

ELIZABETH BAKER
Mayor

HARRY R. CASH
Town Attorney

MATTHEW W. JUSTICE
Town Manager



CLAY CRUMBLISS
Vice Mayor

ANDREW GARDNER
Councilmember

J. MILES JORGENSEN
Councilmember

CHARLES POSS
Councilmember

Town of Signal Mountain

1111 RIDGEWAY AVENUE
SIGNAL MOUNTAIN, TENNESSEE 37377
423-886-2177

PLANNING COMMISSION REGULARLY SCHEDULED MEETING MINUTES

Signal Mountain Town Hall

5:30 pm, April 2nd, 2026

- ☒ Andrew Coyle, Chairman
- ☒ Charles Poss, Vice-Chairman
- ☒ Monica Baker, Secretary

- ☒ Elizabeth Baker, Mayor ☐ Jacob Levy ☒ Marcia Cooper
- ☐ Vacant ☒ Jon Garvich ☒ Austin Scofield

I. Call to Order 5:30pm

II. Approval of Minutes

February 25th, 2026 (Workshop)

Motion made by Austin Scofield, seconded by Jon Garvich, Poss abstained. Motion passed.

March 5th, 2026 (Meeting)

Motion made by Austin Scofield, seconded by Jon Garvich, Poss abstained. Motion passed.

III. Old Business (None)

IV. New Business

I. Zoning Ordinance Amendment – Density Factor Reduction in LDR and RE

Mayor Baker proposed an ordinance amendment that would reduce density in residential estate and low density residents. Counsel asked for recommendations to address infrastructure needs. Prioritizing residential development on infield lots that already exist would increase tax income without increasing services because services have already been allocated for those lots. Conservation and Conventional subdivisions would both have density of .2 instead of 1 or .5.

Lot sizes would be enlarged to 1 dwelling unit per 5 acres for non-infield lots. Covers all available land in Signal. Minor subdivisions would not be affected and could be ½ acre lots.

Commissioner Poss recommended that we revise the current subdivision regulations.

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Infill lots already exist and are approved as plats, and services are budgeted for them, whether they are being used or not.

Public Comment- Mayor Baker moved, Commissioner Garvich 2nd.

Tom Baird, Owns 36 acres on the north side of Shackleford Ridge Road. Current regulations would allow 30 lots, conservation would allow 40 lots. The proposed .2 factor would mean 6 lots instead of 30 on traditional subdivision. Doesn't seem reasonable. .2 is extreme. Baird asked what else can be done with that land?

Commissioner Poss suggested that it could be donated to the town as a public trust. This amendment is in response to overwhelming negative reaction from residents to the 106 lot subdivision.

Mayor Baker added that the Planning Commission followed rules, and we're updating the laws to reflect our community. Encouraging in-field lot building.

Commissioner Monica Baker made a motion to recommend approval of the amendment, Commissioner Poss 2nd, Motion passed, Commissioner Garvich voted no.

Chairman Coyle pointed out that we did not open up the motion for discussion. Commissioner Monica Baker moved to withdraw the motion, Commissioner Garvich 2nd. Motion withdrawn.

Commissioner Garvich argued that 5 acres is too large, and it puts the property owner in a difficult situation. The property owner wouldn't be able to sell it. We need rules that don't harm anyone.

Mayor Elizabeth Baker explained that 5 acres is based on the high rate of septic tank failure. Recommends the Planning Commission look at Subdivision Regulations. Commissioner Garvich agreed, but argued that 5 acres is excessive.

Coyle asked if there were any other negatives aside from impact to the seller's ability to subdivide lots.

M. Baker rescinded her motion, Garvich 2nd, Discussion was opened:

Commissioner Monica Baker recommended revisiting this policy once the subdivision regulations are updated.

Garrett Haynes, Senior Planner, will put Subdivision Regulations on the agenda for the May meeting, and asked that all suggestions for updating the Subdivision Regulations be sent to him.

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Chairman Coyle called a vote. The motion was again made by M. Baker, seconded by Austin Scofield. Garvich opposed, the motion passed with a majority vote.

Jim Webster with the Tree Board requested to make a comment. Legislation coming forward to remove waste management from local to state. Decentralizing system to be state managed. Subdivision regulations need to be updated. The Tree Board would like to be involved in discussion.

V. Adjourn 6:15pm

Commissioner Scofield moved, Commissioner Garvich 2nd, approved.