



EAGLEVILLE PLANNING COMMISSION

Eagleville City Hall 108 South Main Street

October 13, 2025 6:30 p.m.

Prior to meeting, please silence all electronic devices.

- 1) **CALL TO ORDER** – Chairman, Derrick Lynch
- 2) **ROLL CALL / DETERMINATION OF QUORUM**
- 3) **CITIZEN COMMENTS** – Each Citizen will be given up to 3 minutes to speak
- 4) **MINUTES/OTHER BUSINESS**
 - a) Approve or Deny Minutes of Planning Commission Meeting of September 8, 2025
- 5) **DESIGN REVIEW RECOMMENDATIONS**
 - a) Approve or Deny Renovations to Outside of Building Including Painting, Signage and Awnings, Crosslin Building Supply, 140 & 138 N. Main Street – Zoning C-1
 - b) Approve or Deny New Digital Sign at Eagleville Mini Storage - 309 S. Main Street – Zoning C-2
- 6) **OLD BUSINESS**
 - a) Approve or Deny Two Lot Subdivision Final Plat for Sandra Turner, 598 Allisona Road - Zoning R-1 (Continued from Last Meeting)
- 7) **NEW BUSINESS**
 - a) Approve or Deny Planning Commission Calendar
 - b) Review of Ordinance 2025-009 for Amendments Regarding Industrial Zone I-1
- 8) **CITY MANAGER/CITY PLANNER REPORT**
- 9) **ADJOURNMENT**

ITEM 4a

Approve or Deny Minutes of Planning Commission Meeting of
September 8, 2025

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, September 8, 2025 – 6:30pm**

1. CALL TO ORDER

Chairman Derrick Lynch called the meeting to order at 6:30 p.m.

2. ROLL CALL / DETERMINATION OF QUORUM

City Clerk Katy Sanderson called the roll.

PLANNING COMMISSION

PRESENT:

Chairman Derrick Lynch
Secretary Justin Bryant
Councilman Chris Hendrix
Commissioner Darren Shanks

ABSENT:

Commissioner Erik Hurter

STAFF:

Hellyn Riggins, City Manager/Planner

Katy Sanderson, City Clerk

GUESTS:

Sandra Turner Jared Forst

3. CITIZEN COMMENTS

No comments

4. MINUTES/OTHER BUSINESS

a. Approve or Deny Minutes of Planning Commission Meeting of August 4, 2025

Councilman Chris Hendrix moved to approve the minutes from August 4, 2025.

Secretary Justin Bryant seconded the motion.

The **MOTION** passed 4-0.

5. DESIGN REVIEW RECOMMENDATIONS

No recommendations.

6. OLD BUSINESS

7. NEW BUSINESS

a. **Approve or Deny Two Lot Subdivision Final Plat for Sandra Turner, 598 Allisona Road – Zoning R-1**

Chairman Derrick Lynch and Secretary Bryant explained that prior to submitting the plat for subdividing, Ms. Sandra Turner applied to have the lot rezoned. After much discussion at the previous meeting, it was suggested that by subdividing instead of rezoning it would be easier to meet the requirements.

City Manager Hellyn Riggins confirmed with Chairman Lynch that there is nothing on the plat regarding the connecting to the City sewer or soil tests. Ms. Riggins stated that the required signature block for the Tennessee Department Environmental Conservation (TDEC) to sign off on regarding the site perking for septic is not on the plat.

Ms. Turner stated that she does have the soil sample completed and in hand. Chairman Lynch stated the commission needed clarification that the perk site as well as the alternate site for each proposed tract be located on said plat. Ms. Turner stated that her septic tank and fill lines are behind the current house and not near the second proposed tract. Jared Forst, the proposed contractor for Ms. Turner, stated that the intention was not to connect to the City sewer but to have a septic tank for the proposed tract.

Ms. Turner submitted the plat that shows the soil test results.

Ms. Riggins explained that the soil test plat should be given to the surveyor to be superimposed on the plat to be submitted to the City. Once approved, the State will approve it by signing the signature block.

Chairman Lynch observed that a utility pole is marked on the plat to be moved however it does not match the plan from Middle Tennessee Electric (MTE) that has been submitted. The plan from MTE just shows the lines being moved and not the pole. The plat also does not show the power line easement. These may be errors by the surveyor.

Ms. Riggins clarified the power line requirements.

- The City requires any utilities to a new structure be run underground.
- The plat is showing power lines to be relocated that are currently above ground. If any lines are relocated, it falls under the new requirement for all utilities, once leaving the right of way, to be located underground. From the right of way to tract 2, the utilities would need to run underground. The established power line that is above ground is currently grandfathered in as it stands. If it must be moved, it will then need to be placed underground.

In the R-1 zone, the setbacks are 60 ft. on the front, 30 ft. on the sides and 25 ft. on the rear. Chairman Lynch stated that it was not the intent of the Commission for Ms. Turner to create a flag lot when they recommended subdividing her property versus rezoning. She stated it was done that way to get the minimum required 2 acres required for her to subdivide.

Ms. Riggins finds that the plat does not meet the intent of the zoning ordinance because it leaves half of the created lot unbuildable with the back setbacks overlapping. The tail on the back of the lot is 58 ft. wide and the required setbacks for both lots is 30 ft. so they overlap for 2 ft.. Ms. Riggins asked Ms. Turner what she envisioned being the use for this small strip of land at the back of the tract and she answered she envisioned a wildlife refuge that she most likely would continue to mow.

The intention is to share the driveway between the two tracts.

Secretary Bryant asked about the flood plain on the plat. Ms. Riggins stated that because the required contours are not on the plat, you cannot tell what the elevation is for the flood plain.

To summarize, these items need to be added to the plat before approval:

- Contours
- The Base Flood Elevation (BFE)
- MTE clarification on moving the lines and/or the pole
- The septic overlay & information
- The barn behind the house crosses into the setback so there would need to be a lot line adjustment and there needs to be dimensions for the barn
- The setbacks that overlap need to be corrected
- TDEC signature block

Ms. Riggins stated that due to zoning and state statute giving the City 60 days to approve a plat, there must be a mutual decision to extend the time frame for the decision or deny the subdivision. Chairman Lynch explained that if they did not come to an agreement then Ms. Turner would have to start the process all over.

Secretary Bryant stated he was in agreement on an extension as long as everything is added to the plat so the commission can make a decision. Because the adjustments to be made will impact the layout of the lots, Chairman Lynch suggested the Commission wait to decide if the current layout falls within the intent of the zoning ordinance. Secretary Bryant agreed and asked Ms. Riggins to clarify what would happen if the plat was brought back to the next meeting with the required additions; would the Commission have to approve or deny the proposed subdivision or could there be an additional extension if needed? Ms. Riggins stated that the Commission can deny the plat at any time and tell the applicant to come back when every requirement has been met.

Ms. Turner stated the extension is the only option she has and will agree to an extension.

Commissioner Shanks moved to continue the matter of Ms. Turner's subdivision at the next regularly scheduled Planning Commission meeting with a quorum.
Secretary Bryant seconded the motion.
The **MOTION** passed 4-0.

8. **CITY MANAGER/CITY PLANNER REPORT**

There was no report.

9. **ADJOURNMENT**

Chairman Lynch adjourned the meeting at 7:22 p.m.

Approved by:

Chairman Derrick Lynch

Submitted by:

City Clerk, Katy Sanderson

Date minutes were approved:

ITEM 5a

Approve or Deny Renovations to Outside of Building Including Painting, Signage and Awnings, Crosslin Building Supply, 140 & 138 N. Main Street – Zoning C-1

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



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

DESIGN REVIEW
APPLICATION

Applicant's Name: Eddie Crosslin, Crosslin Building Supply

Owner's Name: Eddie Crosslin

Address: 140^{or 178} N. Main Street Phone No: 6

Email: _____

Details of Proposed Use: See attached description

Location/Address: 140 N. main & 138 N. Main

Tax Map: _____ Parcel No: _____ Acreage/Size of Tract: _____

FEMA Flood Map N/A Panel Number _____

Use: Commercial

Project Engineer/Surveyor _____ Fax: _____

Address: _____ Phone: _____

Zoning: C-1

Conditional Use Permit : Yes _____ No

FEE: \$0.00 Paid Receipt No. _____ Date Submitted: 9/22/25

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

X Eddie Crosslin
Signature of Applicant/Owner



Crosslin Building Supply, Inc.
140 N. Main Street
Eagleville, TN 37060

To:
City of Eagleville
Eagleville, TN 37060

October 2025

Subject:

Request for Approval – Exterior Refinishing of Crosslin Building Supply at 140 N. Main Street and 138 N. Main Street.

Dear Review Members,

We are writing to formally request approval for a proposed exterior refinish to our primary business location on N. Main Street in Eagleville. Our goal is to enhance the buildings' appearance in a way that honors the historic character of the area while introducing tasteful, modern elements that align with recent improvements.

Scope of Proposed Work:

1. Brick Limewash Finish:

We propose to apply a traditional limewash coating over the existing red brick facades of our main office and EWP / sales office buildings. Limewash is a time-honored, breathable finish that not only preserves the integrity of the brick but also provides a soft, historic aesthetic that complements the architectural character of Main Street. For reference, see attached IMAGES 1 & 2

2. Black Accents:

To provide a modern contrast, we would like to incorporate black details throughout the exterior. These accents are intended to complement the newly installed black-frame doors, creating a cohesive and contemporary look. Elements to receive black finishes include signage, awnings, and select trim features. Not all components will be painted; some may utilize alternative materials or finishing methods to achieve the desired aesthetic while maintaining durability and architectural integrity. For reference, see attached IMAGES 1 & 2

3. Updated Awnings:

We plan to replace the existing red awning with a new black one that complements the proposed black accents and overall refinishing concept. In addition to this replacement, we would also like

to install a second black awning at the opposite end of the building to highlight and provide visual focus to our revamped showroom area. Both awnings will be consistent in style and proportion, contributing to a unified and refreshed exterior appearance. For reference, see attached IMAGE 1.

4. Signage

Both awnings would have white lettering centered along their lower band indicating which building section they inhabit, those sections being the "OFFICE" & "SHOWROOM".

Additionally, we propose to resurface our current sign with a longer lasting black composite along with a metal logo. For reference, see attached IMAGES 1 & 3.

Supporting Materials:

Enclosed with this letter are artistic renderings of the existing building with the proposed refinishing applied. These images were generated using AI-based design tools and are intended to convey the visual concept of the updates. Please note that resolution and some building geometry may vary slightly from the actual structure. We kindly ask that you excuse these differences, as the renderings are not meant to be exact representations but rather illustrative aids for conceptual review.

The following is a brief description of the attached images included with this submission to support the visual concept of the proposed refinishing:

Image 1 – Front Elevation with Limewash, Signage & Awnings (MAIN OFFICE)

Description: A frontal view of the building showing the limewashed brick facade, updated black sign, and updated black awnings. This image highlights the overall aesthetic direction and street-facing improvements.

Image 2 – Front Elevation with Limewash and Black Trim Accents (EWP / SALES OFFICE)

Description: A frontal view of the building showing the limewashed brick facade and black trim accent.

Image 3 – Resurfaced Sign

Description: An angled view of the sign surfaced with black composite boards with our logo constructed out of painted metal.

Image 4 – Limewash Finish Example

Description: A frontal view on a real life limewash application, illustrating the texture, tone, and visual effect of the finish on the existing red brick. This image is intended to convey the historic character and subtle elegance of limewash treatment.

We believe these improvements will not only elevate the curb appeal of our business but also contribute positively to the overall aesthetic of downtown Eagleville. We respectfully request your review and approval of this proposal.

Please let us know if any additional documentation or clarification is needed. We are happy to meet in person or provide further details as required.

Thank you for your time and consideration.

Sincerely,

John Crosslin

Purchasing Manager

Crosslin Building Supply, Inc.

IMAGE 1:

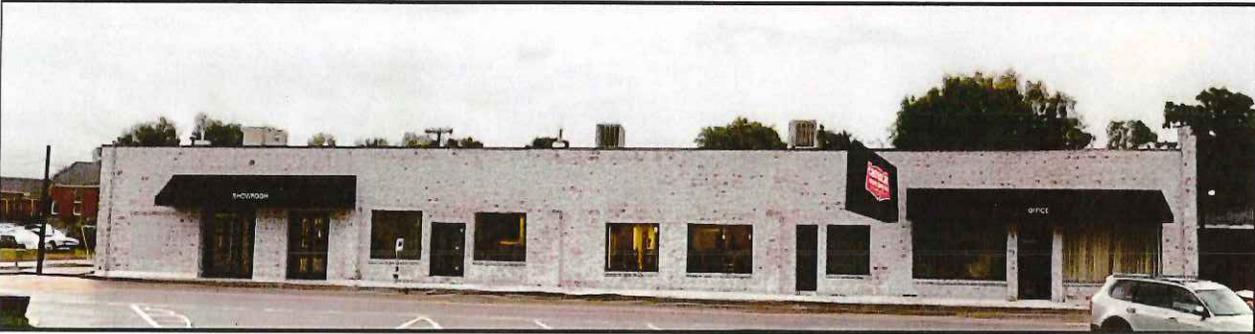


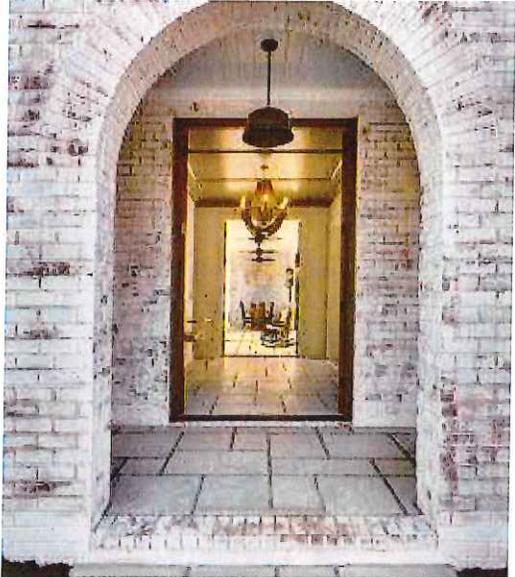
IMAGE 2:



IMAGE 3



IMAGE 4



ITEM 5b

Approve or Deny New Digital Sign at Eagleville Mini Storage - 309 S.
Main Street – Zoning C-2

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



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

DESIGN REVIEW
APPLICATION

Applicant's Name: Brandon and Allyson Eremamalie

Owner's Name: Eagleville Mini Storage LLC

Address: _____ Phone No: _____

Email: _____

Details of Proposed Use:

Replacing existing changeable copy sign to digital sign

Location/Address: 309 S. Main St

Tax Map: _____ Parcel No: _____ Acreage/Size of Tract: _____

FEMA Flood Map N/A Panel Number #12

Use: Sign

Project Engineer/Surveyor _____ Fax: _____

Address: _____ Phone: _____

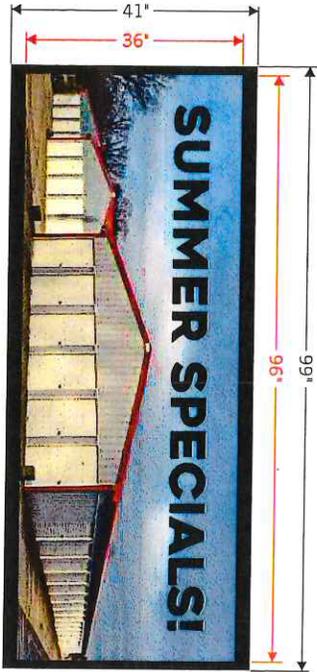
Zoning: C-2

Conditional Use Permit : Yes _____ No

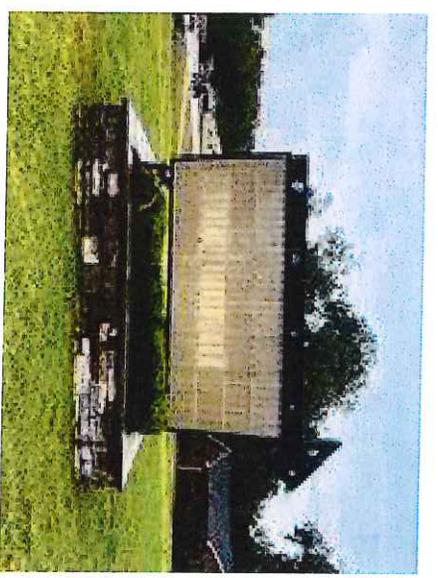
FEE: \$0.00 Paid N/A Receipt No. _____ Date Submitted: 9/22/2025

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

Signature of Applicant/Owner



FULL COLOR EMC SCREENS
SCALE: 1/2" = 1'0"
 -TWO (2) FULL COLOR EMC SCREENS
 -HOUSED IN 18" DEEP CABINET W/ SIDE FILLER PANELS
 -STANDARD BLACK PANELS



JOSLIN
 AND SON SIGNS
CUSTOM SINCE 1979

630 MURFREESBORO PIKE
 NASHVILLE, TN 37210
 615_255_3463
 615_255_3518 FAX
 JOSLINSIGN.COM

EAGLEVILLE MINI STORAGE
 309 S MAIN ST
 EAGLEVILLE, TN 37060

DRW# 250756-S10
 WK_080# _____
 QUOTE# _____
 DESIGNER J.MORTON
 PROJ.MGR. M.SHEA
 DATE 09.09.25
 COLORS & FINISHES:
 STANDARD BLACK

CUSTOMER SIGNATURE
 COPYRIGHT © 2025
ALL PRINT AND ELECTRONIC ART FINISHES ARE THE PROPERTY OF JOSLIN SIGNS, INC. AND TRANSMITTED BY AIR MAIL WITHOUT PROMISSORY RELEASE FROM JOSLIN SIGNS, INC.

RECEIVED
 SEP 09 2025
 BY _____

ITEM 6a

Approve or Deny Two Lot Subdivision Final Plat for Sandra Turner,
598 Allisona Road - Zoning R-1 (Continued from Last Meeting)

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



(615) 274-6992
Fax (615) 274-2637

SUBDIVISION PLAT APPLICATION

SUBDIVISION PLAT APPLICATION

Name of Subdivision: Sandra Turner Section Number (if applicable): _____ Date of Application: 8/1/25
Type of Subdivision Plat Submitted: Preliminary Final Minor Final Combination Resubdivision

Applicant/Developer: Sandra Turner
Mailing Address: _____ City: Eagleville State: TN Zip: 37060
Phone Number: _____ Fax: _____ Email: _____

Project Engineer/Surveyor: STEVEN CAPPEY
Mailing Address: 319 LANE PKWY City: Shelbyville State: TN Zip: 37162
Fax: _____ Email: _____

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION

1 Tax Map: 144 Group: _____ Parcel: 032.05 Deed Book: RB 665 P 494 & RB 665 P 492 Page Number: _____
Civil District: 8th Number of Proposed Lots: 1

Was a concept meeting held with staff? Yes No

If yes, on what date did this meeting occur: _____

ADDITIONAL REQUIRED INFORMATION

2 A copy of the owner's deed
 A plat checklist
 A copy of NPDES Permit (if applicable) Permit #: _____ NOTE: NPDES is required by the state if more than 1-acre of land is to be disturbed.

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief

Applicant's Signature: Sandra Turner Applicant's Name (Printed): Sandra Turner Date: 8/1/25

STAFF USE ONLY - FEES

1 Minor Plat Fees: 150/application
Minor Change to Preliminary or Final Plat \$150
Preliminary /Final Fees: Less than 10 Lots \$350 + \$50/lot
Preliminary/Final Fees: 10 or more lots \$500 + \$50/lot

2 Reserved

Fee Paid to City: 450 Receipt Number: 43355 Total: 450.00



Outlook

Dated 10-10-25

revised staff notes

From Hellyn Riggins
Date Fri 10/10/2025 1:12 PM
To Sandra Turner
Cc Katy Sanderson

Plans received 10-8-25

 1 attachment (128 KB)

PC Staff Notes Turner 9 8 2025 Rev 10 10 25.pdf;

Please see the attached staff notes.

hellyn

Hellyn R. Riggins
City Manager
615 274 2922 Ext 3

Dated 10-10-25

Re: Requirements from meeting

From Hellyn Riggins

Date Fri 10/10/2025 12:58 PM

To Katy Sanderson

>; Sandra Turner

; Hellyn Riggins

Ms. Turner,

Pls ask your surveyor to provide a digital copy of the new plan to us so that I can send it to my engineer for review.

hellyn

From: Katy Sanderson

Sent: Monday, September 15, 2025 11:40 AM

To: Sandra Turner

Subject: Requirements from meeting

Ms. Turner,

I spoke with Hellyn and this is what she remembers until she can read the minutes, which are usually not ready until the week before the meeting.

Clear picture of how utility poles will be relocated and showing any new wires to be underground.

Setbacks... not shown on entire plat because in the rear portion the side setbacks would overlap. (Discussion of whether this makes the lot compliant with the zoning regulations, or at very least rear portion would have to be labeled "not buildable". To be discussed by Planning.)

Need proof of perk site and reserve site on Lot 2 (new lot). Need signature block. TDEC will have to approve.

Need to show the BFE and FFE for new lot.

Barn in rear is over the setback line. Property line will have to be adjusted.

We need 4 updated full-size copies when resubmitting, plus a digital copy.

Caveat:

Still don't have engineering comments yet but due to pretty straightforward plat, Hellyn does not expect many comments. Floodplain would be the biggest engineering concern that she sees.

She also encourages you to take notes at future meetings. Let me now if you have any questions.

Thanks,

Katy Sanderson
City Clerk &
Events Coordinator
City of Eagleville
615-274-2922 ext. 1

108 S Main Street
PO Box 68
Eagleville, TN 37060

Staff Notes

Turner 2 Lot Subdivision

598 Allisona Road

Zoning R-1

September 4, 2025

UPDATED 10/10/2025 BASED ON PLAN SUBMITTED OCT 8, 2025

1. Requirements: Frontage and Width = 100 feet. Front setback 60 feet, Side setback 30 feet, Rear Setback 25 feet. **SETBACKS HAVE BEEN SHOWN ON BOTH LOTS. LOT 2 SHOULD SHOW THE REAR UNBUILDABLE PORTION AS CROSSHATCHED WITH "NOT BUILDABLE" DUE TO OVERLAPPING SETBACKS.**
2. Neither Septic nor Sewer is shown on either lot. Per TDEC, because Lot 1 is over 5 acres, if it has septic, it will not be investigated. But Lot 2 (new lot) will have to show septic capacity. This will need to be done before Planning Commission can approve a new lot. There is no signature block for TDEC to sign the plat. If STEP sewer is proposed, then an easement would need to be shown on the lot and a signature block added. And the City would have to agree to allowing the sewer line to be extended (at owner's expense). **THE PERK INFORMATION HAS NOT BEEN SUBMITTED FOR LOT 2. STAFF'S RECOMMENDATION IS TO AGREE TO AN EXTENSION UNTIL SUCH INFORMATION IS SUBMITTED PROVING THE LOT WILL PERK FOR A CERTAIN NUMBER OF BEDROOMS. THERE IS NOT A TITLE BLOCK FOR TDEC TO SIGN. THAT MUST BE ADDED TO THE PLAT.**
3. Lot 2 shows that MTE line will need to be relocated for Lot 2 to have more room within the setbacks to build. This has not been done and when it is done, a new easement will have to be shown on Lot 1, and current easement removed from Lot 2. If plat approved, no building permit will be issued with any construction shown under the utility line unless MTE allows for such. Staff would not recommend it however. **FURTHER, THE SUBDIVISION REGULATIONS REQUIRE ALL NEW UTILITIES TO BE PLACED UNDERGROUND, so if line is relocated, it will have to go underground. STAFF IS REALLY UNCLEAR WHAT IS NOW HAPPENING WITH THE UTILITY RELOCATION. BUT IF STILL BEING RELOCATED, A NEW EASEMENT WILL HAVE TO BE SHOWN.**
4. Floodplain is shown on Lot 2. A BFE and FFE will have to be established on the plat. **CITY STAFF WILL CONSULT WITH CITY ENGINEER BUT DOES NOT APPEAR A BFE WAS ESTABLISHED, ONLY AN FFE STATING IT IS FOR A CRAWL SPACE. STAFF NEEDS A CLEAR BFE ESTABLISHED REGARDLESS OF WHETHER IT'S FOR CRAWL SPACE OR SLAB.**
5. Setbacks are only shown on the front of the lot. They should be shown on the entire lot. However, see Note #6.
6. This lot of just over 2 acres is being created with a small slightly over 1 acre (46,708 square feet approx) being the bulk of the lot. A "tail" of about 38,001 approx square feet was added to the rear of the lot to obtain the required 2 acres. None of the land in this "tail" area is buildable. The side setbacks overlap. So, in essence they are creating a 2-

acre lot with only a little more than half of it as usable land. It is a blatant attempt to achieve the two-acre requirement without keeping to the spirit and intent of the zoning regulations. In the District Description section of the Zoning Ordinance (5.041) it states: "This district is designed to provide suitable areas for low density residential development characterized by an open appearance." This proposed lot does not provide suitable areas with nearly half being unbuildable, and it does not give the appearance of "open". Instead, it gives the appearance of a denser zoning district. The Planning Commission will need to decide if this proposed lot is compliant with the Zoning Ordinances. **THE APPLICANT HAS MADE ATTEMPTS TO LESSEN THE REVERSE FLAG LOT. STAFF ASKS THAT THIS AREA THAT IS UNBUILDABLE BE LABELED AS SUCH.**

- 7. SHARED DRIVEWAY IS 17 FEET WIDE. NEED TO CONSULT WITH FIRE DEPARTMENT FOR APPROVAL NOW THAT TWO HOUSES WILL BE USING DRIVEWAY.**

PLAN WAS SUBMITTED OCTOBER 8. STAFF HAS HAD LITTLE TIME TO REVIEW. PLAN WAS NOT SUBMITTED DIGITALLY AND WILL NEED TO BE DONE SO THAT ENGINEER CAN REVIEW.

ITEM 7a

Approve or Deny Planning Commission Calendar

**EAGLEVILLE
PLANNING COMISSION
MEETING SCHEDULE**

2026

<u>Date of Meeting</u>	<u>Submittal Deadline</u>
January 5, 2026	December 8, 2025
February 2, 2026	January 5, 2026
March 2, 2026	February 2, 2026
April 6, 2026	March 2, 2026
May 4, 2026	April 6, 2026
June 1, 2026	May 4, 2026
July 6, 2026	June 1, 2026
August 3, 2026	July 6, 2026
September 14, 2026 (September 7th is Labor day)	August 10, 2026
October 12, 2026*	September 14, 2026
November 9, 2026	October 12, 2026
December 7, 2026	November 13, 2026
January 4, 2027	December 7, 2026

*Fall break has not been announced yet

**All Meetings will be held at 6:30 p.m. *AS NEEDED
in the Eagleville City Hall
108 S. Main Street
unless otherwise posted.**

**Board of Zoning Appeals and Design Review Board are held in conjunction
with the Planning Commission meetings as needed at 6:00 pm.**

ITEM 7b

Review of Ordinance 2025-009 for Amendments Regarding
Industrial Zone I-1

Amend Section 2.020 DEFINITIONS

Add Definition:

CONCRETE BATCHING PLANT: "Concrete batching, processing and manufacture, batch plant." A site where concrete is manufactured on site for use and delivery elsewhere. This includes the ancillary storage of raw materials, maintenance of plant and equipment, and administrative facilities and staff amenities when conducted or located on the same premises. With approval of the planning commission that proper screening will be created, outdoor storage may be permitted. This does not include rock crushing on site.

Amend Section 4.010 OFF STREET PARKING REQUIREMENTS, adding M. Concrete Batching Plant.

M. **Concrete Batching Plant:** Not less than one space per concrete truck for any maximum number of trucks that might have overnight stays (spaces should be larger than 9 x 18 to accommodate such truck), one space per every 2 employees on the largest project shift, and one space per every 500 square feet of gross floor area. All parking and drive areas shall be paved or concreted, and maintained in good condition.

Amend Section 5.060 and 5.061 A-F

5.060 INDUSTRIAL DISTRICT REGULATIONS

The following regulations shall apply in the Industrial Districts established in ARTICLE V, Section 5.010, of this ordinance.

5.061 I-1, General Industrial District

A. District Description

This district is designed for a wide range of industrial and related uses which conform to a high level of performance standards. This district, **generally located at the southern end of the City**, is intended to provide space for the types of industrial activities which by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics, require location relatively well segregated from nonindustrial uses. New residential activities are **not permitted**. **Commercial** establishments and community facilities which provide needed services for industry and are complimentary thereto are permitted. All new industrial uses shall front on arterial streets as designated on the Eagleville Major Thoroughfare Plan. **Uses are anticipated to properly accommodate wastewater discharges through treatment in a sewer or STEP system. The Planning Commission, through guidance of the City Engineer and City Planner, will determine if wastewater can be adequately handled without sewer or STEP system. However, if sewer or STEP are available in a reasonable distance from the property, the use will be required to connect.**

B. Uses Permitted

Uses By Site Plan Approval of the Planning Commission Unless No Change in Use:

1. Food and kindred products manufacturing, except meat products.
2. Textile mill products manufacturing, except dyeing and finishing of textiles.
3. Apparel and other finished products made from fabrics, leather, and similar materials manufacturing.

4. Furniture and fixtures manufacturing
5. Printing, publishing, and allied industries.
6. Fabricated metal products manufacturing except ordnance and accessories.
7. Professional, scientific, and controlling instruments; photographic and optical goods, watches, and clocks manufacturing.
8. Miscellaneous manufacturing including jewelry, silverware, and plated ware, musical instruments and parts, toys, amusement and sporting goods manufacturing, pens, pencils, and other office materials and costume jewelry.
9. Wholesale trade.
10. Office functions only where it is directly related to the industrial establishment in which it is located.
11. Signs and billboards as regulated in ARTICLE IV, Section 4.080
12. Agricultural equipment sales and repair
13. All public utilities, including buildings, necessary structures, storage yards and other elated uses.
14. Animal health facilities including veterinary clinics with indoor kennels/runs only.

C. Accessory Uses and Structures

1. Signs in compliance with regulations set forth in ARTICLE IV, Section 4.080.
2. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.
3. Accessory off-street parking and loading facilities as required in ARTICLE IV, Section 4.010.

D. Uses Permitted as Special Exceptions

The following uses may be permitted as special exceptions in the I-1 General Industrial District, after review and approval by the Board of Zoning Appeals, in accordance with ARTICL VI, Section 7.070.

1. Retail and convenience commercial uses
2. Transmission and Communication Towers and Stations
3. Animal health facilities including veterinary clinics with outdoor kennels/runs allowed
4. Building materials and sales
5. Lumber and wood products manufacturing
6. Automotive service and repairs, including sale of gas, oil, tires and other goods and services required in the operation of automobiles
7. Liquor Stores as per the Municipal Code
8. **Concrete Batching Plants**

E. Uses Prohibited

In the I-1 General Industrial District, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

F. Dimensional Requirements

All uses permitted in the I-1, General Industrial District, shall comply with the following requirements:

1. Minimum Lot Size

Where **adequate** public water and sewer service is available, there shall be required a minimum of two (2) acres. In areas where only public water is available, there shall be a minimum of five (5) acres. No industrial land uses shall be permitted in areas where a public water supply is not available.

Lot Width at Required Building Setback

250 ft.

Minimum Lot Width at Road Frontage

250 ft. (35 ft. in a cul-de-sac)

2. Minimum Yard Requirements

a. Front Yard Setback

100 ft.*

b. Side Yard Setback

75 ft.*

c. Rear Yard Setback

100 ft.*

Corner lots will be treated in a way such that all facades facing streets will be held to front setback standards and sides abutting neighboring property will be held to side setback standards. Atypical lots may require Planning Commission interpretation.

***A variance for setbacks may be considered if the Board of Zoning Appeals finds that the use is buffered in such a way that the same effect is achieved with a greater setback. In no case shall any setback be less than 50 feet.**

3. Maximum Lot Coverage

On any lot or tract containing one or more structures, the area occupied by all structures, including accessory structures shall not exceed fifty (50) percent of the total area.

4. Height Requirements

No principal structure shall exceed forty (40) feet in height, except as provided in ARTICLE VI, Section 6.030. No accessory structure shall exceed ~~twenty (20)~~ thirty (30) feet in height or one and a half stories.

5. Parking Space Requirements

As regulated in ARTICLE IV, Section 4.010

6. Accessory Structures

a. With the exception of Signs, **accessory structures shall meet the same setbacks as the principle building.** ~~not be erected in any required front yard.~~

b. ~~Accessory structures shall be located at least **fifty (50)** feet from any side lot line, from the rear lot line, and from any building on the same lot. except where the side yard abuts or is adjacent to a residential district, in which case the minimum setback for that side yard shall be twenty (20) feet.~~

7. Landscaping

Ten (10) percent of the lot area of a tract shall be landscaped to enhance site appearance. Included in the ten (10) percent coverage, there shall be maintained a landscaped strip at

last ten (10) feet wide along street property lines, exclusive of business driveways and walkways, and along any yard which abuts a residential district.

Amend Section 6.030 Exceptions to Height Limitations

The height limitation of this ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy; monuments, water towers, transmission towers, windmills, chimneys, smokestacks, conveyors, flag poles, radio towers, masts, silos and aerials. **However, such structures shall be reviewed by the Planning Commission to ensure minimal impact to the skyline. Earthtone colors are strongly encouraged, and no signage, logo or company color scheme is permitted in sections of the structures that exceed the height limitations for the zone. Additionally, structures shall be reviewed by the Fire Chief or his/her designee to ensure adequate fire protection.**

Amend Section 7.070 PROCEDURE FOR AUTHORIZING SPECIAL EXCEPTIONS, SECTION J TO BECOME SPECIFIC STANDARDS FOR INDUSTRIAL ACTIVITIES, with remaining sections to be renumbered accordingly.

J. Specific Standards for Industrial Activities

A special exception shall not be granted for the commercial activities specified below unless the standards established therein are met as a part of the conditions for issuing such permit in the applicable districts.

1. Special Conditions for Group Assembly Activities

- a. The location, size, and design of such facilities shall be situated so that the proposed development shall be compatible with the development within the surrounding area thus reducing the impact upon the surrounding area.
- b. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets.
- c. The off-street parking requirements shall be based on the type of use and the needs of the use to adequately accommodate the expected groups of people.
- d. The site plan for such facilities shall be approved by the planning commission taking into account the above conditions as well as any other pertinent factors related to the use and operation of such facilities.
- e. When an application primarily uses trucks to ship in and out materials, the route of trucks shall be considered.
- f. The Applicant shall provide for how the use will not become a nuisance to neighboring properties and overall in the City by showing ways that will be used to mitigate noise, dust, traffic, odor, or any other aspect which could have negative impacts.
- g. The washing of vehicles must be done so in a way as to contain contaminated water so that it does not enter into storm drains or contaminate land.
- h. Accessory structures may be permitted which are incidental and subordinate to the principal structure.
- i. The Planning Commission and/or Board of Appeals may require enhanced landscaping to mitigate and screen areas of concern.