

*****May 4, 2026*****

The Signal Mountain Town Council held a special called meeting on Monday, May 4, 2026, for a public hearing and second reading to amend the Town Zoning Regulations. The meeting was called to order at 5:00 p.m.

Those present were: Mayor Elizabeth Baker
Vice Mayor Clay Crumbliss
Councilmember Charlie Poss
Councilmember Miles Jorgensen

Also present were: Town Manager Matthew Justice
Town Attorney Harry Cash
See attached list for others present

Mayor Baker led the pledge of allegiance. A moment of silence was observed.

Roll Call

Councilmember Andrew Gardner was absent.

Minutes

No minutes were presented to Council.

Citizens' Opportunity to Address Council

Mayor Baker asked if anyone present wished to address Council on a matter other than the proposed amendment to the Town Zoning Regulations. No one addressed Council.

Resolutions

No resolutions were presented to Council.

**Public Hearing Regarding Ordinance to Amend Town Zoning Regulations Article VI,
Sections 603.02.02 and 614.03.02**

Mayor Baker opened the public hearing regarding the proposed ordinance to amend the Town Zoning Regulations. The following citizens addressed Council:

- Pat St. Charles III – 22 Signal Point Circle, expressed concern that increasing the minimum lot size to five acres was a significant increase and suggested that a smaller increase might better balance growth management with the interests of landowners.
- Eugenia Alderdice – 84 Carriage Hill, spoke in support of the proposed ordinance and cited concerns related to protecting the mountain, infrastructure, roads, and schools.
- Hamilton County Commissioner Chip Baker – 911 Dunsinane Road, spoke in support of the proposed ordinance and discussed mountain-specific planning needs, infrastructure concerns, decentralized wastewater issues, and the importance of coordinated development decisions.
- Tom Baird – 2020 Corral Road, a property owner on Shackleford Ridge Road, spoke in opposition to the proposed ordinance and discussed concerns regarding property impacts, conservation subdivisions, the land use plan, and the need for additional planning and study before changing the zoning regulations.

Mayor Baker asked if anyone else wished to speak during the public hearing. No further comments were made.

Ordinances

O2026-15 Second Reading – “AN ORDINANCE TO AMEND THE TOWN OF SIGNAL MOUNTAIN, TENNESSEE ZONING ORDINANCE TO DELETE AND REPLACE SECTIONS 603.02.02 A AND B AND 614.03.02 A AND B”

Councilmember Jorgensen made a motion to approve the Ordinance on Second Reading. Councilmember Poss seconded the motion.

Council discussed the proposed ordinance, including growth management, infrastructure capacity, property rights, public safety, stormwater, schools, public services, and the Town’s planning framework. All present being in favor, the motion passed.

Discussion

Mayor Baker announced a lemonade stand fundraiser at the ball fields in support of the Dahlia Playground Project at Althaus Park and encouraged support for the Go Play campaign.

With no further business, Vice Mayor Crumbliss made a motion to suspend the remainder of the agenda and adjourn. Councilmember Jorgensen seconded the motion. With all present being in favor, the meeting was adjourned at 5:53 p.m.

Elizabeth Baker, Mayor

John Harr, Recorder

Date

Date