrology from impervious surfaces
- It was clarified that Stonegate Enterprise may request to expand their building and that the proposed building location is non-conforming. The applicant sought to address both sites in order to avoid the cost of two site plan fees.

Discussion ensued noting the following:

- The septic tank has been roughly added to the plat
- Current ingress and egress is about 40 ft wide and will be approximately 350 ft back to the parking lot
- There will be millings used and compacted for the ingress and egress as well as the parking lot that will be 60 ft x 100 ft, approximately 22-24 parking spaces. Ms. Riggins stated it was up to Mr. Pack to convince the Commission that the amount of parking will suffice for this use since it is not specifically in the City's regulations.
- There currently is lighting with wiring to add any additional lighting needed for the parking lot inside the easement
- No electrical on the greenhouses
- Greenhouse structures would be 16 ft wide x 50 ft long x 9 ft tall in the center, covered with a mesh fabric to keep heat off the plants but still allow rainfall
- Beginning with 4-6 greenhouses and expanding to more as time and business permits
- There would be additional tree screening along the property if required from the City

- Mulch pits currently at Stonegate have a berm that would be removed to access from the other side. The pits are made of concrete blocks to contain the mulch.
- Eagleville Nursery signage would be at the front of Stonegate's property at the corner of Clark Street as well as where the nursery entrance begins next to the cabinet shop. There could possibly be a sign proposed at Cheatham Springs.
- The sales building design could be a prefabricated building 12 ft x 26 ft but that is still up in the air.
- Ms. Riggins reminded the Committee that the berm would be removed at the back of the mulch pits so additional screening may be required.

Committee Member Bryant asked Mr. Pack and Mr. Lewis to give a brief overview of what they are planning to do with the property for clarification. Mr. Pack went on to explain that he would like to have a nursery with plants and trees as well as mulch on the property with Stonegate Landscaping. It would be wholesale and retail plant materials for purchase.

Ms. Riggins stated that if Mr. Lewis was able to incorporate his addition onto Mr. Pack's site plan by next month, that would be okay. If it is not added by that time Mr. Lewis would need to submit his own site plan for approval.

Mr. Lewis addressed the concern for turning onto Clark Street in large trucks. Mulch trucks are allowed to turn onto Clark Street but must come from Allisona Road and not Cheatham Springs. Day driving semi-trailer trucks are acceptable according to Mr. Lewis. Jason Ladd allows the large semis to drop off at Lucky Ladd and Stonegate picks up from there.

Mr. Pack stated he had spoken with an engineer about the water table in the creek. He will meet with next week to go over everything regarding the rainfall collection as well as the greenhouse. Ms. Riggins reminded the applicant any structure contributing to "no rise" has to be a permanent structure. She also suggested speaking with the engineer about the sales structure being located in the flood plain.

Commissioner Shanks moved to table the discussion pending a completed site plan until the January 8, 2024 meeting; both the Design Review and Planning Commission agreed to the tabling. Commissioner Bryant seconded the motion.
Motion passed 4-0.

NEW BUSINESS

a. Adoption of 2024 Planning and (as needed) BZA and Design Review Calendar

Councilman Hendrix moved to approve the 2024 Planning and (as needed) BZA and Design Review Calendar.
 Commissioner Bryant seconded the motion.
Motion passed 4-0.

CITY MANAGER COMMENTS

ADJOURNMENT

Secretary Lynch confirmed there was no further business and adjourned the meeting at 7:03 p.m.

City Clerk, Katy Sanderson

Approval by:

Chairman Nick Duke

Date minutes were approved: _____

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, January 8, 2024 – 6:30pm**

PLANNING COMMISSION

PRESENT: Chairman Nick Duke
Commissioner Justin Bryant
Councilman Chris Hendrix
Commissioner Derrick Lynch
Commissioner Darren Shanks

STAFF

Hellyn Riggins, City Manager

GUESTS

Jeanna Lloyd Mike Lloyd

CALL TO ORDER

The meeting was called to order at 6:30 p.m. by Chairman Nick Duke.

ROLL CALL

City Manager Hellyn Riggins called roll with a quorum present.

APPROVAL OF MINUTES/OTHER BUSINESS

- a. *TABLING MINUTES of Planning Commission Meeting of December 4, 2023 to February 5, 2024 meeting.*

DESIGN REVIEW RECOMMENDATIONS

There were no recommendations for review.

OLD BUSINESS

- a. *(Continued from December 4 Meeting) Review and Approval/Denial/Continue of Site Plan Amendment for Expansion of Non-Conforming Use. Stonegate Nursery request to create a sales area for the selling of plants and mulch (etc to be determined) on site at 172 Clark Street.*
TO BE TABLED DUE TO APPLICANT NEEDING MORE TIME

NEW BUSINESS

a. Recommendation of Annexation to City Council of Partial W. Webb Road from West side of 742 West Webb Road to its intersection with Highway 41A.

Ms. Riggins stated the city has annexed the Webb Road parcel but not the road. The County is refusing to recognize the annexation because the City didn't take the road. The developer has come to the City and stated they will do what needs to be done to the road. There are minutes from the December 1, 2023 Work Session with several details. City Engineer Will Owen has been working with the developing engineer from SEC to help determine what is needed. The developer has agreed to improve the road to add 2 feet of gravel, 24 feet of asphalt from 41A through the western portion of the property annexed. They've also agreed to post bonds while doing it. Ms. Riggins is asking for a recommendation from the Commission in support the annexation of this portion of Webb Road. There has also been discussion of everyone going together to TDOT to request improving the site distance due to the bridge at the intersection of West Webb Road and Highway 41A. The Council will officially act on the annexation at the February 15, 2024 meeting.

Commissioner Bryant moved to recommend the annexation to City Council.
Commissioner Shanks seconded the motion.
Motion passed 5-0.

CITY MANAGER COMMENTS

ADJOURNMENT

Chairman Duke confirmed there was no further business and adjourned the meeting at 6:35 p.m.

City Clerk, Katy Sanderson

Approval by:

Chairman Nick Duke

Date minutes were approved: _____

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



DESIGN REVIEW
APPLICATION

(615) 274-2992
Fax (615) 274-2977

Nov 6, 2023
Rejected until full submitted

HRR

Applicant's Name: Adam Pack

Owner's Name: Adam Pack

Address: 7330 Magnolia Valley Dr. Eagleville, TN. 37060 Phone No: 615-613-1563

Email: Sales@eagleville-nursery.com

Details of Proposed Use:

Landscape Nursery Center. Selling trees, plants, shrubs, flowers, mulch, etc.

Location/Address: 172 Clark St. Eagleville, TN. 37060

Tax Map: 144H Group A Parcel No: 21.00 21.05 21.06 Acreage/Size of Tract: 4.91

FEMA Flood Map 47149C0335H Panel Number _____

Use: Commercial for Landscape business

Notes on Back P3

Project Engineer/Surveyor Caffey Surveying Fax: _____

Address: 319 Lane Pkwy. Shelbyville TN 37160 Phone: 931-703-4798

Zoning: C-2

Conditional Use Permit : Yes _____ No

FEE: \$0.00 Paid _____ Receipt No. _____ Date Submitted: _____

If applicant is not property owner, Owner will need to sign.

Adam Pack
Signature of Applicant/Owner

Turned meet
into a
combined
DR + PC
meeting
- DR - app. minutes
over moved to
4-0.

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



(615) 274-2992
Fax (615) 274-2977

SITE PLAN APPLICATION

Applicant's Name: Adam Pack

Address: 7330 Magnolia Valley Dr. Eagleville TN 37060 Phone No: 615-613-1563

Email: Sales@eaglevillenursery.com

Details of Proposed Use:

Landscape Nursery Center. Selling trees, plants, shrubs, flowers, mulch, etc.

Location/Address: 172 Clark St. Eagleville, TN. 37060

Tax Map: 144H Group A Parcel No: 21.00 21.05 21.06 Acreage/Size of Tract: 4.91

FEMA Flood Map 47149C0335 H Panel Number _____

Non-Residential Use: X Religious Use: N/A

Project Engineer/Surveyor Caffey Surveying Fax: _____

Address: 319 Lane Pkwy. Shelbyville, TN 37169 Phone: 931-703-4798

Zoning: C-2

Conditional Use Permit (if required) : N/A

Date Approved: _____

Copy of owner's deed submitted with the plat: _____

Deed Book RB 923 or RB 897 Page Number 2837 or 1195

FEE: \$300.00 Paid Receipt No. _____ Date Submitted: _____

Adam Pack
Signature of Applicant

Paid
(P) KK

Updated December 4, 2023

Planning Commission

Staff Notes

November 6, 2023

NO SITE PLAN FEE HAS BEEN PAID. MUST BE PAID BEFORE APPLICATION CAN CONTINUE

As of December 4, applicant has not submitted an updated plan addressing staff comments. Applicant and staff met prior to December 4 and discussed the site. Despite not having an updated plan, applicant wanted to continue to discuss the site with the Commission knowing the application would be deferred until a site plan with all required criteria is submitted.

Design Review for Stonegate Enterprises -- Addition of Landscape Sales Area

1. No design was submitted. Only application for site plan was submitted. Need pictures of what greenhouses will look like. Need to know if area will be paved, gravel, grass. Need to know if area will have more screening along Cheatham Springs Road -- can't tell if needed because existing trees were not shown on survey/site plan. Screening may be required between this property and property to the east and other properties due to nature of outside sales. Overall more information is needed.

Site Plan Review for Stonegate Enterprise -- Addition of Landscape Sales Area

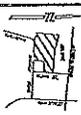
1. This could be viewed three ways by the Planning Commission. Planning Commission will need to determine if applicant is on the correct path. Currently the Stonegate Landscaping business is in a C-2 zone. It is an existing use that predates changes to zoning. Thus it is a pre-existing non-conforming business. However, zoning amendments were made which called out landscape nurseries as Special Permits. The Planning Commission must determine if the application is an addition to a non-conforming use since it was approved years ago, or if by adding a sales area if this will require a Special Permit (and public hearing). The application could also be viewed as an addition of an accessory use to the primary nursery use. In staff's opinion that this be viewed as a non-conforming use expansion. **At November meeting, planning commission determined this to be a non-conforming use expansion.**

Expansion of a non-conforming use. Any expansion of a non-conforming use shall take place only upon the zone lot on which said use was operating at the time the use became non-conforming.

2. The applicant has not paid the site plan fee. If not paid by the time of the meeting, the planning commission cannot hear the application.
3. The site plan that was submitted was more survey than site plan. The following items are not shown.
 1. Topography

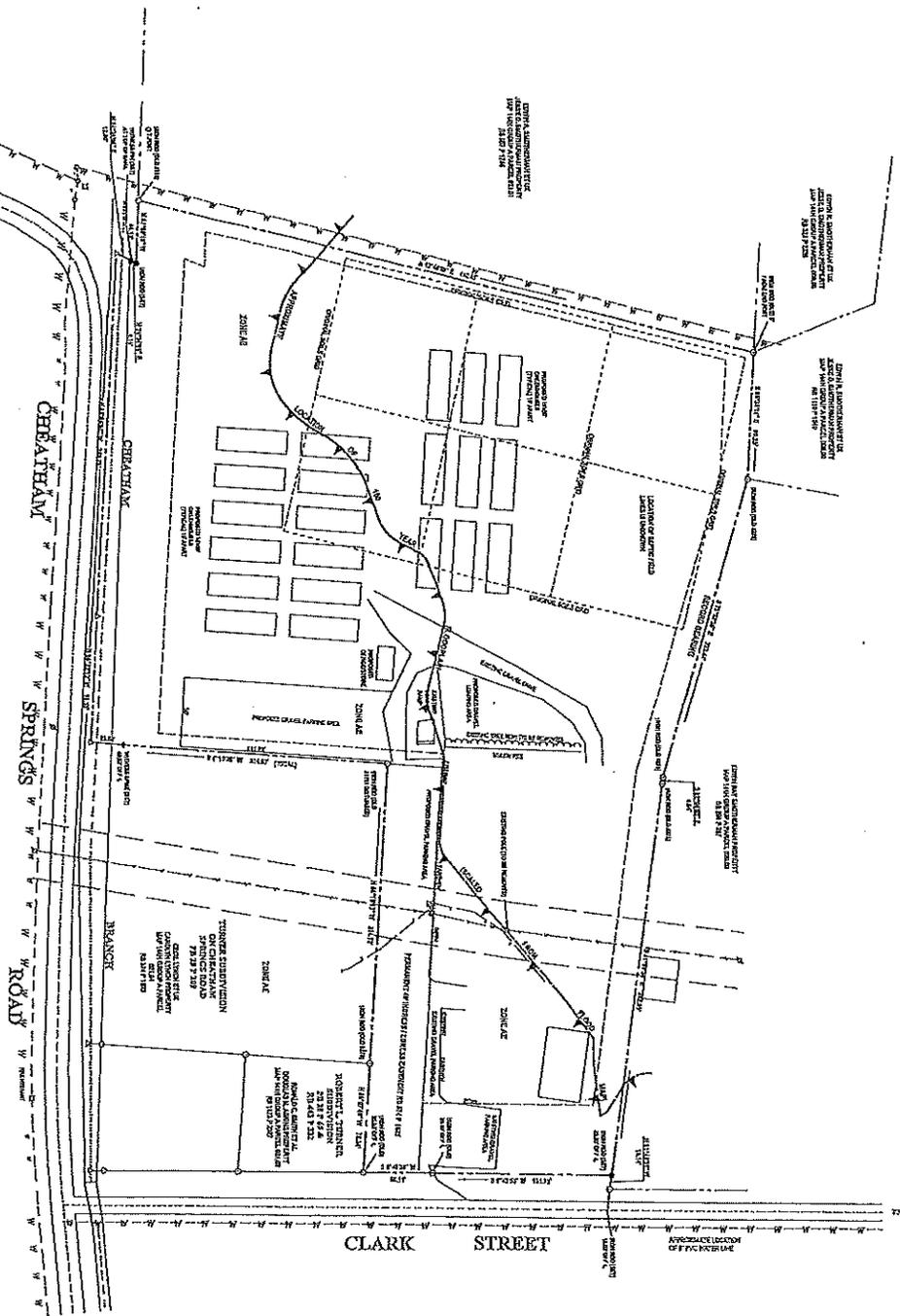
2. Septic tank and lines
3. Where new gravel, paving etc will take place
4. What the greenhouses and proposed office/store will look like
5. Setbacks are not labeled
6. And additional screening to be proposed
7. If current building is to be added on to...It does not meet the required front setback of 50'. However Section 5052 F 2 allows for the planning commission to adjust setbacks in special circumstances.
8. A proposed grave parking area is shown to be inside a permanent ingress egress easement
9. 15% greenspace required
10. Parking calculations not given. Outdoor sales area will require more parking.
11. Square in NE side of site is not identified
12. No runoff calculations were submitted
13. Clark street is an old road that is very narrow and requires tight turns from either Cheatham Springs Road or Allisona Road. Applicant needs to prove that any vehicles required to service this site will be of such a size as to be able to make those turns without causing a traffic or safety concern.

LOCAL MAP NOT TO SCALE



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PLANNED ENVIRONMENT
 AND DEVELOPMENT AUTHORITY OF THE COUNTY OF STONEMAN, NORTH CAROLINA, HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE COUNTY OF STONEMAN, NORTH CAROLINA.



PROPOSED SITE ADDITIONS
STONEGATE ENTERPRISES, INC.
4.91 ACRES
ZONED C-2

DESIGNED BY CALVERT SURVEYING, INC.
 2701 N. CARROLL STREET, SUITE 100
 WASHINGTON, DC 20002

STONEMAN COUNTY HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE COUNTY OF STONEMAN, NORTH CAROLINA. THE INFORMATION CONTAINED HEREON IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION CONTAINED HEREON IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION CONTAINED HEREON IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.

CLARK STREET

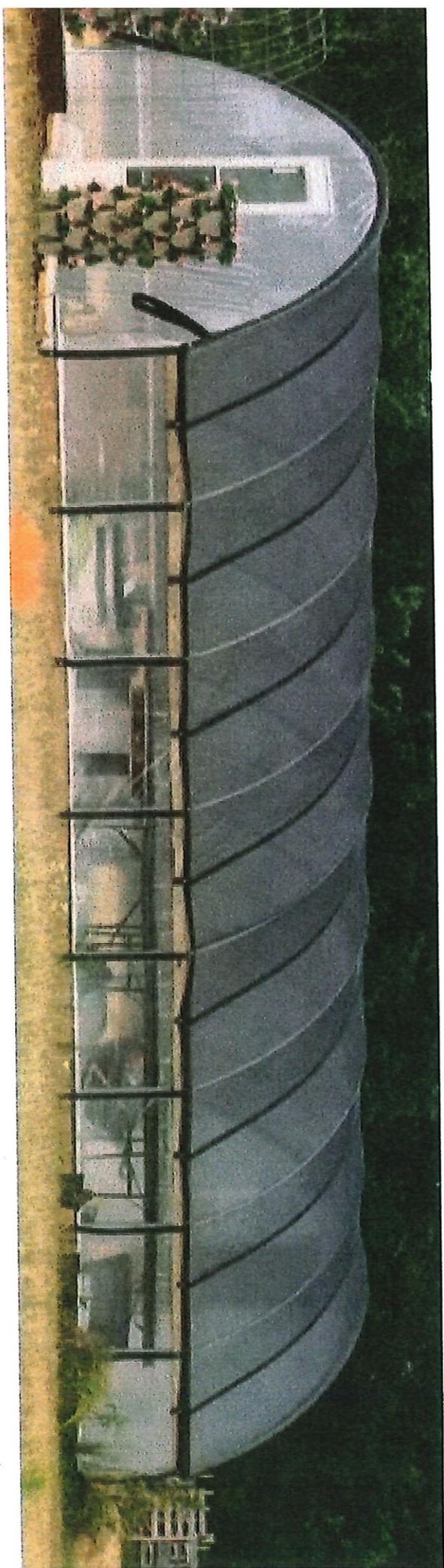
STONEMAN COUNTY



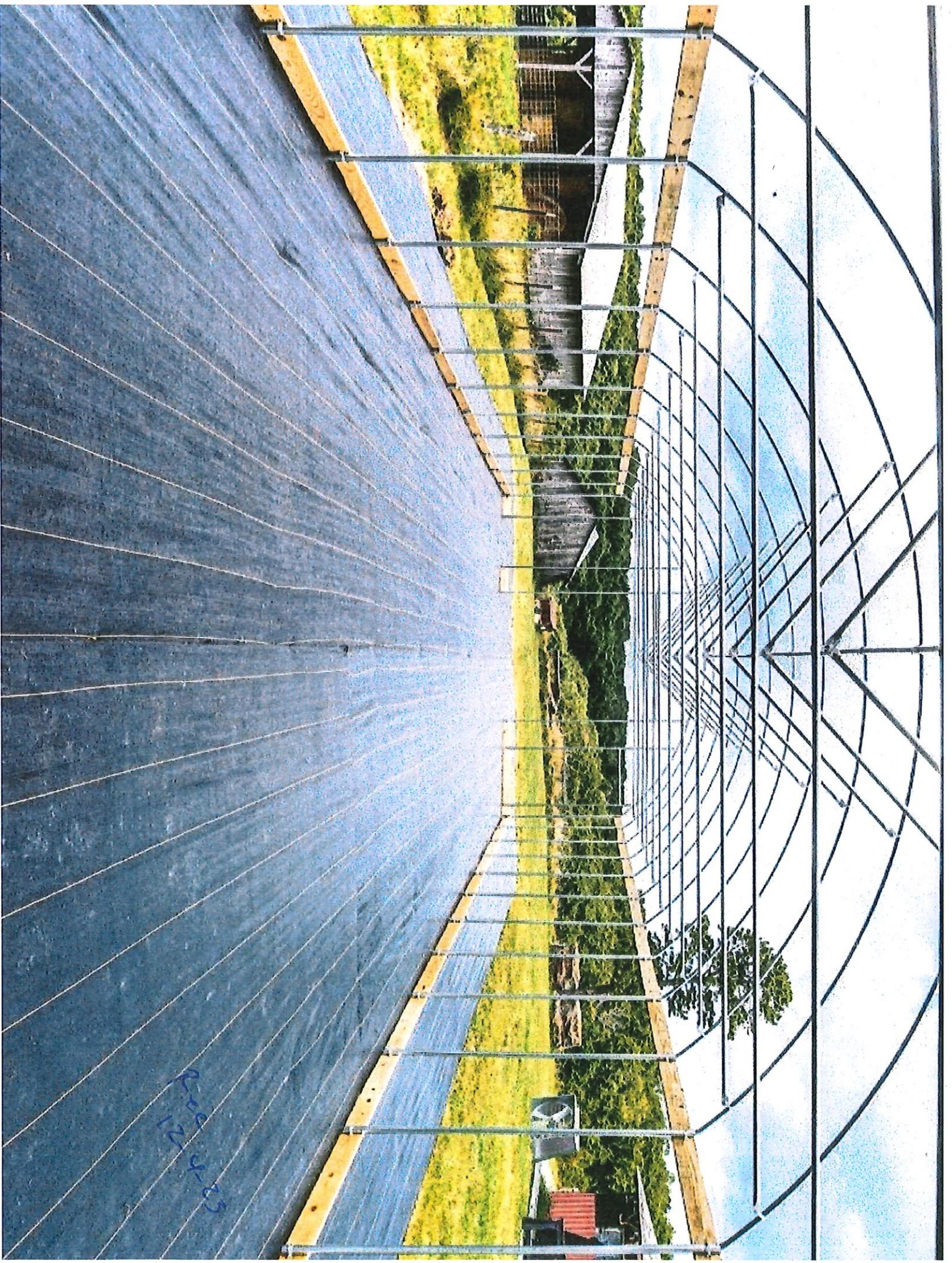
LEGEND
 PROPOSED SITE ADDITIONS
 EXISTING BUILDINGS
 EXISTING PAVEMENT
 EXISTING UTILITIES
 EXISTING EASEMENTS
 EXISTING RIGHT-OF-WAY
 EXISTING CURBS
 EXISTING DRIVEWAYS
 EXISTING SIDEWALKS
 EXISTING STAIRS
 EXISTING FENCES
 EXISTING SIGNAGE
 EXISTING TREES
 EXISTING LANDSCAPING
 EXISTING UTILITIES



PROJECT NO.	201101
DATE	01/15/11
PROJECT NAME	STONEGATE ENTERPRISES, INC.
CLIENT	STONEGATE ENTERPRISES, INC.
ADDRESS	215 LANE PARKWAY SHELLVILLE, NC 27578
OWNER	ADRIAN PACE
DESIGNER	CALVERT SURVEYING, INC.
SCALE	AS SHOWN
DATE	01/15/11
BY	J. W. CALVERT
CHECKED BY	J. W. CALVERT
DATE	01/15/11



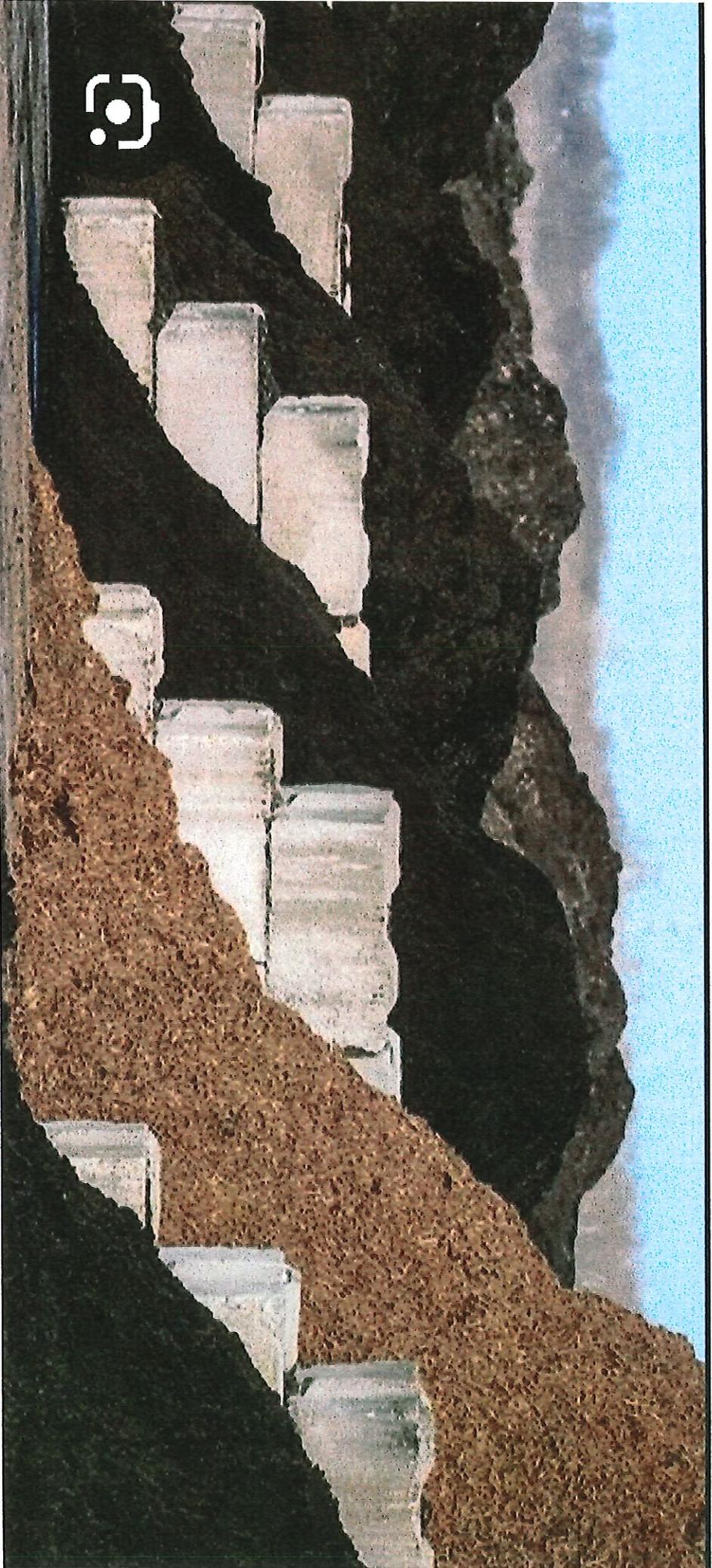
Ree 5-13
12-5-13



Aug 2008



202-2-21



Per 12-4-23

Re: Annexation of Webb Road (with written consent from Rutherford County - the current owner)

Stephen Aymett <SAymett@ruckerlaw.com>

Thu 2/1/2024 11:49 AM

To: Hellyn Riggins <hriggins@eaglevilletn.gov>

📎 2 attachments (250 KB)

6-51-102 Plan of services (2).rtf; 6-51-104 Resolution notice (3).rtf;

Hellyn –

Regarding the annexation of Webb Road by Resolution (See above, T.C.A. §§ 6-51-102 and 6-51-104), the following steps need to be taken:

1. A proposed Resolution annexing Webb Road (the portion of the road being annexed) needs to be drafted;
2. The Resolution must include a Plan of Services for the area proposed for annexation and the Plan of Services must be reviewed by the local planning commission before being adopted by the City. Before the Plan of Services is adopted, the City must hold a public hearing;
3. A copy of the Resolution along with the Plan of Services must be published by posting copies of the Resolution in at least 3 public places in the territory proposed for annexation and in a like number of public places in the municipality proposing annexation, and by publishing notice of such resolution at or about the same time in a newspaper of general circulation, if there is one;
4. Notice of the time, date, and purpose of the public hearing must be published in a newspaper of general circulation in the municipality not less than 15 days prior to the public hearing. The Notice must include the locations of a minimum of 3 copies of the Plan of Services, which the municipality shall provide for public inspection during all business hours from the date of notice until the public hearing;
5. If the City does not maintain a separate school system, then the City shall provide written notice of the annexation to all affected school systems as soon as practicable, but in no event less than thirty (30) days prior to the public hearing; and
6. A copy of the proposed Resolution, along with the Plan of Services, must be mailed to the current owner of the annexed property (Rutherford County) at least 15 days prior to the public hearing.

The 30-day notice requirement for the public hearing is for the school system to be notified. The other notice requirements are 15 days prior to the public hearing.

Let me know if you have any other questions. Thanks.

Stephen

Stephen Aymett

Attorney at Law

Rucker, Rucker & Aymett, P.C.

14 Public Square, North

Murfreesboro, TN 37130

(615) 893-1134 tel

(615) 895-6334 fax

saymett@ruckerlaw.com

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RE: Webb Road Interlocal Agreement

Stephen Aymett <SAymett@ruckerlaw.com>

Fri 1/5/2024 2:57 PM

To: Hellyn Riggins <hriggins@eaglevilletn.gov>

📎 1 attachments (157 KB)

6-51-104 Resolution notice .pdf;

See attached statute: T.C.A. 6-51-104.

For non-contiguous annexations: T.C.A. 6-51-104(d)(1)-(4):

(d)(1) A municipality may by resolution propose annexation of territory that does not adjoin the boundary of the main part of the municipality, without extending the corporate limits of that territory, if the territory proposed for annexation is entirely contained within the municipality's urban growth boundary and is either:

(A) To be used for industrial or commercial purpose or future residential development; or

(B) Owned by one (1) or more governmental entities.

(2) A resolution under this subsection (d) shall be ratified only with the written consent of the property owner or owners. § 6-51-104. Resolution; notice, TN ST § 6-51-104 © 2023 Thomson Reuters. No claim to original U.S. Government Works. 3

(3) For purposes of this subsection (d), the boundary of the main part of the municipality is defined as the corporate limits of the territory containing its town seat or city hall. Territory that does not adjoin that boundary before a proposal to annex it is introduced cannot be annexed except as provided in this subsection (d).

(4) The resolution shall include the plan of services adopted under § 6-51-102. The plan shall be prepared by the municipality in cooperation with the county in which the territory is located. **The municipality and county shall enter into an interlocal agreement pursuant to § 5-1-113 to provide emergency services for any interceding properties and to maintain roads and bridges comprising the primary route to the area thus annexed as the municipality and county deem necessary.**

But we don't need an interlocal agreement for the annexation of the right away (portion of the road) for Webb Road – only because the County is ok with us just annexing the road in lieu of an interlocal agreement.

And we don't need an interlocal agreement for any contiguous annexation – an interlocal agreement is only required for a non-contiguous annexation.

Stephen

Stephen Aymett

Attorney at Law

Rucker, Rucker & Aymett, P.C.

14 Public Square, North

Murfreesboro, TN 37130

(615) 893-1134 tel

(615) 895-6334 fax

saymett@ruckerlaw.com

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From: Hellyn Riggins <hriggins@eaglevilletn.gov>
Sent: Friday, January 5, 2024 2:49 PM
To: Stephen Aymett <SAymett@ruckerlaw.com>
Subject: Re: Webb Road Interlocal Agreement

I'm working on this today. Can you tell me where in Code where an interlocal agreement is required? All we discussed yesterday was the POS, and that was all I did in the last annexation.

Thank you and sorry but this is timely.

And thanks for all the time you spent with me yesterday. I truly appreciate that you are busy and it was time out of your day.

hellyn

From: Stephen Aymett <SAymett@ruckerlaw.com>
Sent: Thursday, January 4, 2024 2:55 PM
To: Hellyn Riggins <hriggins@eaglevilletn.gov>
Subject: Re: Webb Road Interlocal Agreement

See attached Webb Road Interlocal Agreement

Stephen Aymett
Attorney at Law
Rucker, Rucker & Aymett, P.C.
14 Public Square, North
Murfreesboro, TN 37130
(615) 893-1134 tel
(615) 895-6334 fax
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I'm

SALEM CREEK PARTNERSHIP
239 C Veterans Parkway
Murfreesboro, TN 37128
"SERVING LOCALLY OWNED CRAFTSMAN HOME BUILDERS."

November 17, 2023 **DRAFT COMMUNICATION FOR REVIEW/COMMENT BY HELLYN RIGGINS AND WILL OWEN PRIOR TO SENDING TO CITY.**

Hellyn Riggins, City Manager
Will Owen, P.E., Consulting Engineer
City of Eagleville
108 South Main Street
Eagleville, Tennessee 37060

RE: Stephenson Farms, City of Eagleville, Tax Map 141, Parcel 1 (187.51 acres).

Dear Mrs. Riggins and Mr. Owen,

Thank you for the meeting with Salem Creek Partnership and Jamie Reed, PE on November 15, 2023. The following is Salem Creek Partnership's understanding of the discussion regarding the advancement of Stephenson Farms, a Planned Residential Development within the City of Eagleville.

Will Owen, Consulting Engineer, will confirm the improvements to Webb Road beginning west of US 41-A to the Rutherford County / Williamson County line that are required to bring this section of Webb Road to City of Eagleville Standards. As a condition to the consideration of the annexation by the City of Eagleville of the referenced section of Webb Road and the advancement of the Stephenson Farms Planned Residential Development permitting within the City of Eagleville, Salem Creek Partnership (or its assigns) will agree to provide a bond to the City of Eagleville for the specified Webb Road improvements. The bond amount will be agreed upon and may be adjusted by the City of Eagleville based on an estimate of the improvements provided by a State of Tennessee Licensed Road Contractor. The bond will be provided to the City of Eagleville prior to or concurrent with the recording of the Plat for the first residential Phase of the Stephenson Farms Planned Residential development. The specified road improvements will be scheduled and sequenced in accordance with the development timeline of the Stephenson Farms Planned Residential Development and relative portions of the bond amount will be released by the City of Eagleville upon completion and inspection of the completed road improvements as sequenced. It is Salem Creek Partnership's understanding that if additional properties are annexed in the future along the referenced section of Webb Road, a pro-rata portion of the costs of the offsite Webb road improvements (relative to any future annexed property served by Webb Road) may be reimbursed to Salem Creek Partnership.

In pursuit of the timely annexation ratification of the referenced section of Webb Road, Salem Creek Partnership requests that the understanding of the Webb Road improvements responsibility be considered by the City of Eagleville at the December 14, 2023 City of Eagleville Council workshop and meeting.

Thank you for your consideration.

Salem Creek Partnership
Charles Waite, Development Coordinator

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 ■ Business & Services email: DNJBusserv@gannett.com
 ■ To post job openings, visit: Dnj.com/Job



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Adopt Me
Pets
 all your favorites...

Pet Care

 When veterinary care is unavoidable or unaffordable, ask for Happy Jack animal health care products for horses, dogs, & cats. RUTHERFORD FARMER COOP 872-4212

Garage sales
Market
 neighborly deals...

Estate Sales
MURFREESBORO, THURSDAY MARCH 7TH AND FRIDAY MARCH 8TH STARTS AT 9am, 124 ORESHAM LANE, THE ESTATE OF MIKE GRAVES, HOUSE AND 3 BUILDINGS FULLY EVERYTHING MUST GO!

Professional Service
 all your needs...

Home Improvement
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NOTICE TO CREDITORS
 AS Required by TCA §30-2-305
 Case Number 73PR1-2024-PR-12095 De. McCullough

Public Notices
 Notice is hereby given that on January 31 of 2024, Testimony for oral admission as the case manager in respect of the estate of Eva S. McCullough who on 10/29/24, was issued to the undersigned by the Rutherford County Probate Court of Rutherford County, Tennessee. All persons, resident and non-resident, having claims, matured or unmatured, against the estate are required to file the same with the Clerk of the above-named Court on or before the earlier of the dates prescribed in (1) or (2) otherwise their claims will be forever barred: (1) (A) Four (4) months from the date of the first publication (or posting, as the case may be) of this notice if the creditor received an actual copy of

Public Notices
 932597
NOTICE OF POSSIBLE ANNEXATION
 At its meeting of March 21, 2024, 7:00 p.m. the City of Knoxville, 108 S. Main Street, will hold a public hearing to consider the annexation of a portion of W. Webb Road, from the western boundary of line of 742 W. Webb Road, east to the intersection of W. Webb Road and Highway 41A. For more information, please contact: Eoghanville City Manager ehayman@knox.gov or ehayman@knox.gov 615 272 5772 Ext. 103.

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STATE OF WISCONSIN, COUNTY OF BROWN

The Daily News Journal, a newspaper published in the city of Murfreesboro, Rutherford County, State of Tennessee, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

03/07/2024

and that the fees charged are legal.
Sworn to and subscribed before on 03/07/2024

9925297
**NOTICE OF POSSIBLE
ANNEXATION**

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Keegan Moran

Legal Clerk

Mariah Verhagen

Notary, State of WI, County of Brown

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Exhibit B
Area of W. Webb Road to be
annexed by Eagleville, TN

600ft