



**EAGLEVILLE PLANNING COMMISSION  
AGENDA AMENDED**

Eagleville City Hall      108 South Main Street  
November 4, 2024      6:30 p.m.

Immediately Following the Public Hearing

*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 9, 2024
- 5) Design Review Recommendations
- 6) Old Business
- 7) NEW BUSINESS
  - (a) Review and Approval of Zoning Ordinance Revisions to send to City Council for Review and Approval
- 8) City Manager/City Planner Report
- 9) ADJOURNMENT

**Zoning Ordinance Amendments  
December 2024**

**Article 11 Definitions**

Section 2.020

Strike: Convenience Sales.

Add: Convenience Commercial Uses: The retail sales of small convenience items such as toiletries, tobacco, and magazines, and basic grocery items. The dispensing of petroleum products may be included as accessory to convenience uses.

Add: Short Term Rental: the rental of a residential unit, for a fee, for occupancy for less than 30 days, or less than one month.

**Article III General Provisions**

Add:

3.130 Fences (Residential)

Fences in all Residential Zones shall be permitted without a zoning permit provided the following criteria has been met. Fences that do not meet the following criteria shall be deemed a zoning violation.

- a. Fences are allowed within a property boundary with no required setback for the side or rear of the property. Fences are not allowed within the front setback. Fences on properties that have more than one street frontage shall be allowed on the secondary frontage to locate at ½ the front setback provided no obstruction to traffic is caused.
- b. No fence shall exceed 6 feet in height.
- c. Fences shall have the “good neighbor” side facing outward from the house.
- d. Fences in a PRD zone approved by the Planning Commission may have different criteria.

3.140 Fences (Commercial and Industrial)

Fences in all Commercial or Industrial Zones must have Design Review Committee Recommendations and Approval by the Planning Commission.

1. Fences shall be of aluminum, wood or pvc as per the approval of the Planning Commission. Chain link is discouraged and only approved with deemed suitable for the site and not detrimental to adjacent property owners.
2. Fences shall be not exceed 8 feet in height.
3. Fences shall have proper screening if deemed necessary by the Design Review Committee and Planning Commission.

**Article IV Supplementary Provisions**

Section 4.010 Strike J.

Add: Section 4.010 J. Medical or Dental Clinic: Not less than (four) 4 spaces per medical provider, plus one (1) space for each staff/personnel. For purposes of this section, medical provider is a person that performs individual treatment on a patient. Persons qualifying as

medical provider would be and not limited to: Dental Hygienist, Nurse or Other Practitioner meeting with a patient to take vitals or treat a patient.

#### **Article V Zoning Districts**

Section 5.041 R-1 Low Density Residential

E. 1. Minimum Lot Size – Revise as Follows:

Area 2 acres

Lot Width at Required Front Building Setback 100 Feet

~~Lot Width at Road Frontage 50 Feet (35 feet in cul-de-sac)~~

Lot Width at Road Frontage 100 Feet (35 feet in arc of cul-de-sac)

#### **Article V Zoning Districts**

Section 5.042 R-2 Medium Density Residential District

E. Dimensional Requirements

Delete: 1. Lot Width at road frontage 75 feet (35 in a cul-de-sac) 100 feet (35 ft. in a cul-de-sac)

Replace with:

Lot Width at Road Frontage 75 feet (35 in arc of a cul-de-sac) 100 feet (35 ft. in arc of a cul-de-sac)

#### **Article V Zoning Districts**

Section 5.051 C-1 Central Business District

B. Uses Permitted

Delete: 5. Restaurants

Replace with: 5. Restaurants with no Drive Through windows. To go orders are allowed.

#### **Article V Zoning Districts**

Section 5.052 C-2 General Commercial District

B Uses Permitted

Delete: 17. Restaurants

Replace with: 17. Restaurants with no Drive Through window. To go orders area allowed.

#### **Article V Zoning Districts**

Section 5.052 C-2 General Commercial District

D Uses Permitted as Special Exception

Add: 11. Restaurants with Drive Through Window

#### **Article V Zoning Districts**

Section 5.052 C-2 General Commercial District

D Uses Permitted as Special Exception

Delete: 6. Automotive service and repairs, including sale of gas, oil, tires and other goods and services required in the operation of automobiles.

Article V Zoning Districts

Section 5.061 I-1 General Industrial District

D. Uses Permitted as Special Exceptions

Delete: Retail and Convenience Trade

Add: Retail and Convenience Commercial Uses

Add: 5. Automotive service and repairs, including sale of gas, oil, tires and other goods and services required in the operation of automobiles.

**EAGLEVILLE**  
**PLANNING COMMISSION MEETING SCHEDULE\***  
**2025**

<b><u>Submittal Deadline</u></b>	<b><u>Date of Meeting</u></b>
December 9, 2024	January 6, 2025
January 6, 2025	February 3, 2025
February 3, 2025	March 3, 2025
March 3, 2025	April 7, 2025
April 7, 2025	May 5, 2025
May 5, 2025	June 2, 2025
June 2, 2025	July 7, 2025
July 7, 2025	August 4, 2025
August 4, 2025	September 8, 2025
September 8, 2025	October 13, 2025 (Oct. 6 is Fall Break)
October 13, 2025	November 10, 2025
November 10, 2025	December 8, 2025

**All Meetings will be held at 6:00 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 Planning Commission meetings as needed.**