

AGENDA
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
SEPTEMBER 1, 2021 – 3:00 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE AUGUST 4, 2021 MEETING
- III. TEXT AMENDMENT
 - 1. Consideration of amendments to the text of the Official Zoning Ordinance of the City of Jackson, Tennessee ARTICLE V, SPECIFIC DISTRICT REGULATIONS, Section 13. SC-1 (PLANNED UNIT COMMERCIAL DEVELOPMENT) District, C. Uses Permitted
- IV. REZONING
 - 1. Consideration of a request to rezone property located at 2823 Old Medina Road from A-O (Agriculture and Open Land) District to SC-1 (Planned Commercial) District, comprising 38.8 acres, more or less, submitted by Chris Alexander on behalf of Joseph Patty, II
- V. SITE PLAN
 - 1. Consideration of a site plan for Shadow Creek West, proposed to be located at the 190 block of Murray Guard Drive Cove on 12.7± acres, in a SC-1 (Planned Unit Commercial Development) District, submitted by Gary Taylor.
- VI. OTHER BUSINESS
 - 1. Any other business properly presented.
- VII. ADJOURN

MINUTES
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
AUGUST 4, 2021—3:00 P.M.

Members Present: Jerry Day, Chair
Chris Edwards
Pat Ross
Alex Reed, Mayor Scott Conger
Councilwoman Marda Wallace

Members Absent: Wayne Arnold, Vice Chair
Charles Adams
Janna Hellums
Mandy White

Staff Present: Stan Pilant, Director of Planning

Others Present: Stan Clampitt
Jim Atkinson
Brad Hayes
Elvis Hollis
Tom Wolf

The meeting was called to order upon Chair Jerry Day determining that a quorum was present.

The minutes of the July 7, 2021 meeting were presented and a motion to approve the minutes was made by Pat Ross, seconded by Councilwoman Marda Wallace. The motion passed unanimously.

Consideration of an amendment to the text of the Official Zoning Ordinance of the City of Jackson, Tennessee to eliminate minimum parking requirements -- Mr. Pilant presented the amendment to the planning commission. He explained that traditionally, zoning ordinances provided the amount of parking spaces needed for particular uses. Over time, many of those uses had parking spaces that were underutilized. As a result, it became an inefficient way to use the land and caused the buyer to buy more land to build infrastructure. Mr. Pilant stated that the changes made to the ordinance to eliminate minimum parking requirements and replace it with parking standards.

The Planning Staff recommended approval of the amendment to the text of the Official Zoning Ordinance of the City of Jackson, Tennessee to eliminate minimum parking requirements.

A motion was made by Alex Reed, seconded by Pat Ross to recommend approval of the amendment to the text of the Official Zoning Ordinance of the City of Jackson, Tennessee to

eliminate minimum parking requirements, as recommended by the staff. Motion passed unanimously.

Consideration of a request to rezone property located at 1984 South Highland Avenue from RG-1 (General Residential) District to B-5 (Highway Business) District, comprising 0.31 acres, more or less, submitted by Brandon Buchanan on behalf of BC North Partners -- Mr. Pilant presented the rezoning request to the Planning Commission. Using a location map, he explained the location of the site, surrounding uses in the area and that the applicant is developing an Arby's. He further explained that the zone line left off a triangle portion of the property that is zoned residential. The current site plan represented the entire tract so the applicant is unable to develop within the triangle. However, the applicant is working toward zoning the triangle portion to the majority of the property, which is zoned commercial.

The Planning Staff recommended approval since it represents a logical extension of the surrounding B-5 (Highway Business) District and complies with the Comprehensive Civic Master Land Use Plan.

A motion was made by Councilwoman Marda Wallace, seconded by Pat Ross to recommend approval of the rezoning request, as recommended by the staff. Motion passed unanimously.

Consideration of a request to rezone property located at 1932 Hollywood Drive from R-S (Single Family Residential) District to I-2 (Light Industrial) District, comprising 10.5 acres, more or less, submitted by Brad Hayes on behalf of Kathleen Hayes -- Mr. Pilant presented the rezoning request to the Planning Commission. Using a location map, he explained the location of the site, surrounding uses in the area and that the applicants are requesting to develop a similar type of development that is currently on the southern portion of the property.

The Planning Staff recommended approval since it represents a logical extension of the adjacent I-2 (Light Industrial) District and complies with the Comprehensive Civic Master Land Use Plan.

A motion was made by Alex Reed, seconded by Chris Edwards to recommend approval of the rezoning request, as recommended by the staff. Motion passed unanimously.

Consideration of a construction plat for Jackson Creek Section 4 comprising 15 lots and 1 common area on 6.82± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of DMC Winberry -- Mr. Pilant presented the construction plat to the planning commission. Using a location map, he explained the location of the site, surrounding uses in the area and the components of the construction plat.

After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the construction plat with the following conditions:

- 1) The developer signs the Subdivision Contract.

- 2) The developer signs the City Development Permit.
- 3) The developer pays the \$143.00 City Development Permit fee.
- 4) The developer submits a copy of the TDEC Notice of Coverage permit.
- 5) The developer makes all necessary changes based on the subdivision review comments.

A motion was made by Pat Ross, seconded by Chris Edwards to approve the construction plat, with the contingencies recommended by the staff. Motion passed unanimously.

Consideration of a site plan for Doctor Suds, proposed to be located at 60 Chloe Place on 1.47± acres, in a SC-1 (Planned Unit Commercial Development) District, submitted by Jarrett Senkbeil -- Mr. Pilant presented the site plan for Doctor Suds. Using a location map, he explained the location of the site and the components of the site plan. Mr. Pilant stated that he had requested a new elevation for the building since the current one was not acceptable.

The Planning Staff recommended approval of this site plan as submitted. (See Site Plan Staff Report)

After a discussion, a motion was made by Councilwoman Marda Wallace, seconded by Alex Reed to approve the Doctor Suds site plan, as recommended by the staff. Motion passed unanimously.

Consideration of a request to close and abandon Vanden Street -- Mr. Pilant presented the street closure and abandonment request to the planning commission. Using a location map, he explained the location of Vanden Street and that the area will be the next phase of Jackson Walk, which is a part of the redevelopment area. The applicants want to close and abandon this street since it is not needed in this new phase of development.

The Planning Staff recommended approval of this request.

A motion was made by Alex Reed, seconded by Councilwoman Marda Wallace to recommend approval to close and abandon Vanden Street, as recommended by the staff. Motion passed unanimously.

US 45 Bypass Frontage Road between Passmore Lane and Ashport Road -- Mr. Pilant presented the major road and street plan amendment to the Planning Commission. He explained that the location for the proposed development of Baptist Hospital/Jackson Clinic. Mr. Pilant stated that in a recent meeting with TDOT, there were concerns due to being only one-way in and out of the development. As a result, the development will not facilitate the connectivity that is desired and requires that the major road and street plan be amended to accommodate the a frontage road to serve future developments. After discussing this matter with TDOT, they are in support of making sure the access points on Ashport Road and Passmore Lane are far enough back to prevent traffic problems.

The Planning Staff recommended approval to amend the major road and street plan to accommodate the proposed collector from Passmore Lane and Ashport Road.

Jim Atkinson, H2H, was present to represent Baptist Hospital and the Jackson Clinic. While the two projects are currently in active design and based on a private street, Mr. Atkinson expressed his concern about the potential impact the amendment would have. Due to not knowing whether the projects will be delayed or require a redesign because of the amendment, Mr. Atkinson suggested that the board pause action until arrangements are made to allow the opportunity to talk with staff and ask questions.

Mr. Pilant explained that discussions are currently ongoing and the site plans have not been approved as of yet. However, the amendment should not affect or change the current plans drastically. The only factor that runs counter to the amendment is the drive being private, which would mean that access is controlled. Mr. Pilant further explained that in this case, a private drive would not be conducive to the development. The connectivity would be necessary so access is cannot be controlled. Mr. Pilant stated that he would work with H2H to discuss the matter.

A motion was made by Councilwoman Marda Wallace, seconded by Alex Reed to approve the major road and street plan amendment contingent upon meeting with H2H and reporting back at the next Planning Commission meeting. Motion passed unanimously.

There being no further business, the meeting was adjourned.

ORDINANCE # _____
AN ORDINANCE TO AMEND THE OFFICIAL ZONING ORDINANCE
FOR THE CITY OF JACKSON, TENNESSEE

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JACKSON, TENNESSEE THE
FOLLOWING:

SECTION 1. That the text of the Official Zoning Ordinance of the City of
Jackson, Tennessee ARTICLE V, SPECIFIC DISTRICT REGULATIONS, Section 13. SC-1
(PLANNED UNIT COMMERCIAL DEVELOPMENT) District, C. Uses Permitted, be amended
by adding the following:

16. Residential Dwellings

- a. New construction shall comply with the area regulations set forth in the RG-3
(General Residential) District.
- b. Conversion of existing buildings shall be permitted after a review by the planning
staff. The staff, in its review, shall consider such things as parking, condition of
the building, compatibility of the proposed conversion with surrounding
development, access to the structure, fire protection, utilities, and number of
units appropriate for the site.

SECTION 2. That this ordinance becomes effective upon its adoption, the public
welfare requiring it.

MAYOR

INTRODUCED: _____

ADOPTED: _____



**GARY A. TAYLOR
INVESTMENT CO.**

August 5, 2021

HAND-DELIVERED TO:

Stan Pilant
City Planning Department
111 E Main Street, Suite 201
Jackson, TN 38301

RE: Statement of Justification

Dear Stan:

This request is made to change the text in the Zoning Ordinance of the City of Jackson to allow for RG-3 permitted uses in a SC-1 Zone, since multi-family uses represent a lower zoning classification than what is currently included in SC-1. This amendment could allow for mixed-use development in the City's current SC-1 zoning classification.

Very truly yours,

GARY A. TAYLOR

GAT/mhw



CITY OF JACKSON ZONING REPORT

APPLICANT

Agent: Chris W. Alexander

OWNER

Joseph Patty, II

ADDRESS

605 South Royal Street
Jackson, TN 38301

5265 Summer Wind Lane
Arlington, TN 38002

LOCATION

Property: 2823 Old Medina Road

ACERAGE

Requested: 38.8 +/- acres

TAX MAP REFERENCE

Map 56 Parcel 9.00

PRESENT USE

Agriculture and Open Land

PROPOSED USE

Retail recreational vehicle sales and service dealership

PRESENT ZONING

A-O (Agriculture and Open Land) District

PROPOSED ZONING

SC-1 (Planned Commercial) District

LOCATION

The property is located at the southeast corner of Chester Levee Road and South Highland Avenue.

CURRENT LAND USE

The property is bounded on the north by single family residential, on the east by commercial, on the south by commercial and open land and on the west by single family residential.

UTILITIES

JEA electric, water, gas & sewer is available to the site.

PETITIONER'S JUSTIFICATION

See attached Statement of Justification.

LAND USE PLAN

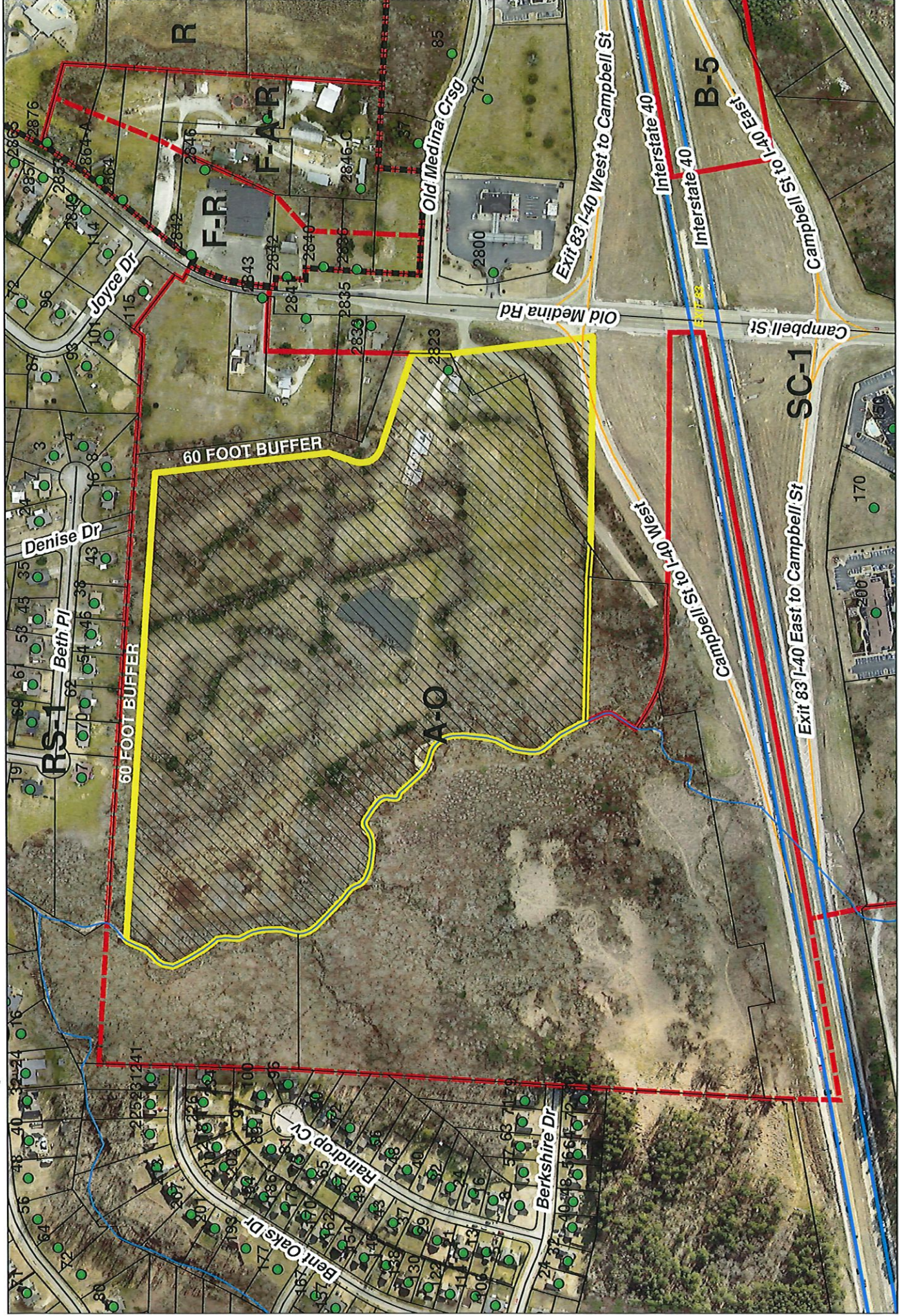
This property is currently depicted within the Comprehensive Civic Master Land Use Plan as an area deemed appropriate for Corridor Commercial; therefore, an amendment to the Comprehensive Civic Master Land Use Plan is not necessary.

REZONING STAFF RECOMMENDATION

The Planning Staff recommends approval since it represents a logical extension of the surrounding SC-1 (Planned Unit Commercial Development) District and complies with the Comprehensive Civic Master Land Use Plan.

REZONING SITE LOCATION MAP
#2823 OLD MEDINA ROAD

FROM: A-O (AGRICULTURE/OPEN) DISTRICT TO: SC-1 (PLANNED COMMERCIAL) DISTRICT





STATEMENT OF JUSTIFICATION

Please accept this as the Statement of Justification of Great American RV Superstores ("Great American") in support of the application for rezoning an approximate 37.5 acre tract of land situated in the City of Jackson, Tennessee, located at 2823 Old Medina Road, which is adjacent to the northwest corner of Interstate 40 at Exit 83. The subject property is raw land that historically was used as a horse farm and is owned by Joseph R. Patty, II, Trustee. It is currently zoned as "Agricultural (A/O)." Great American and Mr. Patty have executed a Purchase Agreement, and the sale of the property is contingent upon it being rezoned to "Commercial (SC-1)" for our intended use and purpose for buying the tract of land as a retail recreational vehicle sales and service dealership. We currently have a closing date set for October 15, 2021.

By way of background, Great American and its predecessor companies have been in operation for more than 35 years and we currently operate six (6) RV dealerships across the Gulf South in the states of Louisiana, Mississippi, Alabama and Florida. With the blessings and concurrence of our RV manufacturer partners, we are looking to expand our territories to the State of Tennessee, and we see the potential of establishing a new dealership in the City of Jackson as mutually and significantly beneficial for our company and the local community.

If the property is rezoned, Great American will construct a retail dealership consistent with the style and "branding" of our other stores. We have shared aerial and store-front photographs of our dealerships to give examples of their quality and layout. Also submitted with this application are a current set of design plans for the buildings and amenities for the Jackson, TN dealership. It appears from aerial photographs of the subject tract that much of the adjacent property is primarily occupied by residential homes. The activities at our proposed dealership should not be a nuisance to the adjoining neighbors as we are typically open for regular business hours from 8 a.m. to 6p.m., Monday through Saturday. The property will be fenced and we will have night-time security personnel on site. As you can see from the photographs of our other stores, we take pride in maintaining our properties to their highest and best standards.

Our intention is to "break ground" for construction of the dealership in January, 2022, and be operational by that summer. The sales and service building(s) once completed will be approximately 43,000 square feet in total. Our investment in construction should exceed \$10 million based on current economic conditions. Like our other dealerships, we will have a large inventory of approximately 250 new and used RVs for sale, primarily situated along the property line facing the interstate. Once the dealership is operational and stabilized, Great American will employ 65-75 persons at any average salary range of \$65,000 to \$75,000, including benefits. Our projected sales revenue for the first three (3) years of operation should be \$225 million.

Cordially,

Stephen L. Guidry, Jr.

President/Chief Operating Officer

WWW.GREATAMERICANRV.COM

Making memories one weekend at a time!



SITE PLAN STAFF REPORT Shadow Creek West

A preliminary site plan has been submitted for Shadow Creek West, which will be located on Murray Guard Drive. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows apartment complexes, subject to site plan approval by the Planning Commission.

The site plan shows that there will be ten (10) apartment buildings and a clubhouse will be located on a 12.7-acre lot. All the apartment buildings will be three (3) stories in height. There will be a total of two hundred forty (240) apartment units. All the buildings will comply with yard, lot coverage, and height requirements.

A Vegetative Impact Study will not be required on this site. It appears that the remaining greenspace on the proposed site plan will meet or exceed the requirement of 20%.

The site plan shows that there will be 380 parking spaces. It appears that all parking spaces and aisle widths will comply with the Zoning Ordinance parking requirements.

The Engineering department will need a Stormwater Detention Analysis report for a 2, 5, and 10 year storm showing no-net increase in stormwater runoff for the site. The capacity of detention pond should be shown to control the volume of stormwater runoff from a 2-year, 5-year and a 10-year frequency 24-hour duration storm.

It is the Staff's opinion that there are no other issues that need to be addressed by the Planning Commission for a preliminary review.

The staff recommends that the Planning Commission approve the site plan for Shadow Creek West.

SITE FACTS:

ACREAGE 12.7 AC
 ZONING SC-1
 APT. BUILDINGS 10
 FOOTPRINT 7,500 SF
 AREA PER BUILDING 22,500 SF
 UNITS/BLDG 24
 TOTAL UNITS 240
 PROJ. PARKING 380
 GREEN SPACE 39%


LEASING OFFICE
 1,500 SF



SHADOW CREEK WEST CONCEPTUAL SITE PLAN

PLAN SUBJECT TO CHANGE DUE TO FACTORS SUCH AS GRADE, SIGNIFICANT TREES, ETC.



<p>APARTMENT PRELIMINARY PLANS</p> <p>Gary A. Taylor Investment Company • Jackson, TN</p>	<p>NORTH ELEVATION</p> <p>October 25, 2017</p>	<p>0 8' 16' 32'</p> <p>10</p> 
---	--	---