

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

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE OCTOBER 6, 2021 MEETING
- III. ANNEXTION
 1. Consideration of a Plan of Service, proposed annexation and zoning for an area referred to as “Havner”, submitted by Charles Havner, comprising 1.5 acres, more or less, located at 2832 and 2836 Old Medina Road. The proposed zoning for the area is SC-1 (Planned Unit Commercial Development) District.
- IV. SUBDIVISIONS
 1. Consideration of a final plat for Jackson Creek Sections 2-B and 3, comprising 16 lots and 1 common area on 8.06± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of DMC/ Winberry
 2. Consideration of a final plat for Old Humboldt Road Subdivision, comprising 30 lots on 9.51± acres, in a RG-2 (General Residential) District, submitted by Surveying Services, Inc. on behalf of MRP Development, LLC
 3. Consideration of a final plat for Palmer Woods Sections 5-B and 6-A, comprising 17 lots on 4.67± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of VFW Partners
- V. SITE PLANS
 1. Consideration of a site plan for a multi-use commercial development, proposed to be located at the southwest corner of Ridgecrest Road Extended and Dr. F.E. Wright Drive on 10.91± acres in a SC-1 (Planned Unit Commercial Development) District, submitted by Brandon Buchanan on behalf of BC North Partners
 2. Consideration of a site plan for Wow Wash, proposed to be located at the 101 block of West University Parkway on 1.22± acres in a SC-1 (Planned Unit Commercial Development) District, submitted by Brandon Buchanan on behalf of Parkway Partners
- 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
OCTOBER 6, 2021—3:00 P.M.

Members Present: Jerry Day, Chair
Charles Adams
Mandy White
Pat Ross
Councilwoman Marda Wallace

Members Absent: Mayor Scott Conger
Wayne Arnold, Vice Chair
Janna Hellums
Chris Edwards

Staff Present: Stan Pilant, Director of Planning

Others Present: Joel McAlexander

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

The minutes of the September 1, 2021 meeting were presented and a motion to approve the minutes was made by Charles Adams, seconded by Pat Ross. The motion passed unanimously.

Consideration of a final plat for Emerald Shores Section 3, comprising 11 lots on 5.94± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Emerald Shores Partners -- Mr. Pilant presented the final 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 final plat.

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

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$3,300.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$2,200.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$9,200.
- 4) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Councilwoman Marda Wallace, seconded by Charles Adams to approve the final plat, with the contingencies recommended by the staff. Motion passed unanimously.

Consideration of a final plat for Shepherd's Field Section 13, comprising 15 lots and 1 common area on 6.56± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Diffie & Holmes Partners -- Mr. Pilant presented the final 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 final plat.

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

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$4,500.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$3,000.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$15,000.
- 4) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Charles Adams, seconded by Pat Ross to approve the final plat, with the contingencies recommended by the staff. Motion passed unanimously.

Consideration of a final plat for Walnut Trace North Section 18-B, comprising 10 lots and 1 common area on 5.10± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Trace Partners-- Mr. Pilant presented the final 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 final plat.

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

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$3,000.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$2,000.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$9,200.
- 4) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Pat Ross, seconded by Mandy White to approve the final plat, with the contingencies recommended by the staff. Motion passed unanimously.

Consideration of a final plat for Walnut Trace North Section 19, comprising 21 lots on 6.71± acres, in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Trace Partners-- Mr. Pilant presented the final 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 final plat.

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

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$6,300.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$4,200.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$18,700.
- 4) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Mandy White, seconded by Pat Ross to approve the final plat, with the contingencies recommended by the staff. Motion passed unanimously.

Consideration of a final plat for Wyndchase Section 19, comprising 8 lots on 4.07± acres, in a RS (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Emerald Breeze Partners-- Mr. Pilant presented the final 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 final plat.

Afterwards, there was some concerns and discussion about this section of the subdivision connecting to the narrow road of Singing Tree Drive. Consequently, this has caused some concerns with the surrounding residents of the community.

Joel McAlexander was present and stated that this would be the final section within the Wyndchase Subdivision. Adding this section would also provide a secondary entrance within the subdivision from a public street, which has previously been approved by the Planning Commission.

Mr. Pilant explained the background and process of the original schematic plat. He stated that the Planning Commission previously approved the schematic with the connection and the construction drawings for the connection to Singing Tree Dive. Currently, the construction is completed and the street is connected to the subdivision.

Mr. Pilant also mentioned that due to the curvilinear aspects and narrowness of the roads, the connectivity to the subdivision should not increase traffic. In addition, the connectivity will provide a second entrance for the subdivision, which is a desire of the Planning Commission and Planning Staff.

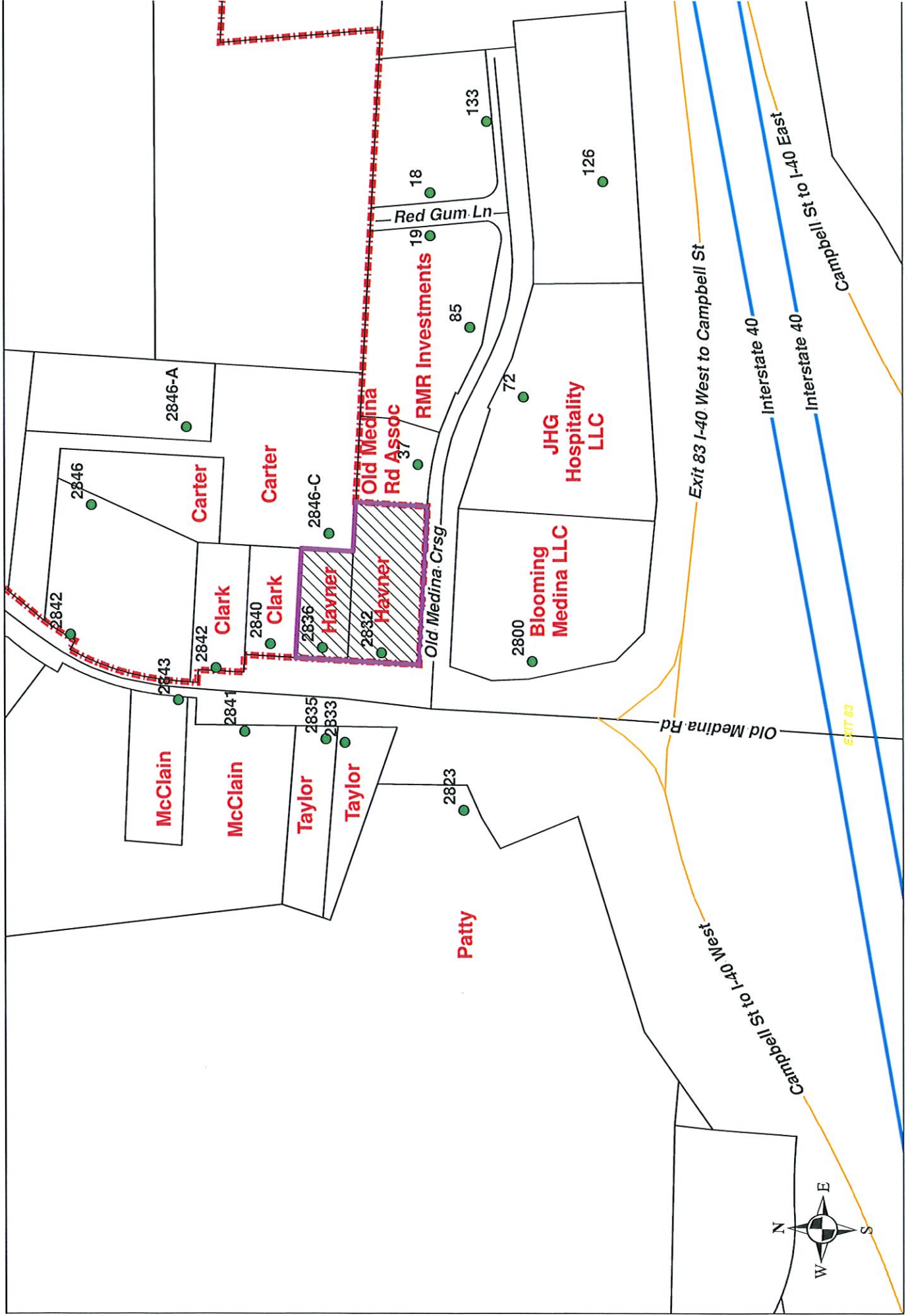
After the administrative review, the planning, engineering, and JEA engineering staffs recommend approval of the final plat with the following conditions:

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$2,400.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$1,600.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$8,400.
- 4) All inspections and testing will need to be completed prior to recording the final plat.

A motion was made by Mandy White, seconded by Pat Ross to approve the final plat, with the contingencies recommended by the staff. Motion passed on a vote of 4 in favor and 1 opposed (Wallace).

There being no further business, the meeting was adjourned.

NOTICE OF PROPOSED ANNEXATION - HAVNER AREA #2832 & #2836 OLD MEDINA ROAD



**PLAN OF SERVICE
FOR THE ANNEXATION OF AN AREA REFERRED TO AS
HAVNER ANNEXATION AREA**

Pursuant to the provisions of Section 6-51-102, as amended, of the Tennessee Code Annotated there is hereby proposed the following plan of service for the area described above, by the City of Jackson, Tennessee, more fully described as follows:

Beginning at a point of intersection on the north margin of Old Medina Crossing and the east margin of Old Medina Road (T.S.P.C. 500985.34 N, 1134838.69 E); thence north along the east margin of Old Medina Road, 245.14 +/- feet to a point at the northwest corner of the Charles W. Havner tract as recorded in Deed Book 366, page 118 in the Register's Office of Madison County, Tennessee, said point also being the southwest corner of the James Thomas & Ola Faye Clark Trust, Deed Book 464, page 704; thence east along the south line of Clark and north line of Havner, 211.5 +/- feet to a point at the northwest corner of Havner; thence south along the east line of Havner and the west line of Mark & Yolanda Carter, Deed Book 494, page 468, a distance of 100 feet to a point on the north line of Havner; thence South 86 degrees 48 minutes East, 95.7 +/- feet to at the northwest corner of Lot 2 (storm water detention area) Old Medina Road Associates revised Phase 1, Lots 1 & 2, Plat Book 10, page 622; thence South 4 degrees 21 minutes 35 seconds West, 140.19 feet to a point on the north margin of Old Medina Crossing; thence west along the north margin of Old Medina Crossing, North 87 degrees 01 minutes 37 seconds West, 286.82 feet to the point of beginning and containing 1.5 +/- acres.

A. Police

1. Patrolling, radio response to calls, and other routine police services using present personnel and equipment will be provided on the effective date of annexation.
2. As the area described above begins to develop and population increases, additional police personnel and patrol cars will be added, if needed, to maintain the present level of police service throughout the city, including the newly annexed area.

B. Fire

1. Fire protection will be provided by the Jackson Fire Department supported by the Madison County Volunteer Fire Department under an existing mutual aid agreement between said departments.
2. Fire protection for the area will be accomplished using present personnel and equipment on the effective date of annexation.

C. Water

1. Water is currently available along all road frontages. Service cost to be determined at the time of request.

D. Wastewater

1. Wastewater is currently available along all road frontages. Service cost to be determined at the time of request.

E. Electricity

1. JEA has Underground Electric on the North side of Old Medina Crossing and Overhead Electric on the West side of Old Medina Road.

F. Gas

1. Gas is currently available for this area. Gas services and cost to be determined at the time service is requested.

G. Refuse Collection

1. The refuse collection service now provided to the city will be extended to the Bible Annexation Area.

H. Streets

1. Once developed, routine maintenance on the same basis as in the present city will begin in the annexed area, if applicable, when funds from the state gasoline tax, based on the annexed population, are received by the city (usually July 1 following the effective date of annexation).
2. If needed reconstruction and resurfacing of streets, reconstruction of curb and gutter, and other such major improvements will be accomplished under current city policy.
3. Appropriate street name signs will be installed as needed.

I. Inspection Services

1. All inspection services provided by the city (building, electrical, plumbing, gas, housing, fire, sanitation, etc.) will begin in the annexed area upon the effective date of annexation.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the Jackson Municipal Regional Planning Commission presently includes the Havner Annexation Area and will continue to serve the area after the effective date of annexation.
2. Specific zoning for the annexed area will be adopted upon the effective date of annexation. The proposed zoning classification for 2832 and 2836 Old Medina Road Annexation Area is SC-1 (Planned Commercial) District.

K. Street Lights

1. Street lights will be installed in the area as it develops to a level determined to warrant such installation.

L. Recreation

1. The same standards and policies now used in the present city will be followed in expanding the recreational program and facilities in the enlarged city.

M. Telecommunications

1. Telecommunications services are currently offered at this location. No additional infrastructure will have to be added.

ORDINANCE # _____

**AN ORDINANCE TO ANNEX CERTAIN TERRITORY
AND TO INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES
OF THE CITY OF JACKSON, TENNESSEE FOR AN AREA REFERRED TO AS
HAVNER**

WHEREAS, a public hearing before this body was held on the 7th day of December, 2021 and notice thereof published in the Jackson Sun on the 22nd day of November 2021; and

WHEREAS, it now appears the prosperity of this city and of the territory herein described will be materially retarded and the safety and welfare of the inhabitants and property thereof endangered if such territory is not annexed; and

WHEREAS, the annexation of such territory is deemed necessary for the welfare of the residents and property owners thereof and of the city as a whole; and

WHEREAS, a plan of service for this area was adopted by Resolution on December 7, 2021 as required by Tennessee Code Annotated Section 6-51-103.

NOW, THEREFORE, be it ordained by the Council of the City of Jackson, Tennessee:

SECTION 1. In accordance with TCA Sections 6-51-102 through 6-51-113, there is hereby annexed to the City of Jackson, Tennessee, and incorporated within the corporate boundaries thereof, the following described territory adjoining the present corporate boundaries:

Embracing that certain part of Madison County, Tennessee, being more particularly described, as follows:

Beginning at a point of intersection on the north margin of Old Medina Crossing and the east margin of Old Medina Road (T.S.P.C. 500985.34 N, 1134838.69 E); thence north along the east margin of Old Medina Road, 245.14 +/- feet to a point at the northwest corner of the Charles W. Havner tract as recorded in Deed Book 366, page 118 in the Register's Office of Madison County, Tennessee, said point also being the southwest corner of the James Thomas & Ola Faye Clark Trust, Deed Book 464, page 704; thence east along the south line of Clark and north line of Havner, 211.5 +/- feet to a point at the northwest corner of Havner; thence south along the east line of Havner and the west line of Mark & Yolanda Carter, Deed Book 494, page 468, a distance of 100 feet to a point on the north line of Havner; thence South 86 degrees 48 minutes East, 95.7 +/- feet to at the northwest corner of Lot 2 (storm water detention area) Old Medina Road Associates revised Phase 1, Lots 1 & 2, Plat Book 10, page 622; thence South 4 degrees 21 minutes 35 seconds West, 140.19 feet to a point on the north margin of Old Medina Crossing; thence west along the north margin of Old Medina Crossing,

North 87 degrees 01 minutes 37 seconds West, 286.82 feet to the point of beginning and containing 1.5 +/- acres.

SECTION 2. This Ordinance shall become effective thirty (30) days after its passage, the public welfare requiring it.

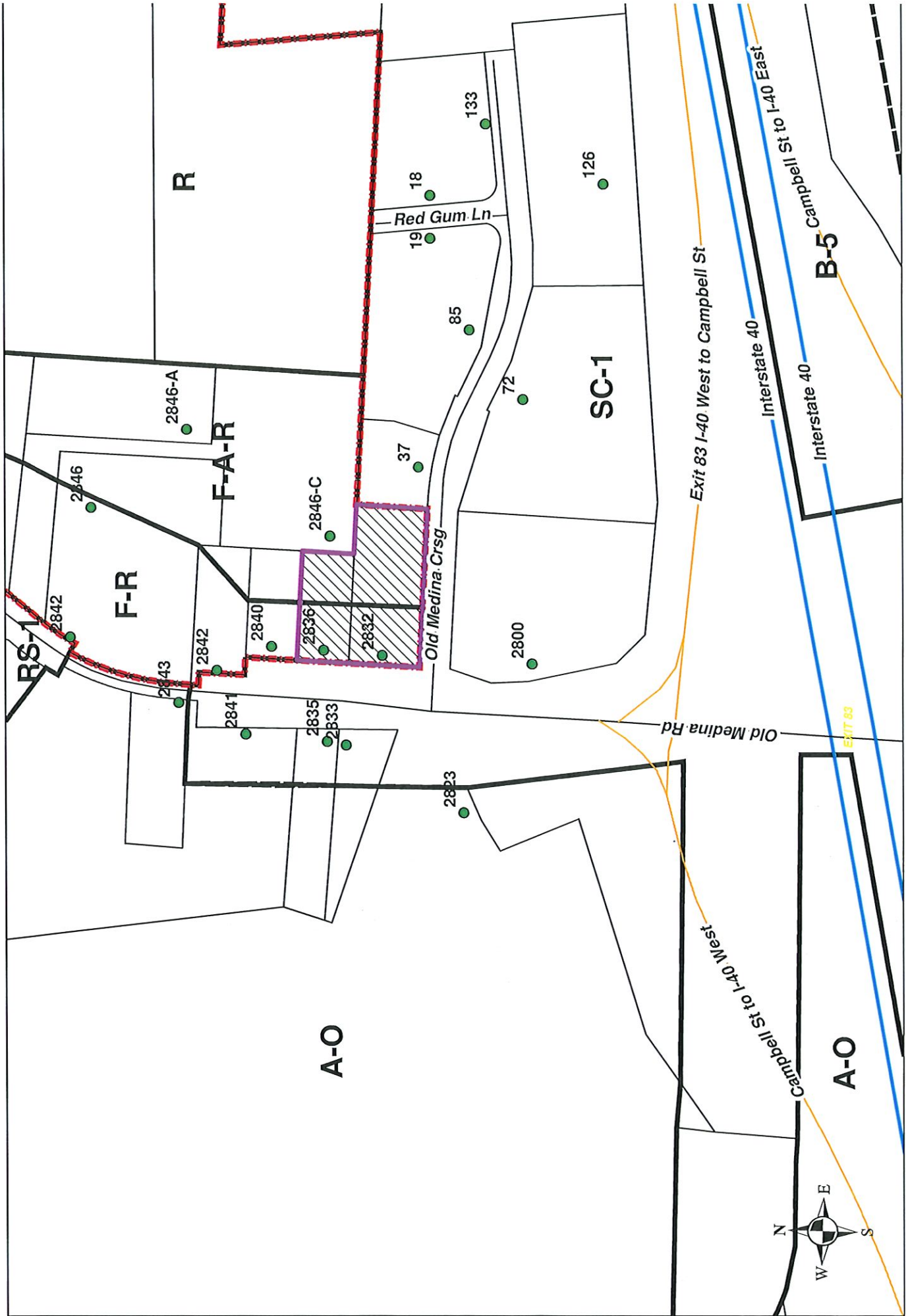
MAYOR

First Reading: _____

Second Reading: _____

Effective Date: _____

NOTICE OF PROPOSED ZONING - HAVNER ANNEXATION AREA
FROM: F-R/F-A-R (FRINGE RESIDENTIAL/FORESTRY-AGRI-REC) TO: SC-1 (PLANNED COMMERCIAL)
#2832 & #2836 OLD MEDINA ROAD



ORDINANCE # _____

**AN ORDINANCE TO AMEND THE OFFICIAL MAP OF THE
CITY OF JACKSON**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JACKSON; THAT

SECTION I. The Official Zoning Ordinance of the City of Jackson and the Zoning Map, which is part thereof, is hereby amended by changing from a county zoning classification of F-R/F-A-R (Fringe Residential/Forestry Agriculture Recreational) District to a city zoning classification of SC-1 (Planned Commercial) District for an annexation area referred to as "Havner", comprising 1.5 acres more or less, generally located at 2832 and 2836 Old Medina Road, and being more fully described as follows:

Beginning at a point of intersection on the north margin of Old Medina Crossing and the east margin of Old Medina Road (T.S.P.C. 500985.34 N, 1134838.69 E); thence north along the east margin of Old Medina Road, 245.14 +/- feet to a point at the northwest corner of the Charles W. Havner tract as recorded in Deed Book 366, page 118 in the Register's Office of Madison County, Tennessee, said point also being the southwest corner of the James Thomas & Ola Faye Clark Trust, Deed Book 464, page 704; thence east along the south line of Clark and north line of Havner, 211.5 +/- feet to a point at the northwest corner of Havner; thence south along the east line of Havner and the west line of Mark & Yolanda Carter, Deed Book 494, page 468, a distance of 100 feet to a point on the north line of Havner; thence South 86 degrees 48 minutes East, 95.7 +/- feet to at the northwest corner of Lot 2 (storm water detention area) Old Medina Road Associates revised Phase 1, Lots 1 & 2, Plat Book 10, page 622; thence South 4 degrees 21 minutes 35 seconds West, 140.19 feet to a point on the north margin of Old Medina Crossing; thence west along the north margin of Old Medina Crossing, North 87 degrees 01 minutes 37 seconds West, 286.82 feet to the point of beginning and containing 1.5 +/- acres.

SECTION II. This Ordinance becomes effective 30 days after its adoption, the public welfare requiring it.

MAYOR

INTRODUCED: _____

ADOPTED: _____



SUBDIVISION STAFF REPORT

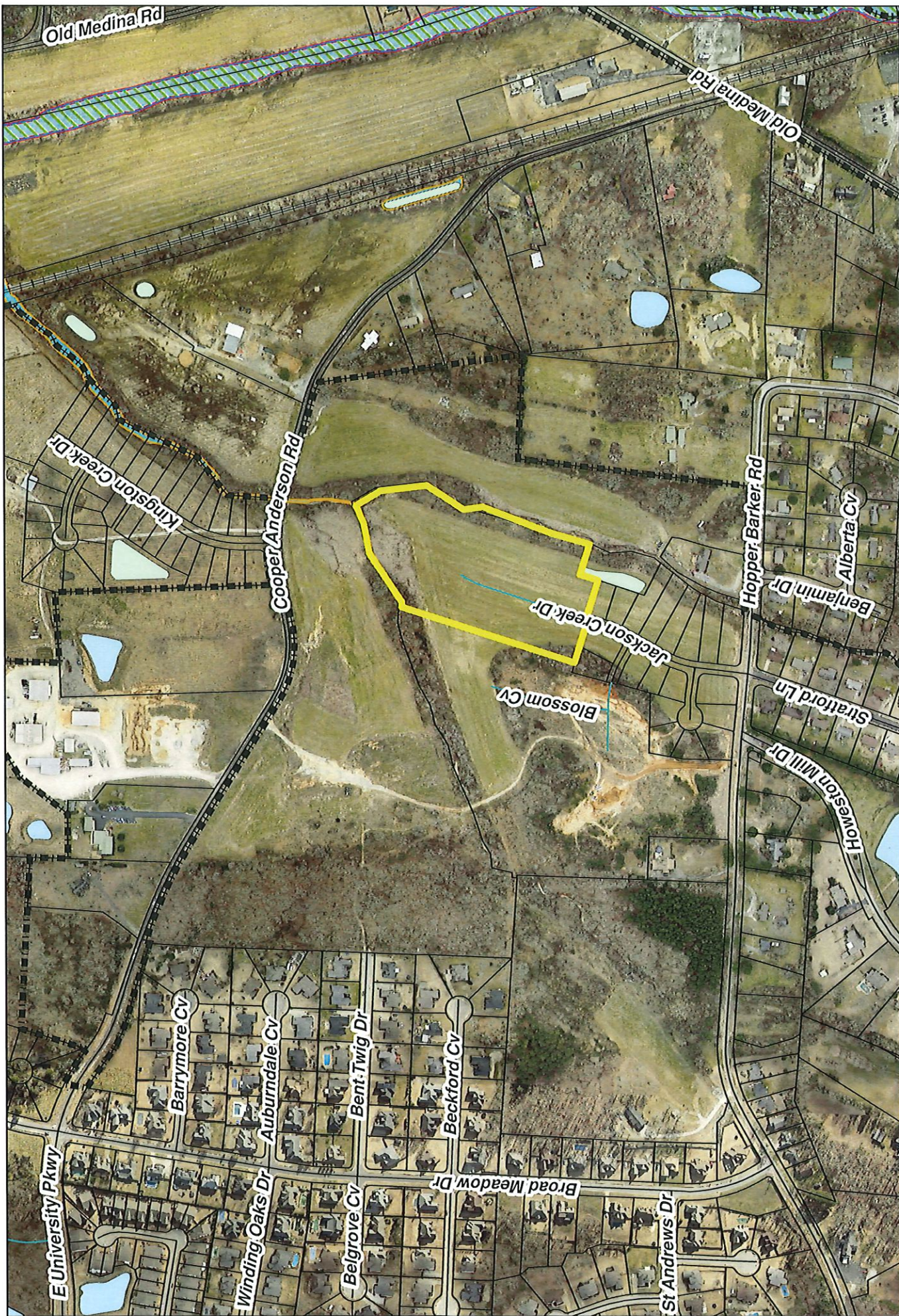
Jackson Creek Sections 2-B & 3 Final Plat

A final plat has been submitted for Planning Commission review and approval by the property owner, DMC/ Winberry. The subdivision creates 16 new building lots by extending Jackson Creek Drive, which is a private street.

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

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$4,800.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$3,200.
- 3) The developer provides to the City of Jackson a street performance security in the amount of \$11,700.
- 4) All inspections and testing will need to be completed prior to recording the final plat.

SITE LOCATION MAP
FINAL PLAT - JACKSON CREEK SECTIONS 2-B & 3



(We) hereby certify that I am (we are) the owner(s) of the property shown and described herein as shown and described on Page _____ of the Register of Deeds, Office of Madison County, Tennessee, and I am (we are) the owner(s) of the subdivision with my (our) free consent, and that this plat of _____ (We) have been duly approved by the Board of Supervisors of Madison County, Tennessee, for irrevocable dedication for all public roads, utilities, and other facilities shown on this plat, and that the same are to be dedicated to the public use of the State of Tennessee, as required by the requirements and specifications set forth in the Subdivision and Land Development Regulations of the Jackson Municipal Regional Planning Commission.

_____ Date _____ DMC/Wmberry

ACKNOWLEDGEMENT OF OWNER(S) SIGNATURE

State of Tennessee
County of Madison

Witness my hand at office, this ____ day of _____, _____.

Notary Public

My Commission Expires: _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

Date _____ Jackson Energy Authority

CERTIFICATE OF APPROVAL OF SANITARY SEWERAGE SYSTEMS

I hereby concur that the sanitary sewerage system has been installed or proposed to be installed in accordance with the minimum requirements of the Jackson Energy Authority and hereby recommend approval of the final plan.

_____ Date _____ Jackson Energy Authority

CERTIFICATE OF APPROVAL OF STREET NAMES AND ADDRESSES

I hereby certify that the street names and addresses depicted on this final plat have been reviewed and approved by the Planning and Zoning Commission on 05/04/2011 at the Planning and Zoning Commission Office, 20044 Main Street, North Olmsted, Ohio 44133.

and approved by the East 11th Administrative Office.

Date	_____	East 11th Administrative Office
CERTIFICATE OF RECOGNITION OF PRIVATE STREETS		
I hereby recognize that the streets, drainage improvements, and/or rights-of-way depicted on this map are located within the boundaries of the East 11th Administrative Office, and double-width shall remain in place.		

subdivision plat are private. These streets, drainage improvement, and right-of-way shall be private and not be accepted by the Governing Authority, and the future maintenance shall be the responsibility of the subdivision developer and/or future property owners or Home Owners Association in accordance with the required maintenance agreement recorded in the office of the Register of Deeds for Madison County, Tennessee.

City of Jackson Engineering Department

Date _____

CERTIFICATE OF FINAL PLAT APPROVAL FOR RECORDING

I hereby certify that the final subdivision plat shown hereon has been reviewed by all applicable

subordinate municipal regulatory planning commissions, and has been approved by the Jackson Municipal Regional Planning Commission.

_____ Date _____ Jackson Municipal Regional Planning Commission

CERTIFICATE OF ACCURACY OF SURVEY

I hereby certify by placing my seal and signature on this plat that it was prepared in accordance with the specifications and requirements of the Jackson Municipal Regional Planning Commission, and that the accuracy of the survey upon which it is based is in accordance with the requirements of the Standards of Practice as contained in the Rules of the Texas State Board of Examiners for Land Surveyors for a Category 1 survey. I further certify that all measurements have been placed as indicated.

9/14/21
Date

ENNESSEE

FINAL PLAT
JACKSON CREEK
SECTIONS 2B & 3

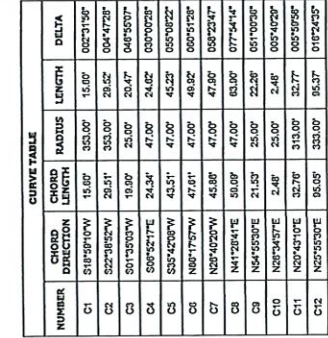
554

SURVEYING SERVICES, INC.
JACKSON, TENNESSEE
41 HERITAGE SQUARE
(731) 564-0057

DRAWN BY: RYAN RICHARDSON DATE: 08/20/2021

SCALE: 1"=60' DWG. NO: 2004-126-PP2043

0' 60' 150'



LEGEND:	
○	END OF LINE
○	SECTION FOUND
○	IRON PIN, SET

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N03°27'31"W	32.11'

Liability is assumed by the undersigned for the title search of the property.

This is the Office of Madison County, Tennessee, Surveying Services.

A Zone "MC" per Flood Insurance Rate Map shown hereon are recorded in Trust

The completion of the undisturbed survey is knowledge and belief.

The curt located at the northwest quadrant shown hereon.

FORMATION TABLE				
PAYMENT	R.O.W.	GRU-GUTTER	EDWALK	
	ADJ.	WIDEN	WALK	NA.
10,637.57	457	1,713.39		

STREET NO.	PAYMENT	NOTES
STREET	LENGTH	This is a portion of the Mainline Dred Boat
STREET NAME	WIDTH	All dead be
JACKSON CHECKER	400.02	All then pin
	20'	This a portion of the Mainline Dred Boat

STREET NO.

PAYMENT

NOTES

STREET

LENGTH

WIDTH

20'

STREET NAME

JACKSON CHECKER

400.02

MADON ROAD

MADON ROAD

MADON ROAD

MADON ROAD

SITE

Current Zoning (Residential)	Setback: Front: 30 Side: 8 ft Rear: 10
---------------------------------	---



SUBDIVISION STAFF REPORT

Old Humboldt Road Subdivision Final Plat

A final plat has been submitted for Planning Commission review and approval by the property owner, MRP Development LLC. The subdivision creates 30 new building lots by adding Village Drive and Township Cove, which are public streets.

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

1. The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$9,000.
2. The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$6,000.
3. The developer pays a street light installation fee in an amount determined by Jackson Energy Authority.
4. The developer provides to the City of Jackson a street performance security in the amount of \$34,800.
5. All inspections and testing will need to be completed prior to recording the final plat.

SITE LOCATION MAP
FINAL PLAT - OLD HUMBOLDT ROAD S/D





SUBDIVISION STAFF REPORT

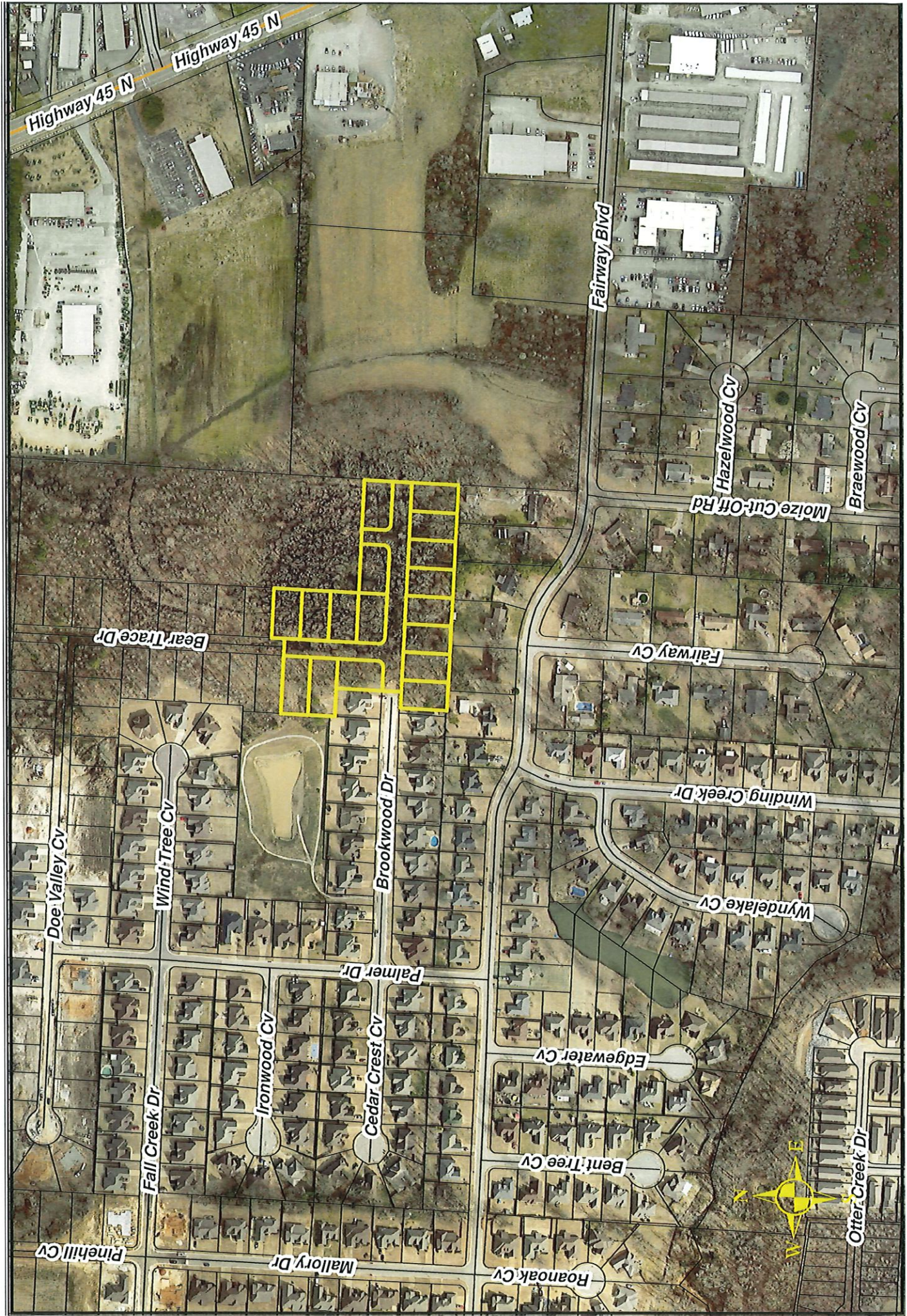
Palmer Woods Sections 5-B & 6-A Final Plat

A final plat has been submitted for Planning Commission review and approval by the property owner, VFW Partners. The subdivision creates 17 new building lots by extending Brookwood Drive & Bear Trace Drive, which are public streets.

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

- 1) The developer provides to the Jackson Energy Authority a wastewater system development fee in the amount of \$5,100.
- 2) The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$3,400.
- 3) The developer pays a street light installation fee in an amount determined by Jackson Energy Authority.
- 4) The developer provides to the City of Jackson a street performance security in the amount of \$16,800.
- 5) All inspections and testing will need to be completed prior to recording the final plat.

SITE LOCATION MAP
FINAL PLAT - PALMER WOODS SECTIONS 5-B & 6-A





SITE PLAN STAFF REPORT

Multi-Use Commerical Development

A preliminary development plan has been submitted for a multi-use commercial development. The plan shows four (4) buildings that will be situated on property that is approximately 10.91+/- acres in size. One of these buildings will be a gas station located on the corner of Dr. F.E. Wright Drive and Ridgecrest Road. Other buildings within the proposed development include a hotel, a single-tenant building, and a multi-tenant building. It appears that all of the lots will meet yard and lot coverage requirements for the SC-1 District.

Ample parking and aisle widths seem to be presented for each of the proposed buildings. All parking spaces and aisle widths will comply with the Zoning Ordinance parking requirements.

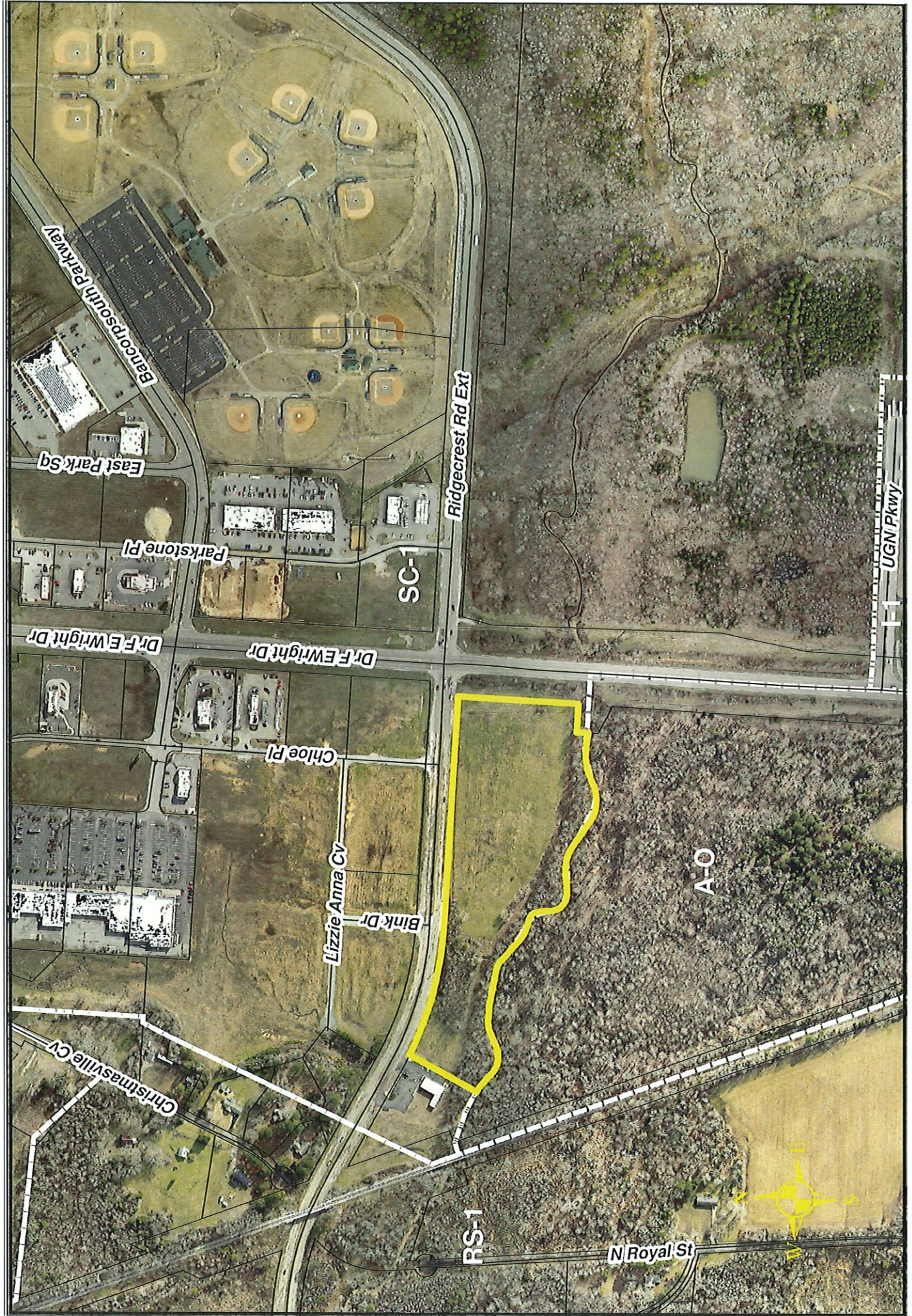
The site plan appears to present a percentage of property that has been set aside to allow for the required amount of open green space, however, it should also be noted that the developers are also incorporating landscaping throughout the site along the sidewalk areas around buildings to further enhance the aesthetic appeal of this development.

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 the area 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. Please include summary of findings in front section of the report and if pond capacity does or does not exceed a 100-year storm.

A traffic study will be required for this development. The site plan shows that a curb cut is needed on Dr. F.E. Wright Drive and that particular street has controlled access. There are three additional curb cuts on Ridgecrest Road, and more information is needed to determine if they are spaced properly and designed with the correct widths and throat radius.

SITE LOCATION MAP

SITE PLAN - PROPOSED MULTI-USE COMMERCIAL DEVELOPMENT
SOUTHWEST CORNER OF RIDGECREST ROAD EXT'D & DR. F. E. WRIGHT DRIVE



[illegible]



SITE PLAN STAFF REPORT

Wow Wash

A preliminary site plan has been submitted for Wow Wash, which will be located at the 101 block of West University Parkway. The property is zoned SC-1 (Planned Unit Commercial Development) District, which allows a full-service car wash, subject to site plan approval by the Planning Commission.

The site plan shows that there will be one (1) one building with a 5,054 sq. ft. building on a 1.22 +/- acre lot. The building will comply with yard, lot coverage, and height requirements.

The preliminary site plan appears to show that proposed greenspace will meet the requirement of 20%. A landscape plan will need to be included in future submittals that meet minimum requirements according to the Landscaping Ordinance for the City of Jackson.

The site plan shows that there will be 4 parking spaces and 20 vacuum stalls. 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 the area 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. Please include summary of findings in front section of the report and if pond capacity does or does not exceed a 100-year storm.

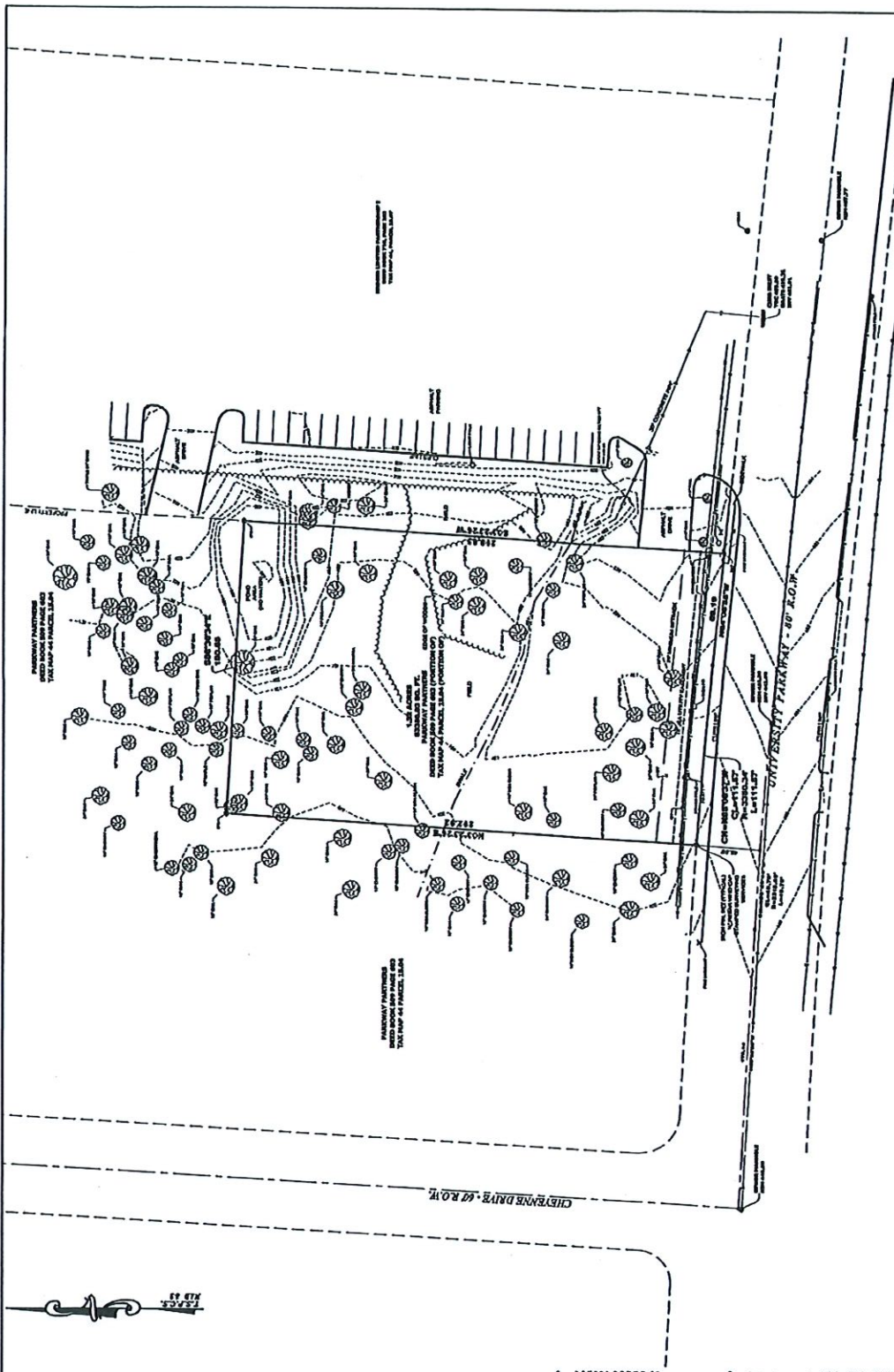
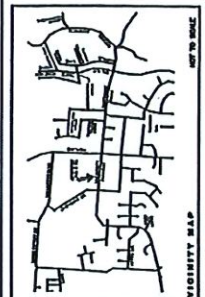
In the SC-1 district, car wash facilities cannot have wash bays that face the street frontage and they shall be fully enclosed. The site plan shows that the exit of the wash area is facing the street. The orientation of the building should be parallel to University Parkway.

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 Wow Car Wash based on the above contingencies.

SITE LOCATION MAP
SITE PLAN - WOW WASH
#101 BLOCK OF WEST UNIVERSITY PARKWAY





ALTA/NSPS LAND TITLE SURVEY

SUBJECT PROPERTY FOR
BUREAU OF LAND MANAGEMENT
BY BUREAU OF LAND MANAGEMENT
JACKSON, MISSISSIPPI

BUCHANAN REALTY GROUP
PARKWAY PARTNERS PROPERTY

LINE	LENGTH	BEARING	AREA
1	100.00	N 00° 00' 00" E	100.00
2	100.00	N 00° 00' 00" E	100.00
3	100.00	N 00° 00' 00" E	100.00
4	100.00	N 00° 00' 00" E	100.00
5	100.00	N 00° 00' 00" E	100.00
6	100.00	N 00° 00' 00" E	100.00
7	100.00	N 00° 00' 00" E	100.00
8	100.00	N 00° 00' 00" E	100.00
9	100.00	N 00° 00' 00" E	100.00
10	100.00	N 00° 00' 00" E	100.00

LINE	LENGTH	BEARING	AREA
1	100.00	N 00° 00' 00" E	100.00
2	100.00	N 00° 00' 00" E	100.00
3	100.00	N 00° 00' 00" E	100.00
4	100.00	N 00° 00' 00" E	100.00
5	100.00	N 00° 00' 00" E	100.00
6	100.00	N 00° 00' 00" E	100.00
7	100.00	N 00° 00' 00" E	100.00
8	100.00	N 00° 00' 00" E	100.00
9	100.00	N 00° 00' 00" E	100.00
10	100.00	N 00° 00' 00" E	100.00

LINE	LENGTH	BEARING	AREA
1	100.00	N 00° 00' 00" E	100.00
2	100.00	N 00° 00' 00" E	100.00
3	100.00	N 00° 00' 00" E	100.00
4	100.00	N 00° 00' 00" E	100.00
5	100.00	N 00° 00' 00" E	100.00
6	100.00	N 00° 00' 00" E	100.00
7	100.00	N 00° 00' 00" E	100.00
8	100.00	N 00° 00' 00" E	100.00
9	100.00	N 00° 00' 00" E	100.00
10	100.00	N 00° 00' 00" E	100.00



BUCHANAN REALTY GROUP
PARKWAY PARTNERS PROPERTY
JACKSON, MISSISSIPPI

ALTA/NSPS
LAND TITLE SURVEY

SUBJECT PROPERTY FOR
BUREAU OF LAND MANAGEMENT
BY BUREAU OF LAND MANAGEMENT
JACKSON, MISSISSIPPI