

City of Millersville
Board of Commissioners
1246 Louisville Hwy, Millersville, TN 37072

WORK SESSION AGENDA

Monday, October 6, 2025, 6:00 PM

1. Call to Order
2. Invocation and Pledge of Allegiance
3. City Department Updates
 - A. Administration Update
 - B. Financial Statement Updates
 - C. Permits and Codes
 - Stormwater
 - Planning and Zoning
 - Building Inspections
 - D. Parks Department
 - E. Library Updates with Amy Corbitt
 - F. Fire Department
 - G. Police Department
 - H. Public Works Department
4. Discussion of Neighborhood Speeders
5. Discussion of Ordinance 25-830 Sign Amendment
6. Discussion of Ordinance 25-829 Parks and Recreation Board
7. Discussion of Ordinance 25-826 Zoning Approval Process
8. Update on the Timeline for the Slater's Creek Traffic Light
9. Update on the Timeline for the HWY 31 Sidewalk Project
10. Quotes for Software/website Options and Coming Policy Changes
11. "Design the Sign" Flyer Information
12. Citizens' Comments – Comment Sign-up Sheet Available Before the Meeting
13. City Manager Comments
14. Adjournment

A. Administration Update

B. Financial Statement Updates

C. Permits and Codes

Stormwater

Planning and Zoning

Building Inspections



Permit Report

09/01/2025 - 09/30/2025

Permit #	Permit Date	Description	Parcel Address	County	Total Fees
18014	9/30/2025		1015 VALLEY DRIVE	Sumner	Pending Review
18013	9/30/2025		2104 T.C.D. Dorns Rd	Robertson	Pending Review
18012	9/25/2025	New Build	1423 BETHEL RIDGE DR	Robertson	\$4,070.32
18011	9/15/2025	Cover carport	7763 BETHEL ROAD		Pending Review, materials proposed not allowed
18010	9/15/2025	Replace existing deck and install roof over it.	202 GLENWOOD DR		Ready To Issue
18009	9/5/2025	NEW BUILD-COMMERCIAL	1126 Louisville Highway	Sumner	\$8,258.00
18008	9/4/2025	NEW BUILD	1433 BETHEL RIDGE DR	Robertson	\$4,992.88
18007	9/4/2025	Garage	1614 SLATERS CREEK ROAD	Sumner	BZA will hear this case on 10/7/25
18006	9/2/2025	NEW BUILD	1516 BETHEL RIDGE DR	Robertson	\$3,802.48
18005	9/2/2025	NEW BUILD	1340 BETHEL RIDGE DR	Robertson	\$4,059.12
18004	9/2/2025	NEW BUILD	1515 BETHEL RIDGE DR	Robertson	\$4,385.59
					\$29,568.39

Total Records: 11

10/3/2025



Codes Enforcement Department & Stormwater Department

1246 Louisville Hwy, Millersville, Tennessee 37072
(615) 878-2242 ext 401

DATE: Sept 2025

TO: Michael Housewright City Manager; Commissioners

FROM: Sarah Left, Planning and Codes Director

SUBJECT: Monthly Report for Commission

Department Updates:

Code Enforcement:

City Court- no pending cases for Oct

Sumner County Court- None

Roberston County Court- None

Codes Cases-

Open- 7 code violation cases open and have upcoming re inspections for compliance

Closed- 7 cases closed for getting into compliance

Stormwater:

MS4 annual report submitted to State of TN- TDEC

1 new SW case- resident reporting that activity from a neighbor is routing water onto their property, completed a site visit and reviewing the issues

1 unfounded SW compliant



Planning & Zoning Department

1246 Louisville Hwy, Millersville, Tennessee 37072
(615) 878-2242

Planning and Zoning Division

DATE: September 2025

TO: Michael Housewright City Manager; Commissioners

FROM: Sarah Left, Planning and Codes Director

SUBJECT: Monthly Report for Commission

Department Updates:

Permits-

Permit revenue totaling \$29,568.39 for September

- Attached Report

City Planner, GNRC-

- Attached Report

City Building Inspector- Special Inspections LLC-

- Attached Report

City Engineer, Neel Schaffer-

- Report requested



CITY OF MILLERSVILLE
PLANNING COMMISSION
1246 LOUISVILLE HIGHWAY
MILLERSVILLE, TENNESSEE 37072
Telephone 615-859-0880

Planning Summary
September 2025

Reviews

Planning Commission

Short Term Rental Policy (June, July, August, September)

Zoning Ordinance Text Amendment – Temporary blade banners and air dancers (July, August, September)

Zoning Ordinance Text Amendment – Mobile Home Park Standards (July, August, September, October)

65 North Site Plan (September)

65 North Final Plat (September)

Reynold Farm Final Plat (September)

Lockbox Storage Site Plan

Bethel Ridge Phase 1B Final Plat (October)

Board of Zoning Appeals

Williams Conditional Use for accessory metal building (October)

Administrative Review

Consultations and Meetings

Constellation Real Estate Partners – discussion of tree removal permit process

Additional Items

Discussion of floodplain and flood hazard locations for a property on 1000 block of Slaters Creek Road

Discussion of zoning and uses for property on 1000 block of Louisville Highway

Discussion of vesting and status for a project on 1100 block of Louisville Highway

Discussion of requirements for development of commercial building and yard on 1000 block of Poplar Ridge Road

Discussion of addition review process for commercial site on 1500 block of US Hwy 31W

Discussion of zoning and nonconforming use for a property located at 1200 block of Louisville Highway

Discussion of accessory structure at 1600 block of Slaters Creek Road

Discussion of addition to Industrial building at 7400 block of Bethel Road

Questions about property and records for property on 1000 block of Cartwright Circle South

Discussion of possible subdivision (2 lots) for property on 1100 block of Old Shiloh Road

Discussion of possible use for property on 1900 block of Highway 31W

Discussion of commercial design standards and process for property on 1500 block of Highway 31W

Discussion of resubdivision process for property on 1900 block of Highway 31W

Zoning Verification letter for property on 1200 block of Louisville Highway

Zoning Verification letter for property on 2200 block of Ted Dorris

Zoning Verification letter for property on 2100 block of Ted Dorris

Discussion of status of meeting conditions for a conditionally approved site plan for a property on the 2100 block of Ted Dorris



CITY OF MILLERSVILLE
PLANNING COMMISSION
1246 LOUISVILLE HIGHWAY
MILLERSVILLE, TENNESSEE 37072
Telephone 615-859-0880

Discussion of flood hazard and floodway boundaries for a property on the 1000 block of Louisville Highway

Discussion of ADUs and variance process for a property on the 100 block of McMurtry Road

Discussion of status of RV parks on 7200 block of Bethel Road

Discussion of possible house move and variance request for 2100 block of Ted Dorris Road

Codes Department

From: Sean <specialinspectionsllc@gmail.com>
Sent: Tuesday, September 30, 2025 2:07 PM
To: Tax Clerk; Tess Stephens; Judy Florendo; Codes Department
Subject: September Billing

Special Inspections LLC Sean Hagan -615-613-4922

specialinspectionsllc@gmail.com

44-inspections at \$100= \$4,400.00

6 -inspections at \$50=\$300.00

2 -House and club house plan reviews =\$600

Total=\$5300.00

August 21, 2025(T/S)

1-5030 Snow Owl Court-lot-58-slab-passed-\$50 -missed on last billing

September 1,2025(S)

1-1030 Sassafras Ln- green plate-passed-\$50

2-1042 Willow Trail-plan review -(T/S)-\$300

September 2,2025(T/S)

1-4181 Wildflower Way-lot-64-framing reinspect/insulation -passed

2-4185 Wildflower Way-lot-65-framing reinspect/insulation-passed

3-4189 Wildflower Way-lot-66-framing reinspect/insulation-passed

4-4191 Wildflower Way-lot-67-framing reinspect/insulation-passed

5-4195 Wildflower Way-lot-68-framing reinspect/insulation-passed

6-5068 Snow Owl Court-lot-61-sheathing-passed

7-1361 Bethel Ridge Drive-lot-80-sprinkler final-passed

8-1361 Bethel Ridge Drive-lot-80-building final-reject-passed 9/10/25

1-complete erosion control

- 2-add splash blocks
- 3-add insulation at fire sprinkler access
- 4-repair tub
- 9-1430 Bethel Ridge Drive-lot-106-sprinkler final-passed
- 10-1430 Bethel Ridge Drive-lot-106-building final-reject
 - 1-compltet erosion control and splash blocks
 - 2-insualte sprinkler panel
 - 3-hall bath sink drains slow
 - 4-provide insulation sticker
- 11-1420 Bethel Ridge Drive-lot-107-sprinkler final-passed
- 12-1420 Bethel Ridge Drive-lot-107-building final-reject
 - 1-complete erosion control and splash blocks
 - 2-complete electrical final
 - 3-check hvac
 - 4-complete upstairs hall bathroom finish
 - 5-insualte sprinkler access panel
- 13-1410 Bethel Ridge Drive-lot-108-sprinkler final-passed
- 14-1410 Bethel Ridge Drive-lot-108-building final-reject
 - 1-obtain electrical
 - 2-insulate sprinkler access panel
 - 3-complete interior finish
 - 4-complete sewer approval

September 4,2025(T)

- 1-1520 Bethel Ridge Drive-lot-97-sheathing reinspect-
passed/framing-reject
 - 1-install vent boots
 - 2-install hurricane clips master closet

2-5068 Snow Owl Court-lot-61-framing -reject

- 1-complete electrical rough in
- 2-complete anchor bolts in garage
- 3-seal above panel box
- 4-fire block stairs
- 5-missing gable bracing
- 6-seal chases

September 5,2025(S)

1-1520 Bethel Ridge Drive-lot-97-framing reinspect/insulation-
passed

September 9,2025(T/S)

1-5030 Snow Owl Court-lot-58- sheathing-reject

- 1-marked several areas with white paint

September 10,2025(T/S)

1-5030 Snow Owl Court-lot-58- sheathing
reinspect/reject/framing-reject

- 1- fix sheathing in 2 areas still not nailed
 - 2-obtain electrical
 - 3-check anchor bolts for nuts in area painted red
 - 4-vent boots
 - 6-seal chases
 - 7-complete truss bracing
 - 8-nail plate in closet by front door
- 2-5068 Snow Owl Court-lot-61-framing reinspect/insulation-
passed

September 12,2025(S)

1-1515 Bethel Ridge Drive-lot-95-footer-passed

2-1516 Bethel Ridge Drive-lot-98-footer-passed

September 13,2025(S)

1-5030 Snow Owl Court-lot-58-framing reinspect-passed/insulation -passed

September 15,2025(T/S)

1-4157 Wildflower Way-lot-59-sheathing-reject

2-4159 Wildflower Way-lot- 60-sheathing- reject

3-4163 Wildflower Way-lot-62-sheathing- reject

4-4169 Wildflower Way-lot-62- sheathing- reject

5-4175 Wildflower Way-lot-63- sheathing- reject

6-1432 Slaters Creek Road-sheathing- reject

7-1432 Slaters Creek Road-framing-reject

8-1405 Bethel Ridge Drive -lot-84-sprinklr final-passed

9-1405 Bethel Ridge Drive -lot-84-building final-reject

1-install 911 numbers

2-provide insulation sticker

3-install garage door hardware

10-1443 Bethel Ridge Drive -lot-88-sprinkler final-passed

11-1443 Bethel Ridge Drive -lot-88-building final-reject

1- provide insulation sticker

2- add insulation to sprinkler hatch

3- seal around garage door frame

4- repair behind water heater

September 15,2025(T/S)

1-1515 Bethel Ridge Drive-lot-95-plumbing slab-passed-\$50

2-1516 Bethel Ridge Drive-lot-98-plumbing slab-passed-\$50

September 22,2025(T)

- 1-1515 Bethel Ridge Drive-lot-95-slab-passed-\$50
- 2-1516 Bethel Ridge Drive-lot-98-slab-passed-\$50
- 3-174 Flat Ridge Drive-framing reinspect/insulation-passed
- 4-126 Flat Ridge Drive-footer-passed

September 22,2025(T/S)

- 1-4157 Wildflower Way-lot-59-sheathing reinspect-passed/framing-reject

- 1-complete sprinklers all units
- 2-fire block common walls every 10 feet all units
- 3-engineered letters for I-joist hole
- 4-add hurricane clips to front porch truss all units

- 2-4159 Wildflower Way-lot- 60-sheathing reinspect/pass/framing-reject

- 1-dryer vent touching ac duct

- 3-4163 Wildflower Way-lot-62-sheathing reinspect -pass/framing -reject

- 4-4169 Wildflower Way-lot-62- sheathing reinspect -pass/framing -reject

- 5-4175 Wildflower Way-lot-63- sheathing reinspect -pass/framing -reject

- 1-add attic access front room upstairs
- 2-check gap at top plate front room upstairs

- 6-1432 Slaters Creek Road-framing reinspect/pass/insulation-pass

September 29,2025(T/S)

- 1-1440 Bethel Ridge Dr-lot-105-sprinkler final-passed
- 2-1381 Bethel Ridge Drive-lot-82-sprinkler final-passed

3-1381 Bethel Ridge Drive-lot-82-building final-passed

4-1523 Hwy 31W- commercial inspection-spoke to owner of building-
spoke to tenant-gave them fire marshals number

September 30,2025(T/S)

1-1042 Willow Trail-footer-passed

2-Club House plan review-\$300

D. Parks Department

Revenue By Period - Detail

Start Date: 9/1/2025 12:00 AM

End Date: 9/30/2025 11:59 PM

Payment Methods: CA, CK, CC, IC, EC, CR

User(s)/Cashier(s): - All -

Revenue Totals

	DEBITS										CREDITS			
	**Gross	**Net	Cash	Check	CC (Gross)	CC (Net)	ACH (Gross)	ACH (NET)	Internal CC	Acct Credit	Other	Refunds	Other	
PROGRAM REGISTRATIONS														
	\$60.00	\$60.00	\$0.00	\$0.00	\$60.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
MEMBERSHIPS														
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
FACILITY RESERVATIONS														
	\$5,419.00	\$5,419.00	\$3,694.00	\$0.00	\$1,725.00	\$1,725.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
(SECURITY DEPOSITS)														
	\$1,715.00	\$1,715.00	\$500.00	\$0.00	\$1,215.00	\$1,215.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
POS														
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
OTHER PAYMENTS														
	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
HOUSEHOLD ACCOUNT CREDIT														
	\$0.00	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$0.00	0.00	\$0.00	
	\$7,194.00	\$7,194.00	\$4,194.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

** Difference between GROSS and NET calculation is that NET uses CC (Net) value instead of CC (Gross) value

Sales Tax

SALES TAX COLLECTED

User(s)/Cashier(s): - All -

[illegible]

Programs

	<u>Gross</u>	<u>Net</u>	<u>DEBITS</u>					<u>CREDITS</u>				
			<u>Cash</u>	<u>Check</u>	<u>CC (Gross)</u>	<u>CC (Net)</u>	<u>ACH (Gross)</u>	<u>ACH (Net)</u>	<u>Internal CC</u>	<u>Acct Credit</u>	<u>Other</u>	<u>Refunds</u>
Christmas Craft Fair	\$60.00	\$60.00	\$0.00	\$0.00	\$60.00	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Memberships

[illegible]

Facilities

[illegible]

Revenue By Period - Detail

Start Date: 9/1/2025 12:00 AM

End Date: 9/30/2025 11:59 PM

Payment Methods: CA, CK, CC, IC, EC, CR

User(s)/Cashier(s): - All -

Community Center												
	\$3,744.00	\$3,744.00	\$3,264.00	\$0.00	\$480.00	\$480.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Security Deposit:												
	\$500.00	\$500.00	\$0.00	\$0.00	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Pavilion 1												
	\$25.00	\$25.00	\$0.00	\$0.00	\$25.00	\$25.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Security Deposit:												
	\$15.00	\$15.00	\$0.00	\$0.00	\$15.00	\$15.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Reception Hall												
	\$1,365.00	\$1,365.00	\$430.00	\$0.00	\$935.00	\$935.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Security Deposit:												
	\$1,000.00	\$1,000.00	\$500.00	\$0.00	\$500.00	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Room 105												
	\$160.00	\$160.00	\$0.00	\$0.00	\$160.00	\$160.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Security Deposit:												
	\$100.00	\$100.00	\$0.00	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Room 106												
	\$125.00	\$125.00	\$0.00	\$0.00	\$125.00	\$125.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Security Deposit:												
	\$100.00	\$100.00	\$0.00	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00

Revenue By Period - Detail

Start Date: 9/1/2025 12:00 AM

End Date: 9/30/2025 11:59 PM

Payment Methods: CA, CK, CC, IC, EC, CR

User(s)/Cashier(s): - All -

POS

				DEBITS				CREDITS			
<u>Gross</u>	<u>Net</u>	<u>Cash</u>	<u>Check</u>	<u>CC (Gross)</u>	<u>CC (Net)</u>	<u>ACH (Gross)</u>	<u>ACH (Net)</u>	<u>Internal CC</u>	<u>Acct Credit</u>	<u>Refunds</u>	<u>Other</u>

Other Payments

				DEBITS				CREDITS			
<u>Gross</u>	<u>Net</u>	<u>Cash</u>	<u>Check</u>	<u>CC (Gross)</u>	<u>CC (Net)</u>	<u>ACH (Gross)</u>	<u>ACH (Net)</u>	<u>Internal CC</u>	<u>Acct Credit</u>	<u>Refunds</u>	<u>Other</u>

Household Credit Accounts

				DEBITS				CREDITS			
<u>Gross</u>	<u>Net</u>	<u>Cash</u>	<u>Check</u>	<u>CC (Gross)</u>	<u>CC (Net)</u>	<u>ACH (Gross)</u>	<u>ACH (Net)</u>	<u>Internal CC</u>	<u>Acct Credit</u>	<u>Refunds</u>	<u>Other</u>

CCTR

Work Session 10.6.25

Millersville Parks & Recreation – Trail of Treats Event Update

Event Date: Saturday, October 25, 2025 | 4:00 PM – 7:00 PM

Prepared by: Dawn Erle, Millersville Community Center

For: Board of Commissioners Work Session

Event Summary

The Trail of Treats will be held at the Millersville Community Center on Saturday, October 25. This free community event invites local organizations to decorate booths and pass out candy or small toys to families in a safe, festive environment.

Current Status

Booths Confirmed: 7 so far

Food Vendor: Pappy's will use the Community Center kitchen and offer a limited food menu during the event

Community Outreach: Local businesses have been contacted to invite them to host a booth, donate items, or volunteer

Decor & Promotion:

- - A seasonal fall display has been set up in front of the Community Center
- - Roadside event banners were updated and installed by Jerry to help promote visibility
- - A volunteer identified and picked up Halloween decorations, which are being reimbursed
- - A Facebook event was created and is actively being promoted

Millersville Parks & Recreation – Christmas Craft Fair Event Update

Event Date: Saturday, November 8, 2025 | 10:00 AM – 3:00 PM

Prepared by: Dawn Erle, Millersville Community Center

For: Board of Commissioners Work Session

Event Summary

The Christmas Craft Fair will be held at the Millersville Community Center on Saturday, November 8. This event will feature local craft vendors, food trucks, and family-friendly holiday activities including Santa photos and festive décor.

Current Status

Santa Experience:

- - Mr. & Mrs. Claus have been secured for photos
- - A professional photographer is confirmed
- - A Christmas-themed backdrop has been secured for the Santa photo area

Food Vendors:

- - Two food trucks have officially signed up

Additional Attractions (in progress):

- - Contact has been made with a balloon artist and face painter from the same company as potential additions to the event

Vendor Sign-Ups:

- - Vendor sign-ups are active
- - A Facebook event has been created to help promote participation

E. Library Updates with Amy Corbitt

F. Fire Department



Millersville Fire Department

1246 Louisville Highway
Millersville, TN 37072



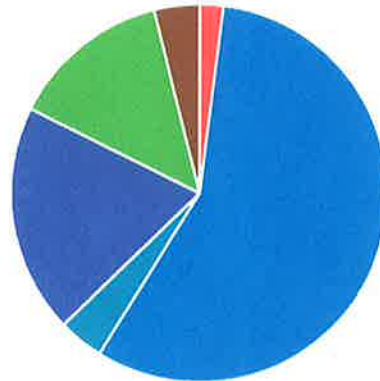
Fire - Incident Types with Monthly Breakdown September 2025

Year to Date Calls: 601

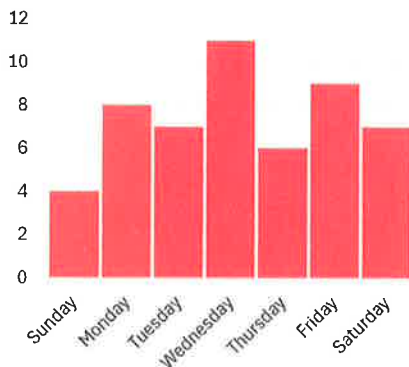
Previous Year to Date: 280

Incident Type Group	Number of Calls
100 - Fire	1
300 - EMS /Crashes	33
400 - HAZMAT	1
500 - Service Call	5
600 - Good Intent	3
700 - False Alarm	3
800 - Natural Disaster	0
Null- No Response	6
Total Calls:	52

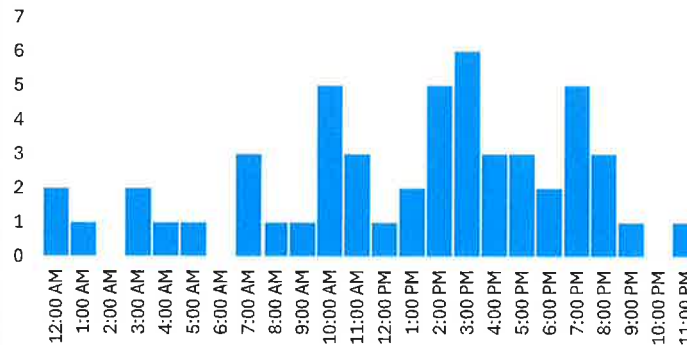
- 100 - Fire
- 300 - EMS /Crashes
- 400 - HAZMAT
- 500 - Service Call
- 600 - Good Intent
- 700 - False Alarm
- 800 - Natural Disaster
- Null- No Response



Calls for service by days of the week.



Calls for service by time of day.



Notes: Station 1 design plans are done just waiting on station 2 plans before continuing.

-Station 2 construction plans are still waiting on revisions and approvals

-Capt Mounts and I have submitted the 2026 state inservice training which when completed will give each FF a Cash bonus from the state. That will cost the city \$0

- Rescue 2 is back after a major repair. It is a 2007 model we just replaced all 4 rear tires, with pump and valves. Now its in great running shape.

-Hose Testing will be the 23rd.

- Due to budget constraints we are not able to have any part time FFs unless we increase by budget by \$15,000 - \$20,000

-We have rebranded our patch as you can see at the top. We will be rolling this out to all uniforms with the next purchases.

-October is loaded with trainings and fire prevention events. Its going to be a busy month.

G. Police Department



Millersville Police Department

1246 Louisville Highway, Goodlettsville TN 37072

Phone (615) 859-2758 - Fax (615) 851-1825



Millersville Police Department

Monthly Report – September 2025

Accreditation

- We continued work toward Tennessee Law Enforcement Accreditation (TLEA), utilizing PowerDMS to organize, update, and manage department policies to ensure compliance with state standards.

Grants & Funding

- Previously reported efforts continue in this area. We are looking forward to having computers and cameras in our cars.

Organizational Structure

- Michael Candler is no longer with the police department. D'Mitri Mackall is now the acting detective for the department. Daniel Abbott is also no longer with the police department. Dakota Chamerlain is no longer with the police department. Perry Foxx is the latest addition to the department as a police officer. Nyka Moore graduated the police academy on September 26th and will now be completing her field training.

Public Relations & Transparency

- The department began its Citizens Police Academy on September 18th. We have had two successful sessions. The first week was patrol operations and the second was investigations.

Procurement

- We have the new camera system for the interview room and are working on installing it.

Operations

- We plan to seek additional guidance and assistance in conducting a thorough audit of the police department evidence room now that the air quality issue has been resolved. We hope to initiate it within the next month.

Facilities & Branding

- The patrol division side of the police department has been painted, and we continue to purge the clutter and disorganization of the previous tenants.

Community Engagement

- We are planning to participate in the Bethel Road Baptist Fall Festival 2025 by sending a police officer. We have identified sex offenders in Sumner and Robertson Counties as part of our planning for a safe and secure Halloween night. Their photos have been disseminated to the patrol officers for their situational awareness.

H. Public Works

Sewer Maintenance & Repair

Tennessee 811 is the underground utility notification center for Tennessee and is not a goal driven task.

This is a service to provide utility locations to residents or commercial contractors. The 811 call system is designed to mitigate the damage to underground utilities, which each year, public and private utilities spend millions of dollars in repair costs. TN 811 receives information from callers who are digging, processes it using a sophisticated software mapping system, and notifies underground utility operators that may have utilities in the area. The owners of the utilities then send personnel to locate and mark their utilities.

Line Marking	FY-24-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	June-26	YTD-25-26
Tennessee 811	259	20	23	20										63

Alarm Response Goal:

Our goal is to reduce the number of responses through an ongoing, proactive maintenance program at the major lift stations. However, there are uncontrollable factors that create an alarm condition; such as high water levels due to large rain events, loss, power outages and/or loss of phase.

Lift Station Location	FY-24-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	June-26	YTD-25-26
Bethel Road	15			10		4	1							
Marcie Ann	6													
Quailwood														
Williamson Road	4													
Denson Lane Odor Control														
Denson Lane Nitro-Nox Gallons	8,760	730	730	730										2,190
Williamson Road Sul-Fight Gallons														

System Repairs Goal:

The goal is to minimize failures with the major lift stations and the mainline gravity, low and high pressure force mains. We've been training key personnel over the last two (2) years on the proper operation and maintenance of the major lift stations. This program has been very successful in reducing the number of station failures. Some of our lift stations are either at or near their useful life. Therefore, we will continue to encounter equipment failures until the stations are replaced.

The mainline and service line repairs are mitigated in large part by the 811 line marking program. However, we do encounter residents or contractors that dig without notifying the 811 call center. Therefore, we have to make repairs and if the line break was due to negligence, I will send the responsible party a repair bill. In some cases, the breaks are due to weather and age.

Repairs	FY-24-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	June-26	YTD-25-26
Major Lift Stations	3		1											1
Mainline	5													
Service Line	9	1	1											2

Work Order Maintenance Response Goal:

The primary goal of the wastewater department is to provide fast, efficient and effective service to the City's approximately 2,000 utility customers. Dispatched and managed through our computer based work order system, staff responds to sewer related calls on a 24/7 basis. Our secondary goal is to manage the over 500+ mini-lift stations (grinder pumps) in our system using a proactive, programmatic approach. This is done by periodic scheduled maintenance. Additionally, the system has not been completely changed out from the prior two (2) generations of pumps. Thus, we have a large number of "change-outs" (C/O) as listed below.

Some of these change-outs can also be attributed to customer negligence (throwing foreign materials down the toilet). When abuse is the contributing factor, I will charge the cost of the pumps, panels and service costs to the customer.

Work Orders	FY-24-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	YTD-25-26
Grinder Tank PM Program														0
2000 to Extreme C/O	2													
Barnes to E-One	30	2	6	8										16
Extreme to Extreme C/O	2													
E-one to Barnes	40													
Myers to Myers C/O	44	6	2	3										11
Barnes to Barnes C/O	4													
Barnes to Myers C/O	1													
Hydromantic to Myers C/O	0													
Discharge Assembly	24	3	5	2										10
Pumps Purchased	195													
Total Pumps Replaced	83	8	8	11										27
Total Pumps On Hand	4	34												34
Low Pressure Service Requests	26													
Gravity Service Requests	1													
Inspection for New Service	30	8		2										10
Final Inspection for New Service	26	8		1										9
Sewer Service Calls	535	43	49	39										131
After Hour Sewer Calls	89	11	12	7										30
Odor Complaints	3													

Major Lift Stations Repairs:

Lift Station repairs were as follows:
11/17/23 Williamson Rd. pump
station replaced pump

Staffing: The public works department has 6 full time employees.

PUBLIC WORKS

STREET/FACILITY MAINTENANCE/DRAINAGE (Stormwater)

Total Hours Worked	FY-24-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	June-26	YTD-25-26
Street														0
Sewer														0
Facility Maintenance Total	46													
Community Center / Parks	404													
City Hall	10													
Station 2														
Fleet Maintenance	71	8	5											13
Meeting/Training	6													
Leave	513	60	32	83.75										176
Holiday	320	40		40										80
Overtime	210	11	24	14										49
Administrative														
Drainage Work (feet)	1053													
Drainage Complaints	2													
Drainage Man Hours	202													
Debris Removed Load	42													
Good House Keeping (PW)	31													
Sweeping Man Hours	2													
Codes Abatement	2													
Codes Abatement Dollar Amount	\$2,685.00													
Mowing Hours	48	32	40											72
Curb Repair														
Shoulder Linear Foot														
Shoulder Hours														
Pothole Hours	51			12										12
R-O-W Hours	272	48	112											160
Sign/Repaired	13													
Sign Work Hours	9													
Salt Hours	103													
Salt Tons	35													
Water Disconnect/Reconnect	1142	88												88
Assist Fire Dept.														
Assist Police Dept.	4	4												4
City Event Banners/ City Sign	5													

Sign Replacement:

Staff continues to go through the City and replace all of the missing signs. We have a high incidence of sign theft in the City. I had the crews start using anti-theft hardware, but now the vandals

Public Works Special Projects:

The goal is to be reactive to special requests that are made from time to time wither from the City Administrator or other departments.

Road Work Program:

The goal for this program is to maintain the City's right-of ways and drive lanes so they are free from hazards.

1. Curb - repair concrete curbs
2. Shoulder - maintain shoulders with rock
3. Potholes - repair asphalt such as base failures and pothole patching
4. Potholes - man hours associated with potholes/asphalt work
5. Mowing - medians, right-of-ways and City owned properties
6. R-O-W - tree trimming and roadside vegetative management (weed spraying)
7. Signs - repair, replace and/or install signs within the City limits
8. Salt - winter weather road clearing and salting

[illegible]

The goal of the brush collection and litter control program is to maintain an efficient collection service for the residents. In the past, residents have not been satisfied with the level of service

[illegible]

Bulk items and brush

[illegible]

CITY OF MILLERSVILLE, TENNESSEE

ORDINANCE 25-830

**AN ORDINANCE TO AMEND SECTION 13.3 AND SECTION 13.4 OF THE ZONING
ORDINANCE OF THE CITY OF MILLERSVILLE**

WHEREAS, the Board of Commissioners of the City of Millersville, Tennessee adopted the Zoning Ordinance of the City of Millersville on June 1, 2020, to promote the general welfare of the citizens of Millersville, and,

WHEREAS, changing conditions and circumstances mandate periodic upgrading and clarification of existing laws, including zoning provisions, and,

WHEREAS, there are concerns related to the usage of blade banners and inflated characters for advertising on a permanent basis, and,

WHEREAS, the temporary usage of blade banners and inflated characters on a limited, temporary basis with certain restrictions may alleviate some of the concerns of their use and such signage may prove useful to promote commerce within the City of Millersville, and,

WHEREAS, The City of Millersville Planning Commission met on September 9, 2025, and provided a recommendation for a proposed amendment.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Millersville, Tennessee that Sections 13.3 and 13.4 of the Zoning Ordinance of the City of Millersville are amended as follows after the second reading of this ordinance:

Amend Section 13.3 (Additions in *italics and highlighted*; deletions in ~~strikethrough~~):

13.3.2.7 Blade Banners

A business with an active business license in the City of Millersville may utilize blade banners for advertising. Such blade banners must advertise an on-premises business. The blade banner signs must be in good condition and not torn or faded. There may be one such sign for every 50' of road frontage for the lot up to a maximum of 3 such blade banners. The maximum height of 8.5 feet and a maximum sign face of 35 square feet for each side is permitted for each blade banner. There must be at least 20' separation between the blade banner signs. The blade banners should be placed in such a way that they do not interfere with the ability of bicyclists, pedestrians, or drivers to travel safely. The blade banners must be properly secured to the ground. A permit is required.

13.3.2.10.D Temporary Air Dancers

For one time period up to 30 days each calendar year, a business located with an active business license in the City of Millersville may utilize an air dancer for advertising. Such temporary air dancer must advertise an on-premises business. The temporary air

dancers must be in good condition and not torn or faded. There may be one such air dancer for every 300' of road frontage for the lot up to a maximum of 2 such temporary air dancers per lot. The maximum height of 16 feet is permitted for each temporary air dancer. The temporary air dancer(s) should be placed in such a way that they do not interfere with the ability of bicyclists, pedestrians, or drivers to travel safely. The temporary air dancer must be at least 20 feet back from any right of way. The temporary air dancer must be properly secured to the ground. Any extension cord used to provide power to the air dancer must be UL listed for safety and compliance and approved for outdoor use. A permit is required.

Amend Section 13.4 (Additions in *italics and highlighted*; deletions in ~~strikethrough~~):

~~2. Animated. (Including Video Signs)~~

~~A. Blade banners, feather flags, swooper flags, teardrop flags, and similar devices.~~

5. Inflatable signs including inflated characters, lighter-than-air devices, and other balloon type devices. *Please note that air dancers may be utilized on a temporary basis subject to the provisions of 13.3.2.10.D.*

Delete the following figures from Section 13.4:





Passed this _____ day of _____, 2025

First Reading: _____

Second Reading: _____

Mayor Lincoln Atwood

Attest:

Judy Florendo, City Recorder

Zoning Ordinance amendment allowing the use of blade banners and air dancers as temporary signs

The Millersville Planning Commission voted at its September 9, 2025 meeting to recommend an amendment to the Millersville Zoning Ordinance to the Millersville City Commission that would enable the temporary use of blade banner and air dancer signs in the General Commercial and Heavy Commercial Zoning Districts.

Intent

The intent is to allow blade banners and air dancer signs on a limited, temporary basis

Current settings

Blade banners

- Temporary use for 1 period lasting up to 30 days each calendar year
- On premises
- Max size
 - 8.5' tall
 - 35 square feet sign face/side
- One (1) sign per 50' of road frontage to a maximum of 6
- Minimum distance of 20' between signs
- Must not impair travel safety
- Must be secured to the ground
- Only in the GC and HC Zoning Districts
- Permit is required

Air Dancers

- Temporary use for 1 period lasting up to 15 days each calendar year
- On premises
- Max size – 16' tall
- One (1) dancer per 30' of road frontage to a maximum of 2
- Must not impair travel safety
- Must be secured to the ground
- Must be at least 20' away from any right of way
- Permit is required
- Cord for electrical power must be UL rated and appropriate for outdoor use
- Only in the GC and HC Zoning Districts
- Minimum 30' between signs

Amendments at 9/16/25 City Commission meeting

- In Section 13.4, delete 2. Animated and renumber accordingly (passed)
- In the Blade Banner section
 - Delete “Temporary” from “Temporary Blade Banners” and throughout Blade Banner section; remove “For one time period up to 30 days each calendar year,”

adjust numbering from 13.3.2.10.D to 13.3.2.7 and adjust numbering accordingly (passed)

- Delete “located in the GC, General Commercial Zoning District or HC, Heavy Commercial Zoning District” (passed)
- After torn or faded, add “if such banner is torn or faded...” (passed)
- Change maximum number of blade banners from 6 to 3 (passed)
- Delete “A permit is required.” (withdrawn)
- In the Air Dancer section
 - Adjust 15 to 30 days. Remove “in the GC, General Commercial Zoning District or HC, Heavy Commercial Zoning District” and add after torn or faded, “if such banner is torn or faded...” (passed)
 - Adjust 13.3.2.10.E to 13.3.2.10.D (passed)
- In Section 13.4, delete A. Blade banners, feather flags, swooper flags, teardrop flags, and similar devices. (passed)
- Delete bottom 2 figures illustrating blade banners and air dancers that are pictured next to Section 13.4.5 and 13.4.10 (passed)

CITY OF MILLERSVILLE, TENNESSEE
ORDINANCE 25-829

AN ORDINANCE AMENDING ORDINANCE 20-742 OF THE CITY OF
MILLERSVILLE
THE CITY OF MILLERSVILLE PARKS AND RECREATION ADVISORY BOARD

WHEREAS, the Board of Commissioners of the City of Millersville find it necessary to amend and update Millersville's Ordinance 20-742 pertaining to the city's Parks and Recreation Advisory Board

NOW BE IT THEREFORE ORDAINED by the Board of Commissioners of the City of Millersville, Tennessee as follows:

CHAPTER 58
Section 2

ESTABLISHMENT OF A PARKS AND RECREATION ADVISORY BOARD

101. Parks and Recreation Advisory Board. Pursuant to the provision of TCA § 11-24-103, there is hereby created a municipal Parks and Recreation Advisory Board for the city of Millersville. The Parks and Recreation Advisory Board shall be composed of five (5) members whose duty it shall be to carry out the powers, functions, and duties in accordance with all applicable provisions of this ordinance and TCA § 11-24-103 et seq.

102. Membership Qualifications. The Parks and Recreation Advisory Board members must be bona fide residents of the city at the time of appointment and must have been a bona fide resident of the city for a minimum of one year (365 days) prior to the appointment.

103. Nomination and Appointment. One (1) member of the Parks and Recreation Advisory Board shall be a sitting member of the Board of Commissioners. The City Commissioner who is nominated to serve on the board must be approved by a majority vote of the sitting Board of Commissioners. All other members of the Parks and Recreation Advisory Board shall be approved by a majority vote of the Board of Commissioners. Any vacancy on the board for any reason shall be filled in the same manner as the original appointment, and the individual so appointed will serve out the unexpired term.

104. Removal of Members. Members of the Parks and Recreation Advisory Board may be removed for the following reasons:

- a. If the board member has a change in residency out of the city (i.e. no longer a bona-fide resident)

- b. If a board member is convicted of felony while serving on the board
- c. If a board member fails to attend three (3) board meetings in a calendar year without prior approval from the Parks and Recreation Advisory Board Chairperson

105. Terms of Service. Parks and Recreation Advisory Board members shall serve for a period of three (3) years following their appointment. Any vacancy on the board for any reason shall be filled in the same manner as the original appointment, and the individual so appointed will serve out the unexpired term.

106. Pay. The members of the Parks and Recreation Advisory Board shall draw no compensation from the city as part of their duties.

107. Organization. The Parks and Recreation Advisory Board shall elect from its own membership a chairperson, a vice-chairperson, and a secretary. Each shall serve in such capacity for a term of one (1) year or until their successor has been elected for like terms. If an officer is removed or resigns from their position as an officer or the board entirely, then the board must elect a new officer from among their membership to fill the vacancy for the unexpired term.

- a. Chairperson: The duties and responsibilities of the chairperson shall be as follows,
 - 1. Preside at all meetings of the Parks and Recreation Advisory Board and have the duties normally conferred by the parliamentary usage of such officers
 - 2. Have the privilege of discussing all matters before the Parks and Recreation Advisory Board and to vote thereon
 - 3. Attend to any communications with the Board of Commissioners required on behalf of the Parks and Recreation Advisory Board
- b. Vice-Chairperson: The duties and responsibilities of the Vice-Chairperson shall be to execute the duties of either the Chairperson or the Secretary in their absence.
- c. Secretary: The duties and responsibilities of the Secretary shall be as follows,
 - 1. Shall assist the City Parks and Recreation Director with any pertinent paperwork responsibilities as it pertains to the conduct or record of Parks and Recreation Advisory Board meetings
- d. City Parks and Recreation Director: The duties and responsibilities of the City Parks and Recreation Director shall be as follows,
 - 1. Have the authority to call special meetings when requested
 - 2. Shall keep the minutes and records of the Parks and Recreation Advisory Board
 - 3. Prepare the agenda for all regular and special meetings with the Chairperson
 - 4. Provide notice of meetings to all Parks and Recreation Advisory Board members
 - 5. Arrange proper legal notice of hearings and/or meetings in accordance with the Tennessee Open Meetings Act through coordination with the City Recorder and City Manager
 - 6. Attend to official correspondence of the Parks and Recreation Advisory Board
 - 7. Attend to any communications with the City staff on behalf of the Parks and Recreation Advisory Board
 - 8. Manages the budget for the Parks and Recreation department

108. Meetings. The board will hold meetings as required to carry out the powers, functions, and duties in accordance with all applicable provisions of this ordinance and TCA § 11-24-103 et seq. The City Parks and Recreation Director is responsible for calling all regular and special meetings. All meetings should be held at City Hall. Prior coordination must be made with the City Manager to ensure that appropriate space for the public meeting of the Parks and Recreation Advisory Board is available and to ensure that the meeting is able to be broadcast live and/or recorded. Minutes for the board meetings shall be kept by the City Parks and Recreation Director in the same manner of the City Commission meetings. Minutes must be validated through the voting process in subsequent meetings. All minutes must be turned over to the City Recorder for documentation purposes after they have been validated. Parks and Recreation Advisory Board members will follow Robert's Rules of Order or other such modified rules as adopted in the conduct of their meetings and are subject to the Tennessee Open Meetings Act.

- a. **Special Called Meetings:** Special meetings may be called by the City Parks and Recreation Director. It shall be the duty of the City Parks and Recreation Director to call such a meeting when requested to do so in writing by a majority of the members of the Parks and Recreation Advisory Board. The notice of such a meeting shall specify the purposes of such a meeting, and no other business may be considered except by unanimous consent of the board. The City Parks and Recreation Director shall notify all members of the Parks and Recreation Advisory Board in writing not less than five days in advance of such special meetings. The five (5) days notice of special meetings to Parks and Recreation Advisory Board members may be waived by unanimous consent of the board in writing.

109. Quorum. A Quorum of the board shall be defined as a majority of the members appointed to the Parks and Recreation Advisory Board are present. A quorum shall be present before any formal business is transacted.

110. Voting Procedures. A concurring majority vote of the members of the board appointed once a quorum has been established shall be necessary for any function of granting, revoking, approving, reporting, recommending, or any other action.

111. Public Notice and Hearings. Parks and Recreation Advisory Board members are subject to the Tennessee Open Meetings Act, and as such all findings of fact, statements of material evidence and reasons for its actions as part of each motion or action of the board and the keeping of a record of its resolutions, transactions, motions, actions, and determinations shall be public record. All board meetings are open to the public and therefore must comply with the public notification notice. All agenda items that require a public hearing and/or comment by law, regulation, ordinance, charter, or rule shall be recorded by the City Parks and Recreation Director in the meeting minutes.

112. Scope of Duties/Authorities. The Parks and Recreation Advisory Board shall have the following duties assigned to them:

- a. Assist the Parks and Recreation Director in planning the city's annual holiday events (ie. Spring/Easter, Summer/4th of July, Halloween/Fall, Christmas/Winter)
- b. Assist the Parks and Recreation Director in developing new parks and recreation programs for benefit of the community
- c. Assist the Parks and Recreation Director with volunteer efforts for city events
- d. Assist the Parks and Recreation Director in enlisting sponsorship for city events or parks and recreation programs on behalf of the Director and only with the express permission of the Director
- e. Assist the Parks the Recreation Director with finding and pursuing grant opportunities and new revenue streams to improve city parks and recreation programs and offerings

The city's Board of Commissioners and City Manager retain all budgetary authorities over the Parks and Recreation department provided to them in the city charter and associated ordinances. All city events and programming changes will be briefed for approval to the Board of Commissioners during city Work Sessions.

Section 2

CONCLUSION

201. Severability. Each section, subsection, paragraph, sentence and clause of this ordinance is declared to be separable and severable. The invalidity of any section, subsection, paragraph, sentence or clause shall not affect the validity of any other provision of the ordinance.

202. Repealer. All ordinances and parts of ordinances, which are inconsistent with the provisions of this ordinance, are hereby repealed to the extent of such inconsistency.

This ordinance shall become effective after final reading and publication of the caption of this ordinance in a newspaper of general circulation in the town.

Passed this: day of _____, 2025

First Reading: _____

Second Reading: _____

Mayor

Attest:

City Recorder

Chapter 58 - PARKS AND RECREATION

Footnotes:

--- (1) ---

Editor's note— Ord. No. 20-742, adopted May 19, 2020, removed and replaced ch. 58 in its entirety with the provisions herein set out. Former ch. 58 pertained to the same subject matter and derived from Ord. No. 93-201, adopted October 19, 1993; Ord. No. 09-555, adopted October 20, 2009; Ord. No. 11-592, adopted September 20, 2011; and Ord. No. 12-609, adopted January 15, 2013.

Cross reference— Environment, ch. 32; streets, sidewalks and public places, ch. 74; zoning, ch. 90; subdivisions, app. A.

ARTICLE I. - IN GENERAL

Sec. 58-1. - Definitions.

Unless otherwise expressly stated, whenever used in this chapter the following terms shall respectively mean and include each of the meanings set forth:

Bathing areas means any area maintained for the use of bathers including the water area and lands under water adjacent thereto under the jurisdiction board.

Bridle path means any path or road maintained for persons riding on horseback.

Bicycle path means any path, road, or trail maintained for persons riding on bicycles, but not motorized motorcycles.

Foot path means any path, road, or trail maintained for pedestrians.

Omnibus shall include any vehicle held and used for transportation of passengers for hire.

Owner means any person owning, operating or having the use or control of a vehicle, animal or other property under a lease or otherwise.

Park or parks. The term park or parks unless specifically limited, will be deemed to include all parks, parkways, playgrounds, athletic fields, tennis courts, golf courses, swimming pools, picnic shelters, Community Center building, and other recreation areas and amenities serving thereto, under the control of the board and/or within the City of Millersville.

Permit means any written authorization issued by or under the authority of the board for a specified park privilege permitting the performance of a specified act or acts in the park.

Playground area means any area maintained or designated as a playground, and including all territory under the supervision and control of the board adjacent to and within 12 feet thereof.

- **ARTICLE II. - PARKS AND RECREATION ADVISORY BOARD**

- **Sec. 58-31. - Creation of board; members.**

There is hereby created a parks and recreation advisory board consisting of nine members appointed by the mayor with the consent of the board of commissioners and two additional ex-officio non-voting members, one being a member of the board of commissioners and one being a member of the planning commission, also appointed by the mayor with the consent of the board of commissioners.

(Ord. No. 20-742, Exh. A, 5-19-2020)

- **Sec. 58-32. - Powers and duties.**

The board shall develop rules and regulations of organization and procedure which shall be subject to approval by the board of commissioners. The board shall have control and jurisdiction over all playgrounds, community and recreation centers, public parks, and other lands acquired by the city for such purposes, and shall recommend to the board of commissioners rules of operation for all such facilities, as well as the laying out and improving of such properties. The board of commissioners shall review all such recommendations and shall approve or amend the same.

(Ord. No. 20-742, Exh. A, 5-19-2020)

- **Sec. 58-33. - Election of members; duties.**

A chairperson, a vice-chairperson and a secretary shall be elected by the parks and recreation advisory board members. These offices shall be elected annually by the voting members of the board.

(Ord. No. 20-742, Exh. A, 5-19-2020)

- **Sec. 58-34. - Meetings of the board.**

All meetings of the parks and recreation advisory board shall be held in a public location and shall be open to the general public. The board shall meet on a regular monthly basis, the location, day and time to be set in the bylaws of the board. The agenda for regular meetings shall be posted at the door of City Hall and at the door of any building regularly used for such meetings at least 24 hours in advance of the meeting. The agenda for any meetings other than the regularly scheduled monthly meeting shall be posted in a similar fashion at least 48 hours prior to such meeting.

(Ord. No. 20-742, Exh. A, 5-19-2020)

- **Sec. 58-35. - Bylaws.**

The bylaws for the parks and recreation advisory board shall [be] adopted by majority vote of the Millersville Board of Commissioners and shall set forth regulations pertaining to the powers and duties, membership, election of officers, meetings, and order of business of the parks and recreation advisory board. Amendments to the bylaws shall be adopted by the board of commissioners.

(Ord. No. 20-742, Exh. A, 5-19-2020)

CITY OF MILLERSVILLE, TENNESSEE

ORDINANCE 25-826

**AN ORDINANCE TO AMEND SECTION 6 AND SECTION 7 OF THE ZONING
ORDINANCE OF THE CITY OF MILLERSVILLE**

WHEREAS, the Board of Commissioners of the City of Millersville, Tennessee adopted the Zoning Ordinance of the City of Millersville on June 1, 2020, to promote the general welfare of the citizens of Millersville, and,

WHEREAS, changing conditions and circumstances mandate periodic upgrading and clarification of existing laws, including zoning provisions, and,

WHEREAS, the Board of Commissioners of the City of Millersville, Tennessee, is seeking additional information to support the decision-making process for zoning map amendments for zoning districts that have extensive impact on the City of Millersville, and,

WHEREAS, The City of Millersville Planning Commission met on August 12, 2025, and recommended the approval of the proposed amendments.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the City of Millersville, Tennessee that Sections 6 and 7 of the Zoning Ordinance of the City of Millersville are amended as follows after the second reading of this ordinance:

Amend Section 6 (Additions in *italics and highlighted*; deletions in ~~strikethrough~~):

6.1.3 | SR-1 SUBURBAN RESIDENTIAL

The Suburban Residential Low-Density District (SR-1) coincides with the “Suburban Living” character areas in Chapter 3 of the Millersville Land Use Plan and is intended to accommodate primarily low density detached residential development along with complimentary institutional uses that would not be detrimental to the residential character of the district. These areas are characterized by primarily detached residential subdivisions which are traditionally auto dependent and separated from other uses to protect the residential nature. *This district is permitted only with a Planned Development overlay Plan as per Chapter 8 (Planned Development Districts).*

6.1.4 | SR-2 SUBURBAN RESIDENTIAL

The Suburban Residential Medium Density District (SR-2) coincides with the “Suburban Living” character areas in Chapter 3 of the Millersville Land Use Plan and is intended to accommodate primarily medium density detached and attached residential development along with complementary institutional uses that would not be detrimental to the residential character of the district. These areas are characterized by developments that are either entirely detached residential or a combination of detached residential and

attached residential designed in such a manner to blend in with the surrounding developments. *This district is permitted only with a Planned Development overlay Plan as per Chapter 8 (Planned Development Districts).*

6.1.9 | MFR MULTI-FAMILY RESIDENTIAL

The Multi-Family Residential District (MFR) coincides with the “Suburban Living and Regional Activity Center” character area in Chapter 3 of the Millersville Land Use Plan and is intended to accommodate high density attached and multi-family residential development along with complimentary institutional uses that would not be detrimental to the residential character of the district. This district can serve as a transitional district between SR-1 and SR-2 districts and more intensive use districts. *This district is permitted only with a Planned Development overlay Plan as per Chapter 8 (Planned Development Districts).*

Amend Table 3 Residential Districts, Permitted and Conditional Uses by adding Note 2 to the following, indicated by a red arrow:

TABLE 3 RESIDENTIAL DISTRICTS PERMITTED AND CONDITIONAL USES									
USE TYPES "P" = PERMITTED // "C" = CONDITIONAL	RR	ER	SR-1	SR-2	TR-1	MFR ^{2,3}	MFR	MFR ^{2,3}	USE STANDARDS
	RESIDENTIAL USES								
Accessory Dwelling (Detached)	C ¹¹	C ¹¹	C ¹¹			C ¹¹			10.4.2.3
Assisted Living Facility			C	C		P	P	P	10.3.1
Bed and Breakfast	C ⁷	C ⁷	C ⁷	C ⁷		C ⁷	P	P	
Community Residence, Large (More than 8 persons)							P		10.3.2
Community Residence, Small (8 persons or less)	C ⁷	C	C	C		C	P		10.3.2
Dwelling Manufactured	P	C							
Dwelling, Multi-Family						P ⁵	P	P ⁵	
Dwelling, Single-Family	P	P	P	P	P ⁵	P	P	P	
Dwelling, Townhome			P ⁵	P ⁵	P ⁵	P ⁵	P	P ⁵	10.3.5
Home for the Aged			C	C		C	P		10.3.1
Independent Living Facility			C	C		P	P	C	10.3.1
Nursing Home						P	C	P	

Amend Section 7 (Additions in *italics and highlighted*; deletions in ~~strike through~~):

7.1.5 | GENERAL COMMERCIAL

The General Commercial District (GC) coincides with the “Suburban Center” character area in Chapter 3 of the Millersville Land Use Plan and is intended to accommodate professional office uses, retail uses, restaurants, hotels, and other general commercial

uses. Complimentary institutional uses are also allowed. *This district is permitted only with a Planned Development overlay Plan as per Chapter 8 (Planned Development Districts).*

7.1.6 | HEAVY COMMERCIAL

The Heavy Commercial District (HC) coincides with the “Suburban Center” and portions of the “Employment Center” character area in Chapter 3 of the Millersville Land Use Plan and is intended to provide appropriate locations for specialized general commercial uses, including contractor storage yards and a variety of business services, which are oriented toward supporting other retail goods and personal service establishments, and not necessarily focused upon the shopping public. Areas within this district should have direct access to major streets and be generally situated in locations removed or buffered from residential uses. *This district is permitted only with a Planned Development overlay Plan as per Chapter 8 (Planned Development Districts).*

7.1.7 | INDUSTRIAL

The Industrial District (I) coincides with portions of the “Employment Center” character area in Chapter 3 of the Millersville Land Use Plan and is intended to accommodate light manufacturing, warehouse, and distribution. *This district is permitted only with a Planned Development overlay Plan as per Chapter 8 (Planned Development Districts).*

Amend Table 5 Commercial Districts, Permitted and Conditional Uses by adding Note 2 to the following, indicated by a red arrow:

TABLE 5: COMMERCIAL DISTRICTS: PERMITTED AND CONDITIONAL USES

USE TYPES	HC	O	MDL	SC	W	USE STANDARDS
"P" = PERMITTED // "C" = CONDITIONAL						
RESIDENTIAL USES						
Assisted Living Facility	P	C	C	P	P	10.3.1
Bed and Breakfast	C ¹			P		
Community Residence, Large (More than 8 persons)						
Community Residence, Small (8 or less persons)	C					
Dwelling, Manufactured						
Dwelling, Multi-Family	P ¹			P		
Dwelling, Single-Family	P			P		
Dwelling, Townhome	P ¹			P ²		10.3.5
Home for the Aged						
Independent Living Facility	P	P	P	P	P	10.3.1
Nursing Home	P	P	P	P	P	
GOVERNMENT & EDUCATIONAL FACILITIES						

Recommended by the City of Millersville Planning Commission

Debbie Chadwick, Chair

Date

Passed this _____ day of _____, 2025

First Reading: _____

Second Reading: _____

Mayor Lincoln Atwood

Attest:

Judy Florendo, City Recorder