

AGENDA
CITY BOARD OF ZONING APPEALS
JACKSON CITY HALL—101 EAST MAIN STREET—FIRST FLOOR
GEORGE A. SMITH MEETING ROOM
FEBRUARY 22, 2021 – 3:30 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES OF THE JANUARY 25, 2021 MEETING
- III. PUBLIC HEARINGS:
 - 1. Consideration of a special exception request by Mahaveer Jackson TN INC. to approve a wholesale and distribution establishment at 1330 Country Club Lane within the B-5 (Highway Business) District.
- IV. OTHER BUSINESS
- V. ADJOURNMENT

NOTE: Please refer to the City of Jackson's Planning Page, Public Hearing Packet for additional information. If you have questions regarding any agenda item or wish to attend, please email balexander@jacksontn.gov or contact the Planning Department at (731) 425-8286.

MINUTES
CITY BOARD OF ZONING APPEALS
JACKSON CITY HALL—101 EAST MAIN STREET—FIRST FLOOR
GEORGE A. SMITH MEETING ROOM
January 25, 2021--3:30 P.M.

Members Present for Virtual Meeting:

Mamie Hutcherson, Chairwoman
Councilwoman Marda Wallace
Mike Singleton
Max Hart

Staff Present:

Elvis Hollis, Senior Planner

The meeting was called to order upon Mamie Hutcherson making a determination of a quorum.

The minutes of November 23, 2020 were unanimously approved on motion of Mike Singleton and seconded by Max Hart.

Consideration of a special exception request by New Cingular Wireless PCS, LLC dba AT&T Mobility to approve the construction of a 150' telecommunications tower at 285 North Parkway within the O-C (Office Center) District. The Board of Zoning Appeals may permit as special exceptions Commercial Mobile Communications Services (CMCS), as regulated by the City of Jackson Zoning Ordinance Article VI, Section 26. As required by the ordinance, the applicants have submitted all the proper documentation for review. (See packet)

Mr. Hollis presented the request to the board. He stated that the applicants are proposing to construct a 150' monopole tower behind the Madison County Farm Bureau office building located at 285 North Parkway. The applicants have provided propagation maps showing the coverage area. The applicants are providing for the placement of at least three (3) additional tower arrays for future co-locations onto the tower. The applicants are proposing to landscape the perimeter around the fenced area with evergreen shrubs and trees, as required in the resolution. The proposed tower would be spaced more than 4,100 feet from the nearest existing tower.

The applicants appeared to meet the provisions of the zoning resolution. Therefore, the planning staff recommended approval of the proposed tower construction at this location, as proposed by the applicants.

Attorney David Pike, who represented New Cingular Wireless PCS, LLC, stated that his clients have considered other properties in the area, however, this was the best location for the proposed tower. Mr. Pike stated that this tower was designed to exceed the FCC regulations. He also stated that the tower was designed to bend downward in the event of a storm or high wind. This would prevent the tower from falling onto the adjacent residences.

The motion was made by Mike Singleton seconded by Max Hart to approve this request as recommended by the staff. Motion passed unanimously.

There being no further business, the meeting was adjourned.

PLANNING STAFF REPORT

The following is the staff report for appeals under review by the Board of Zoning Appeals at the February 22, 2021 meeting:

Mahaveer Jackson TN INC.

Consideration of a special exception request by Mahaveer Jackson TN INC. to approve a wholesale and distribution establishment at 1330 Country Club Lane within the B-5 (Highway Business) District. As required by the ordinance, the applicants have submitted all the proper documentation for review. (See packet)

The property located at 1330 Country Club Lane was previously used as the 84 Lumber Company. The property contains approximately six (6) acres with 67 parking spaces. The applicants have submitted a site plan that shows six (6) existing buildings on the property which includes the main building, two (2) storage buildings, and three (3) storage sheds totaling 61,790 square feet. The applicants are requesting to use this property as a wholesale and distribution business which supplies beverages, tobacco products, and general merchandise to convenience stores and tobacco stores.

In the B-5 District, Board of Zoning Appeals approval is required for wholesale and distribution establishments involving over 5,000 square feet of storage of wares to be wholesaled or distributed. The applicants appear to be able to meet the provisions of the City of Jackson Zoning Ordinance. Therefore, the planning staff would recommend approval of the wholesale and distribution establishment at this location, as proposed by the applicants.



BOARD OF ZONING APPEALS
APPLICATION

NAME: MAHAVEER JACKSON TN INC.
ADDRESS: 1330. Country Club Ln.
Jackson TN - 38305
TELEPHONE #: 731-967-2165

Type of request (please check the appropriate box):

- ☒ 1. Special Exception Request
☐ 2. Variance Request
☐ 3. Review of Action of Zoning Administrator

Address of Subject property: 1330, Country Club Ln.
Jackson TN 38305

Tax Map #: 054; Block #: _____; Parcel #: 039; Zoning: _____

Along with this application, the following information must be submitted:

1. A letter describing and justifying the request. **(Please write legible.)**
2. If applicable, provide any other supporting documentation relevant to appeal such as site plans, photographs, architectural elevations, plats, topographic data, etc.
3. \$100.00 Filing Fee.

SIGNATURE OF APPLICANT: 

IMPORTANT NOTE: A PRESUBMITTAL CONFERENCE IS REQUIRED WITH ELVIS HOLLIS PRIOR TO AND UPON SUBMITTAL OF THIS APPLICATION. FOR AN APPOINTMENT PLEASE CALL 731-425-8283.

DATE: 01-27-2021

STAFF INITIAL: SP

Kg19. Patel @ gmail. Com.

Mahaveer Jackson TN INC

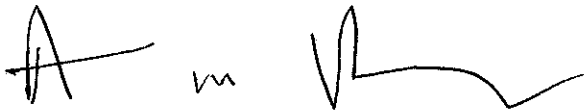
Tuesday, January 26, 2021

1330 Country Club Lane
Jackson, TN 38305

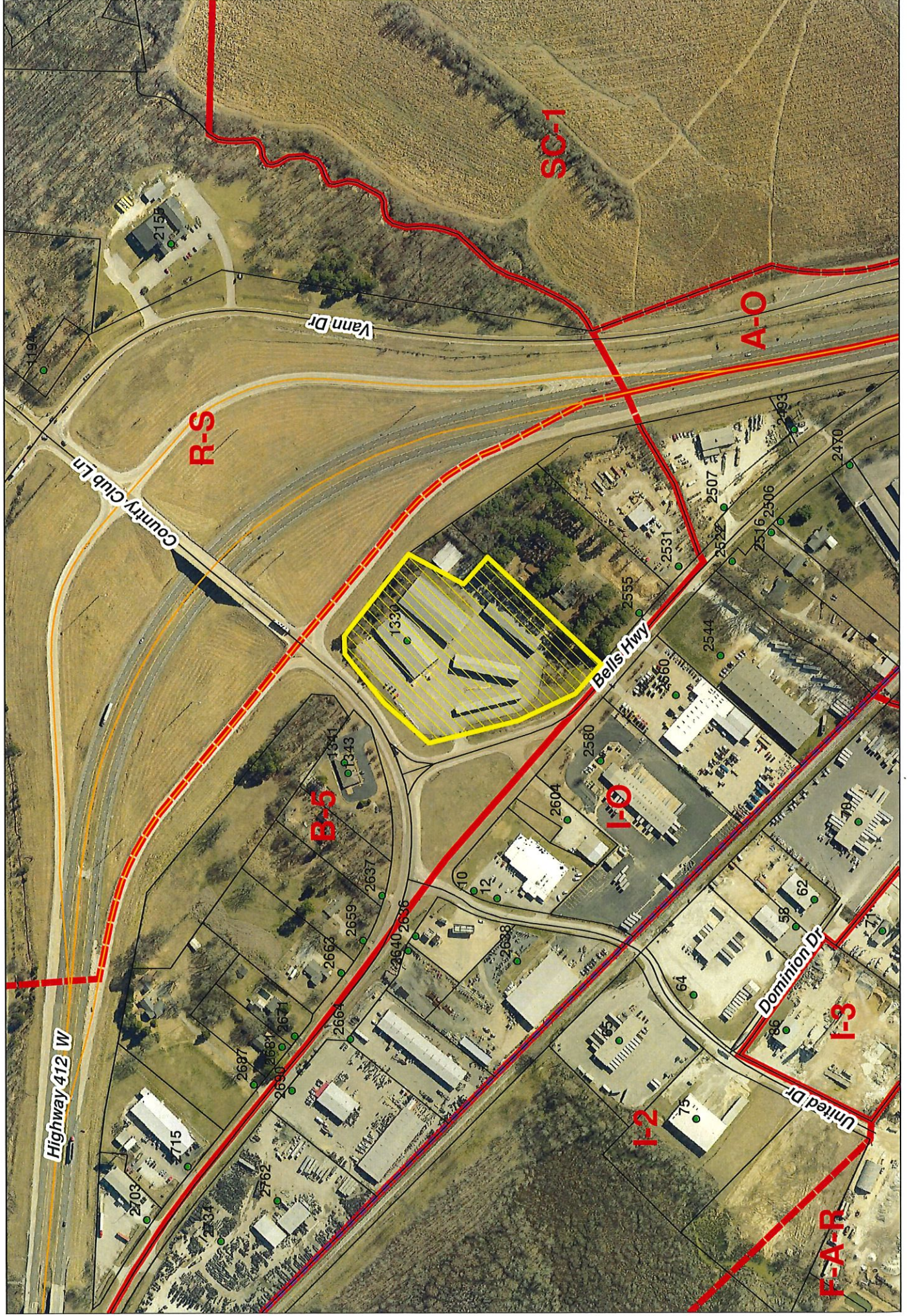
To whom it may concern,
Mahaveer Jackson TN INC hereby requests approval for the application submitted by them for the wholesale business of beverages (Pepsi, Coke, Sun Drop... etc), tobacco products, novelties, and general merchandise to support convenience stores and tobacco stores' demands. The facility will be used to receive and distribute these products. The facility consists of multiple buildings. The layouts of each building have been attached. The company will use Building #1 as storage and Building #2 for conducting business. We will have shelving in place for the storage of our products as shown in the layout of Building #2 attached. To sum it up, Mahaveer Jackson TN INC is a wholesale business which receives orders from convenience stores and tobacco stores and delivers these orders to their facilities.

Thank you,

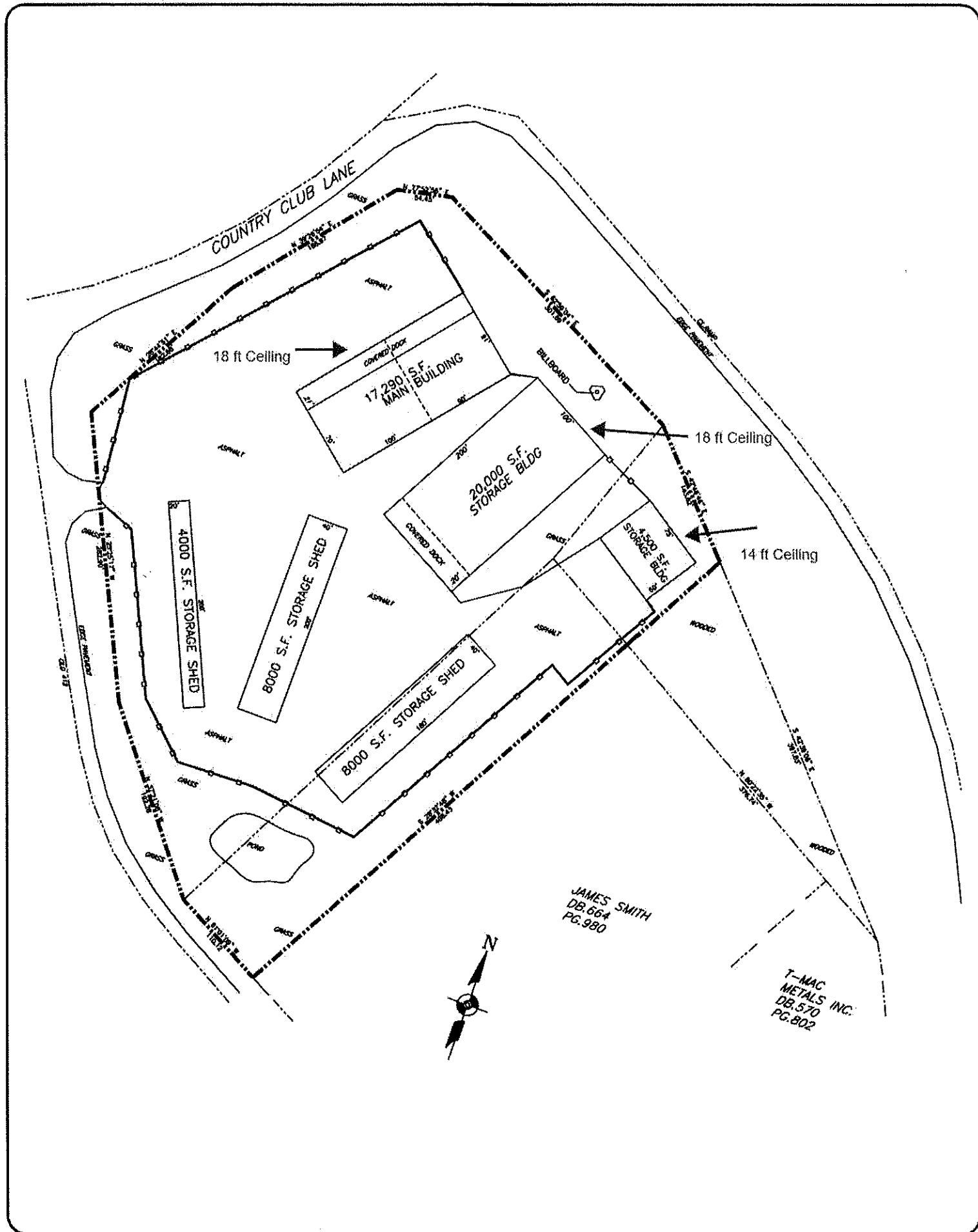
Mahaveer Jackson TN INC


The image shows a handwritten signature in black ink. It consists of a large, stylized capital 'A' on the left, followed by a small, cursive 'm' in the middle, and a long, horizontal, wavy line on the right that ends in a small hook.

CITY B.Z.A. SITE LOCATION MAP
SPECIAL EXCEPTION REQUEST - WHOLESALE BUSINESS IN A B-5 (HIGHWAY BUSINESS) DISTRICT
1330 COUNTRY CLUB LANE

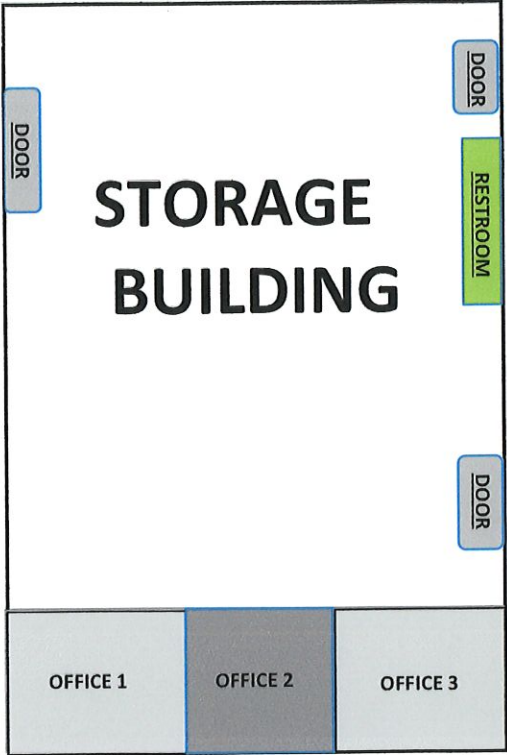




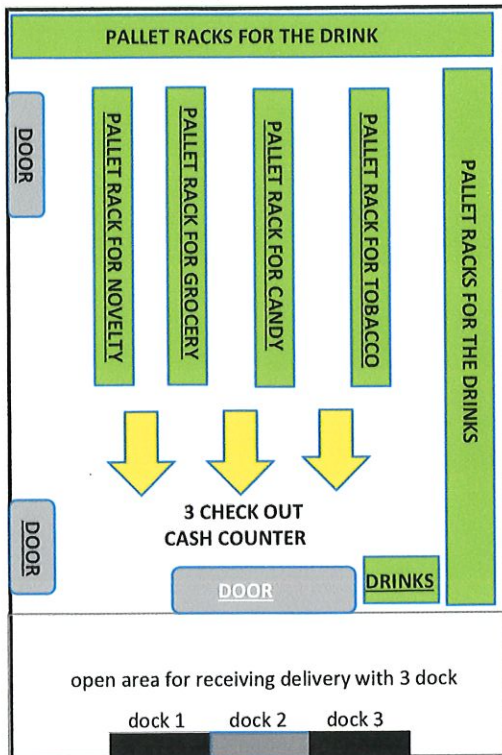


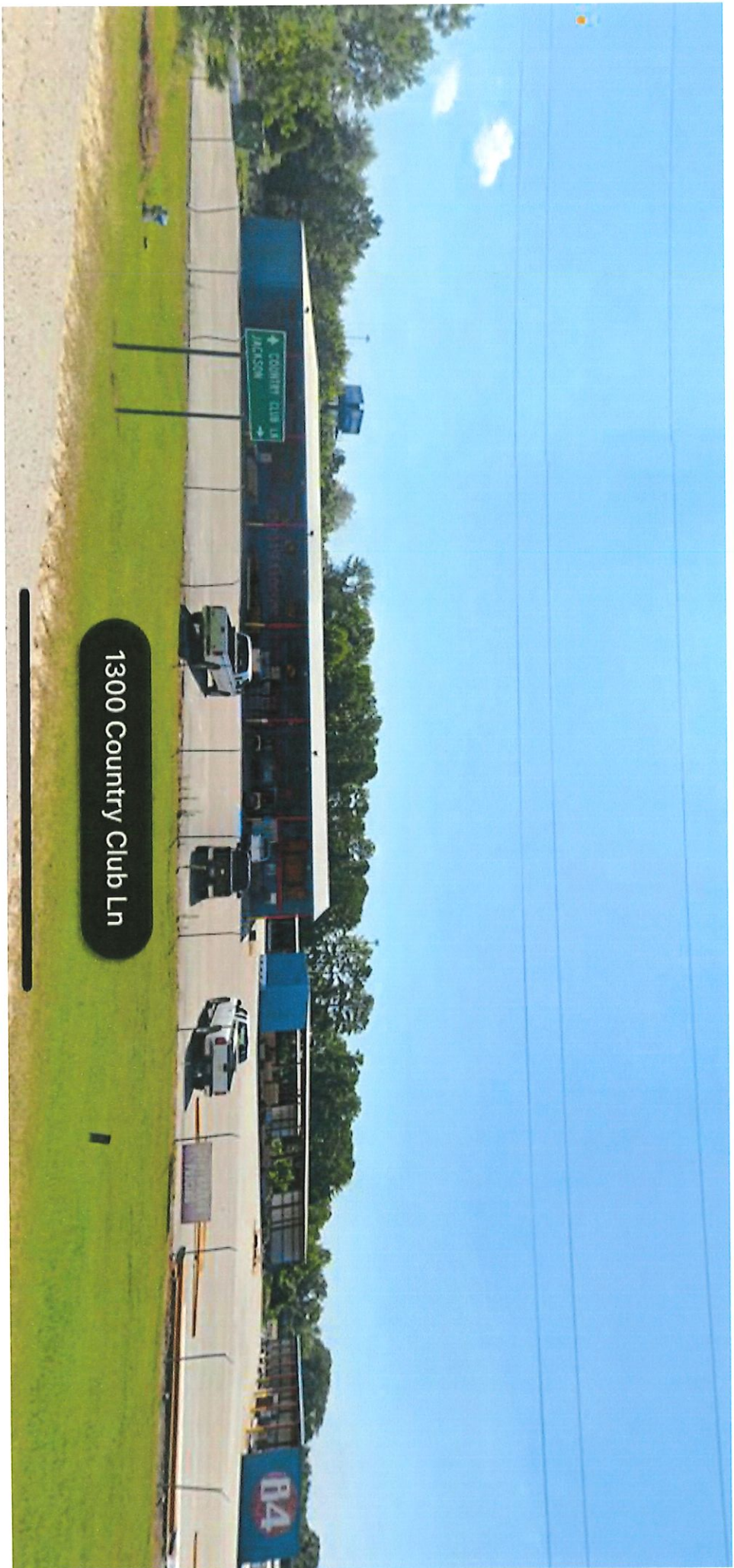
	84 LUMBER 1019 ROUTE 519 EIGHTY FOUR, PA 15330 (724) 228-3636	REAL ESTATE CATALOG SITE PLAN	1330 COUNTRY CLUB LANE JACKSON MADISON COUNTY, TN	STORE NO. 1214	SITE INFORMATION
				TOTAL ACRES: 6.49	SCALE: 1"=120'
				DEVELOPED: 6.49	DRAWN BY: MEF
				EXCESS ACRES: 0	DATE: 11/14/17

BUILDING # 1



Building #2





1300 Country Club Ln

