

September 3, 2026 Minutes

PLANNING COMMISSION
REGULARLY SCHEDULED MEETING
Signal Mountain Town Hall
5:30 pm,
September 3rd, 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

II. Approval of Minutes

August 6, 2026- Commissioner Scofield approved, Commissioner Baker Seconded, Commissioner Crumbliss and Commissioner Coyle abstained. Motion Passed.

Commissioner Crumbliss made a motion to move Item 4, new business, to Item 3, Commissioner Garvich Seconded.

III. New Business

Conceptual Plan Review – Public Hearing
Red Maple Run – James Blvd. & Majestic Oaks Drive

Commissioner Coyle made a Point of Order about the Red Maple Run Subdivision: the first time, submission was not a conceptual plan. The ordinances and subdivisions were discussed, and the submitted plan was inadequate. Inappropriate for the public body to consider inadequate application. Revised August 24, 10 days ago. Section 5-102 Subdivision Regulation 2-104.2 — Information must be presented at least 15 days prior to the Planning Commission. The application is not in compliance with our subdivision regulations.

Commissioner Coyle consulted with Town Planner Ashley Yingling about the timeline of the application and placement of the sign. Opened floor for discussion.

Commissioner Garvich agreed. Commissioner Crumbliss pointed out that the town council passed a change to the zoning ordinance. The plan does not comply with the zoning ordinance.

Commissioner Scofield- pointed out that we still don't have a complete, compliant conceptual plan.

Coyle- Ruling that it is not Compliant with 2-104.2

Crumbliss requested information from the Town Attorney to determine if it's a vested plan.

Coyle moved to have the Town Attorney review application for allegation that there are vesting rights in application, Scofield 2nd, motion passed.

III. Old Business

▪ Subdivision Regulation Amendments – Article 4

Commissioner Scofield reviewed last meeting:

- Discussion of whether or not we need anything other than a conservation subdivision.
- Increase stream boundary from 30 to 75. Normal is up to 60.
- Wildlife Corridor- needed more discussion.
- Density bonus conservation performance- Did not want to keep it in.

Harry Cash, Town Attorney- Certificate of Adequacy from School cannot be required.

Town Planner, Ashley Yingling- Has not found locations with no alternative to subdivision regulations. Conservation subdivision could be required for large subdivisions. Smaller lots, under 10 acres, could allow exceptions. Franklin has many options for conservation subdivisions. Yingling will draft language.

Require conservation subdivisions for all subdivisions of 10 or more acres. Remove language about LDR and RE zones.

Commissioner Crumbliss- What are we trying to achieve with Conservation Subdivisions? Define conservation more clearly. Shackleford Ridge is building more homes because it's conservation.

There was discussion around lot sizes, shared septic systems, numbers of houses, resource taxing, pollution, safety, and overcrowding.

Coyle- Recommend that we go through red lines from beginning and say "yay or nay."
Labeling sections is great.

4-101.4- Remove "or," add police chief and fire chief

4-101.402- Scofield- gives too much leeway to build closer to water sources. Remove the marked section.

4-101.404- Correct section.

4-102.1, 4-102.5, correcting reference

4-103.202 - See figure 1

4-103.3, Subsection 11- Adds requirement that all major subdivisions must have 2 access points.

Pg21- Figure 4-1, clarifies reference

4-107.2- clarifies section, 4-110.203

4-113- Remove ambiguity or conflict with Town Council

4-113.1, Step 1, section E- Wildlife Corridor Connectivity- Commissioner Scofield and Commissioner Crumbliss recommended leaving it out because it may not be practical, and Conservation Requirements would cover the area. Commissioner Garvich raised concerns about public safety and potential increase in car accidents. Commissioner Crumbliss Ashley Yingling said it is not common in Tennessee, but found in North Carolina. Added suggestion in section E, pg 33, requiring developers to provide animal data. Commissioner Baker recommended inviting environmentalists or biologists to discuss the wildlife section. Commissioner Garvich- Identify known wildlife trails in application.

Start in October on Page 24 of subdivision regulations.

- Planning Commission Discussion
- Public Comment

Jim Webster, resident, chair of Tree Board- Tree board is working on language to add to ordinance that is tree oriented. Shackleford Ridge subdivision- omission of abandoned coal mines raised issue. If there is a known issue with a piece of property, it should be disclosed instead of discovered. For Fire Access, add entrances to each section of subdivision. Phase 1, 2, etc. should have their own entrances.

Miles Jorgeson, resident- Discussion of stream buffers- consider ecological impact. Stream buffers provide both environmental protection and facilitate wildlife corridors. Support diversity and connectivity. In the fire dept section- discuss the town's ISO rating. Georgia required 1st inch of rain water to be retained on property.

Grace Mynatt- Checklist lacking clarification- there is not a lot table required for conceptual plan. Conservation lands were overlapping private lands. Conservation lands should be included in lot table. Add line item that says that required conservation land is calculated and shown. Consider Speaker Slips- slip of paper that has the agenda item that people want to speak on.

V. Hearing of Persons Having Business Before the Commission
None

VI. Adjourn Commissioner Scofield moved, Commissioner Garvich 2nd

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Next Scheduled Meeting – October 1, 2026