

AGENDA
CITY BOARD OF ZONING APPEALS
JACKSON CITY HALL—101 EAST MAIN STREET—FIRST FLOOR
GEORGE A. SMITH MEETING ROOM
July 26, 2021 – 3:30 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. ELECTION OF OFFICERS
- III. APPROVAL OF MINUTES OF THE JUNE 28, 2021 MEETING
- IV. PUBLIC HEARINGS:
 - 1. Consideration of a special exception request by LSC Properties for approval to expand the Hollywood Self-Service Storage Facility Type I located at 2024 Hollywood Drive onto the adjacent properties located at 2046 & 2050 Hollywood Drive within a B-5 (Highway Business) District.
- V. OTHER BUSINESS
- VI. ADJOURNMENT

MINUTES
CITY BOARD OF ZONING APPEALS
JACKSON CITY HALL—101 EAST MAIN STREET—FIRST FLOOR
GEORGE A. SMITH MEETING ROOM
JUNE 28, 2021--3:30 P.M.

Members Present: Tara Skinner, Vice-Chairwoman
Max Hart
Mike Singleton
Pat Ross

Staff Present: Elvis Hollis, Senior Planner

The meeting was called to order upon Vice-Chairwoman Tara Skinner making a determination of a quorum.

The minutes of February 22, 2021 were unanimously approved on motion of Pat Ross and seconded by Mike Singleton.

Consideration of a special exception request by Jeany Byth Maxwell for approval to change from one nonconforming use to another nonconforming use at 135 Hawthorne Place within the RG-1/C (General Residential/Conservation) District. Attached is a copy of the letter of justification submitted by the applicant. (See packet)

Mr. Hollis presented the request to the board. He stated that the Christian Science Church/Library was the previous use of this property. The existing building was constructed in 1950 and it contains approximately 1,612 square feet. This non-residential use was established before the City of Jackson Zoning Ordinance was adopted on April 14, 1967. Therefore, the use was nonconforming in this residential district. According to the City of Jackson Zoning Ordinance Article VII, Section 5,C, any nonconforming use of a structure may be changed to another non-conforming use if the Board of Zoning Appeals shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the BZA may require appropriate conditions and safeguards in accordance with the provisions of the Zoning Ordinance.

Jeany Byth Maxwell has been using this property for her accounting office since she purchased it in March 2008. At that time, Mrs. Maxwell spoke with Mr. Stan Pilant, who is the Planning Director, about her intended use of this property. However, the planning staff could not find any record of approval of the use. She is now seeking official approval from the BZA. The proposed use would be a change from one nonconforming use to another nonconforming use that would be equally appropriate or more appropriate to the district than the former use of this property. The planning staff recommends approval of this request with the following condition:

1. The applicant meets all applicable requirements before any modifications made to the building.

Afterwards, Max Hart questioned if customers would come in and out of the business.

Mrs. Jeany Byth Maxwell, owner of the property, attended the meeting to represent her appeal. She clarified that her business consists on her going out to other businesses for consulting work. Mrs. Maxwell explained that she does have an office inside and will have customers occasionally come into the office.

Mr. Hart also questioned where her customers park their vehicles.

Mrs. Maxwell clarified that the customers park their vehicles on the street.

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

Afterwards, there was some discussion to postpone the election of officers until the next meeting.

There being no further business, the meeting was adjourned.

PLANNING STAFF REPORT

The following is the staff report for the appeal under review by the Board of Zoning Appeals at the July 26, 2021 meeting:

LSC Properties (Scott Carrington)

Consideration of a special exception request by LSC Properties for approval to expand the Hollywood Self-Service Storage Facility Type I located at 2024 Hollywood Drive onto the adjacent properties located at 2040 & 2050 Hollywood Drive within a B-5 (Highway Business) District. The Board of Zoning Appeals may permit as special exception a self-service storage facility type I, as regulated by the City of Jackson Zoning Ordinance Article VI, Section 21. As required by the ordinance, the applicants have submitted all the proper documentation for review. (See packet)

The property will contain approximately 8.17 acres or 355,901 square feet after being combined by a revised final plat. The applicants have submitted a preliminary site plan that shows five (5) proposed self-service storage type I units totaling 53,360 square feet. The total proposed building lot coverage would be 103,626 square feet or twenty-nine (29%) which would be in compliance with the forty percent (40%) maximum lot coverage requirement.

The zoning provisions governing self-service storage facilities:

***SECTION 21**

C. TYPE I SPECIFIC PROVISIONS

1. Interior driveways between mini-warehouses shall be a minimum of forty feet (40') in width.
2. Individual storage units shall not exceed 200 square feet.
3. Woven wire fencing is permitted.
4. Metal clad and vinyl siding is permitted.
5. Maximum lot coverage - 40 percent.

The site plan shows that all zoning requirements can be met. Therefore, the planning staff recommends approval of this request with the following conditions:

1. The proposed development must go through the site review process.
2. The interior driveways depicted on the site plan must be paved.
3. The site must be provided with a 20% minimum of green space.
4. The properties must be combined by final plat.

Stan Pilant
111 E. Main St.
Suite 201
Jackson, Tennessee 38301



Telephone: 731-425-8286
Fax: 731-927-8781
Email: spilant@jacksontn.gov

Board of Zoning Appeals Application

REQUIREMENTS:

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.

Applicant Information

Name: Mickey Evans (Clay Williams & Assoc.)
First Last
Address: 2796 B N Highland Ave.
Street Address Apartment/Unit #
Jackson TN 38305
City State ZIP Code
Phone: 664-6335 Email: mevans@cwandassociates.com

Property

Address: 2046-2050 Hollywood Dr.
Address of Subject Property
066 056.04, 055.00
056.03 B-5
Tax Map Number Parcel Number Block Number Zoning

Type of request (please check the appropriate box):

- ☒ Special Exception Request
☐ Variance Request
☐ Review of Action of Zoning Administrator

Applicant Signature

NOTE: A PRE-APPLICATION CONFERENCE WITH ELVIS HOLLIS IS REQUIRED BEFORE SUBMITTAL OF THIS APPLICATION. TO MAKE AN APPOINTMENT PLEASE CALL 731-425-8283 OR EMAIL AT ehollis@jacksontn.gov

Signature: Mickey Evans

Initial of Planning Staff: E.H.

Date Application Accepted: 6/30/2021



**CLAY WILLIAMS &
ASSOCIATES, INC.**

Consulting Engineers

June 29, 2021

City of Jackson, Board of Zoning Appeals
111 E. Main St., Suite 201
Jackson, TN 38301

***Re: Hollywood Mini Storage
Appeal on Use
Statement of Justification***

Dear sir or madam:

On behalf of LSC Properties, owner of the property, located at 2046 Hollywood Drive, Hollywood Mini Storage, we request an appeal for the use of the property to provide mini storage units on the properties listed as Lots 2, 3 and 4 in the attached drawings. These properties shall become a portion of the current Lot 1.

Sincerely,

***Clay Williams & Associates, Inc.
Consulting Engineers***

Mickey Evans, P.E.
Civil Engineering Manager

CITY B.Z.A. SITE LOCATION MAP
SPECIAL EXCEPTION REQUEST - EXPAND EXISTING STORAGE FACILITY
2046 & 2050 HOLLYWOOD DRIVE



