

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 Signal Mountain Town Hall 5:30 pm, June 4th, 2026

- ☒ Andrew Coyle, Chairman
- ☐ Charles Poss, Vice-Chairman
- ☐ Marcia Cooper, Secretary

- ☒ Clay Crumbliss ☒ Jacob Levy ☒ Monica Baker
- ☐ Vacant ☐ Jon Garvich ☒ Austin Scofield

I. Call to Order 5:30pm

II. Approval of Minutes- May 7th, 2026

Commissioner Baker Moved, Commissioner Scofield 2nd, Councilman Crumbliss abstained

III. Old Business (None)

IV. New Business

Conceptual Plan Review – Public Hearing

Red Maple Run – James Blvd. & Majestic Oaks Drive

Chairman Coyle shared that it's his responsibility to look for procedural issues, and there is certain information that every conceptual application for a major subdivision must include, according to section 2-104. The report by Matt Justice, Town Manager, indicated that this is an incomplete conceptual plan. Therefore it should not be considered by the Planning Commission. The planning commission considering this tonight would be a procedural breach.

Developer Presentation (none)

Town Staff Review

Determination incomplete in staff report. Matthew Justice, Town Manager, shared that there was an attempt to combine items, missing information, and numerous errors in calculations. The application was lacking information and there were too many unknowns and inaccuracies. ERSA was not submitted and public notice was not posted.

Public Comment (none)

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

V. Shackleford Ridge Development

Councilman Crumbliss moved to add public comment, Commissioner Garvich seconded, passed.
Changes:

- A. Relocated entrance over on Shackleford Ridge Rd. for better sight distance and added speed curve, safer access.
- B. Roundabout- Traffic calming
- C. Relocated amenity area deeper into subdivision
- D. Added Storm Pond
- E. 1 and E2- Road relocation. Streams that they thought were wet water conveyances were found by TDEC to be streams. Relocated roads to lessen environmental impacts on streams.

Commissioner Levy asked about the number of lots. The developer shared that there is no change.

Chairman Coyle pointed out that the changes were submitted as minor revisions, all parties involved wanted the revisions presented at PC for transparency.

Public Comment

Grace Mynatt- 1458 Palisades Rd. Submitted overlays to show that ERSA is not accurate with intermittent streams. Streams must have a 35' buffer. Email attached.

Commissioner Crumbliss pointed out that there is no mechanism at this point for PC to terminate approval.

Planning Commission Discussion

The developer explained that intermittent streams were included in the analysis. TDEC requires hydrological determination. TDEC found additional streams, which motivated the proposed change.

Crumbliss asked if additional streams are found, would that create additional revisions? The developer affirmed that it would.

Levy raised concerns about the law and the agencies contracted to assess property and conduct the hydrological report.

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

Coyle expressed that we have to act in good faith. The developers are trying not to interrupt aquatic life.

Crumbliss reiterated that no action that the PC takes can change the approval of the plat. Moved to approve the changes to the preliminary plat. Commissioner Scofield 2nd. Approved.

Subdivision Regulation Amendments - Discussion

Crumbliss moved to table discussion, Scofield Second

Discussion:

Levy requested further discussion.

Scofield recommended that we start with everyone looking at Section 4 of subdivision regulations. July meeting- definition of conservation.

Crumbliss pointed out that the Town Council approved the 5 acre density requirement.

Levy and Crumbliss discussed revising by section vs entire document.

Scofield pointed out that a lot of issues in section 1-3 were grammatical.

Crumbliss Withdrew motion since the discussion had occurred.

Public Comment

V. Adjourn 6:15pm

Levy Moved to adjourn, Scofield Seconded.