

AGENDA
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
AUGUST 3, 2022 – 3:00 P.M.

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. APPROVAL OF MINUTES FOR THE JULY 6, 2022 MEETING
- III. SITE PLAN
 - 1. Consideration of a site plan for Bible Farm Apartments, proposed to be located at the 1380 block of Ashport Road on 13.67± acres, in a RG-3 (General Residential) District, submitted by Ashport Partners
- IV. OTHER BUSINESS
 - 1. Any other business properly presented
- V. ADJOURN

MINUTES
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
CITY HALL – GEORGE A. SMITH MEETING ROOM
FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107
JULY 6, 2022—3:00 P.M.

Members Present: Wayne Arnold, Vice Chair
Mandy White
Chris Edwards
Pat Ross
Janna Hellums
Councilwoman Marda Wallace

Members Absent: Mayor Scott Conger
Jerry Day, Chair
Charles Adams

Staff Present: Stan Pilant, Director of Planning

Others Present: Richard Styles Jr.
Scott Smith

The meeting was called to order upon Vice Chair Wayne Arnold determining that a quorum was present.

The minutes of the June 1, 2022 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 a request to rezone property located at 159 Oil Well Road from A-O/FH/FW (Agriculture-Open/Flood Hazard/ Floodway) District to O-R/FH/FW (Office-Residential/Flood Hazard/ Floodway) District, comprising 11.2 acres, more or less, submitted by Ronald Taylor-- Mr. Pilant presented the rezoning request to the Planning Commission. Using a location map, he explained the location of the site and the surrounding uses in the area. The applicants are requesting to operate an office in their home.

The Planning Staff recommends approval of the rezoning request since it is located between office and institutional uses and the rezoning will allow the owner to use the home for residential and office uses.

A motion was made by Mandy White, seconded by Councilwoman Marda Wallace to recommend approval of the rezoning request to the Jackson City Council, as recommended by the staff. Motion passed unanimously.

Consideration of a design review application for The Summit, proposed to be located at 1515 U.S. Highway 70 East on 4.62± acres in a B-5 (Highway Business) District, submitted by Chris Herron on behalf of Brookstone Group, LLC -- Mr. Pilant presented the design review request to the Planning Commission. Using a location map, he explained the location of the site and that the applicants are requesting to develop an apartment complex.

After review, the Planning Staff would recommend approval of the design review request since it is compatible with similar apartment uses in the area.

A motion was made by Chris Edwards, seconded by Pat Ross to approve the proposed design review for The Summit, as recommended by the staff. Motion passed unanimously.

Consideration of a permitted use determination request submitted by Richard Styles Jr. for a HVAC duct manufacture within the I-O (Wholesale and Warehouse) District -- Mr. Pilant presented the permitted use determination to the board. Using a location map, he explained the location of the site and that the I-O (Wholesale and Warehousing) District allows light manufacturing uses as a permitted if the Planning Commission determines that the use is not detrimental to the district.

Vent-Con is proposing to occupy the former Thomason Warehouse building to manufacture ductwork for ventilation systems. The operation involves sheet metal roll forming. Since the I-O (Wholesale and Warehousing) District allows a tin and metal shop and other similar light manufacturing uses, the Planning Staff would recommend approval of the use since it is similar to other uses permitted outright in the I-O District. Since they are using an existing building, architectural elevations are not required. Any exterior changes will be minor and will be reviewed through the permitting process.

Richard Styles Jr. and Scott Smith were both present to represent Vent-Con. Mr. Styles expressed his excitement towards having plans for longevity with the company in Jackson. He also stated that there are plans to renovate the interior and exterior of the building with local contractors.

Afterwards, there was a brief discussion about increased traffic coming onto South Highland Avenue and excess materials stored outside the building. However, it was stated that the traffic should not be an increase over what was associated with the building when it was used for warehouseing.

A motion was made by Councilwoman Marda Wallace, seconded by Chris Edwards to approve the permitted use determination. Motion passed unanimously.

Review of an amendment to the One Jackson Civic Master Plan Comprehensive Land Use Plan -- Mr. Pilant mentioned that at the previous Planning Commission meeting in June, the Ross Annexation required an amendment to the Comprehensive Land Use Plan for an industrial use. Afterwards, he presented the amendment to the Planning Commission.

A motion was made by Mandy White, seconded by Pat Ross to approve the amendment to the One Jackson Civic Master Plan Comprehensive Land Use Plan. Motion passed unanimously.

There being no further business, the meeting was adjourned.



SITE PLAN STAFF REPORT Bible Farm Apartments

A preliminary site plan has been submitted for Bible Farm Apartments, which will be located on Ashport Road. The property is zoned RG-3 (General Residential) District, which allows apartment complexes, subject to site plan approval by the Planning Commission. At the preliminary stage, the review is limited to only the fundamental aspects of the site, such as setbacks, lot coverage, number of parking spaces, driveway access points, buffering, and green space. A more detailed review will be conducted during the site plan review process for permitting. Therefore, there could be additional requirements or modifications needed once the final site plan is submitted.

The site plan shows that there will be eleven (11) apartment buildings and one (1) clubhouse will be located on a 13.67+/- acre lot. All the apartment buildings will be three (3) stories in height. There will be a total of two hundred eighty two (282) apartment units. All the buildings will comply with yard, lot coverage, and height requirements.

Due to number of dwelling units exceeding a size threshold of 100, a traffic study will be required prior to approval.

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%.

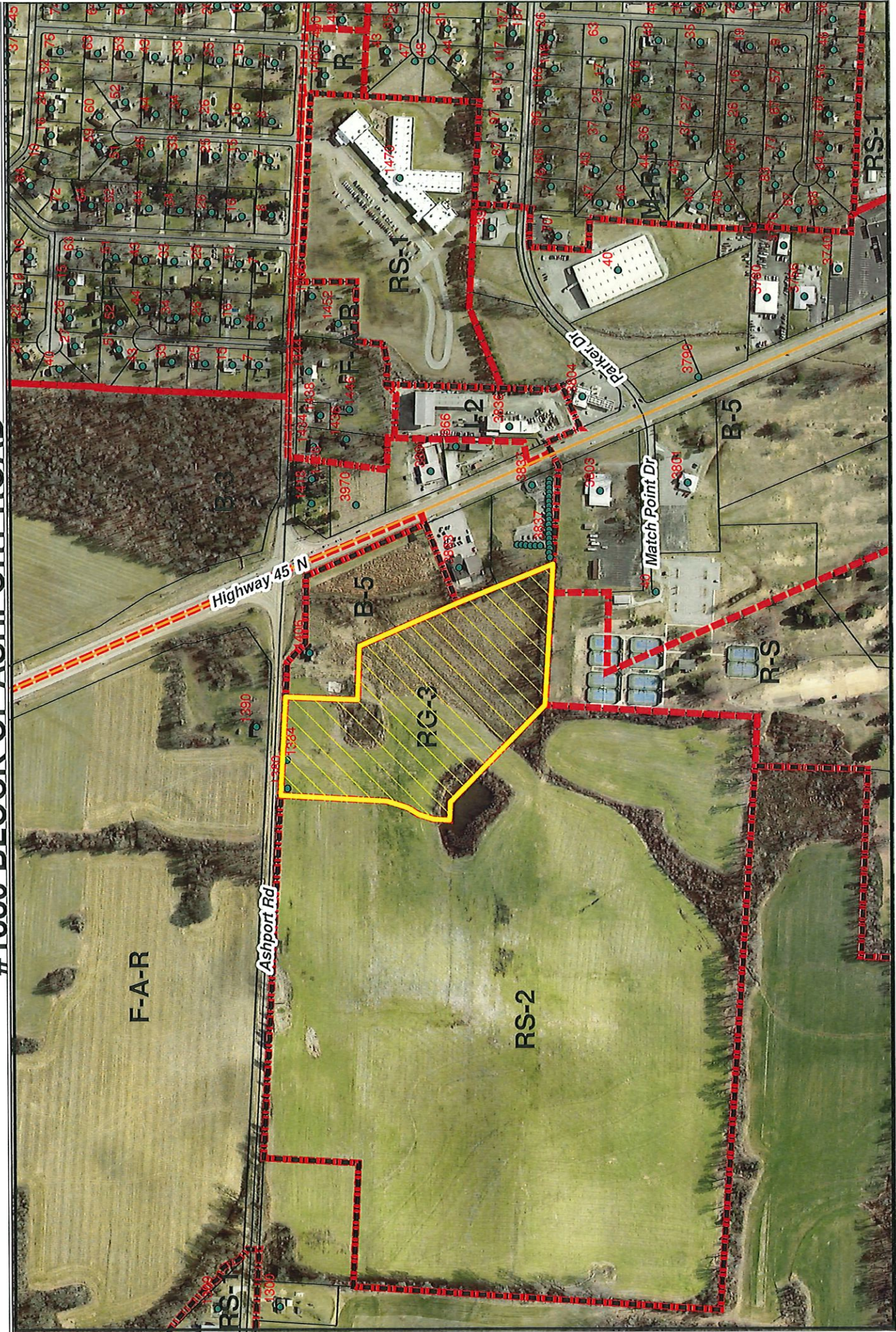
The site plan shows that there will be 568 parking spaces. It appears that all parking spaces and aisle widths will comply with the Zoning Ordinance parking requirements.

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 Bible Farm Apartments.

SITE LOCATION MAP
SITE PLAN - BIBLE FARM APARTMENTS
#1380 BLOCK OF ASHPORT ROAD





ME	
SCALE	1"=50'
DATE	5/31/22
Revisions	N/A
FILE No.	2021-047
Melexander Engineering	

