

**AGENDA**  
**JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION**  
**CITY HALL – GEORGE A. SMITH MEETING ROOM**  
**FIRST FLOOR – 109 EAST MAIN STREET – SUITE 107**  
**MARCH 6, 2024 – 3:00 P.M.**

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. INVITATION FOR PUBLIC COMMENT
- III. ELECTION OF OFFICERS
- IV. APPROVAL OF MINUTES FROM THE FEBRUARY 7, 2024 MEETING
- V. DESIGN REVIEW
  - 1. Consideration of a design review application for 1515 Commercial Park, proposed to be located at 1515 U.S. Highway 70 East, submitted by Brookstone Group, LLC on behalf of 1515EJ LLC
- 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**  
**FEBRUARY 7, 2024—3:00 P.M.**

**Members Present:** Jerry Day, Chair  
Wayne Arnold, Vice Chair  
Janna Hellums  
Charles Adams  
Andrew Long  
Mandy White  
Pat Ross  
Councilwoman Marda Wallace

**Members Absent:** Mayor Scott Conger

**Staff Present:** Stan Pilant, Director of Planning

**Others Present:** Christi David

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

With no one present from the public, the minutes of the January 3, 2024 meeting were presented and a call to vote on approval of the minutes as presented was put forth. Hearing no objections, the motion to approve the minutes passed unanimously.

**Consideration of a Plan of Service, proposed annexation and zoning for an area referred to as “Ross #2”, submitted by John Ross, comprising 313.41 acres, more or less, located at Highway 70 East and Browns Church Road. The proposed zoning is I-2 (Light Industrial) District.** -- Mr. Pilant presented the annexation to the planning commission. Using a location map, he explained the location of the site and the surrounding uses in the area. The applicant is requesting to annex the property to develop an industrial park.

The Planning Staff recommended approval of the annexation, plan of service and zoning classification of I-2 (Light Industrial) District.

A motion was made by Councilwoman Marda Wallace, seconded by Wayne Arnold to recommend approval to the Jackson City Council of the annexation, plan of service and zoning classification, as recommended by the staff. Motion passed unanimously.

**Consideration of a request to close and abandon a portion of Auditorium Street** – Mr. Pilant presented the staff-initiated request to close and abandon a portion of Auditorium Street to the Planning Commission. Using a location map, Mr. Pilant presented the location of the street and explained that the Police and Fire Department on South Royal Street are wanting to consolidate

their current properties and construct a new building to house both the departments. In order to create enough space for the construction, a portion of Auditorium Street must be closed and abandoned.

The Planning Staff recommended approval of the request.

A motion was made by Charles Adams, seconded by Wayne Arnold to recommend approval to the Jackson City Council to close and abandon a portion of Auditorium Street, as recommended by the staff. Motion passed unanimously.

**Consideration of a preliminary site plan for Jonathan's Grille, proposed to be located at Chloe Place, in a SC-1 (Planned Unit Commercial Development) District, submitted by Olympian Construction Company, LLC on behalf of Burton Moore Inv** -- Mr. Pilant presented the preliminary site plan for Jonathan's Grille. Using a location map, he explained the location of the site and the components of the site plan.

The staff recommended approval of the preliminary site plan. (See Site Plan Staff Report)

A motion was made by Charles Adams, seconded by Andrew Long to approve the proposed preliminary site plan for Jonathan's Grille, as recommended by the staff. Motion passed unanimously.

**Consideration of a preliminary site plan for Marriott Studio Res, proposed to be located at Lizzie Anna Cove, in a SC-1 (Planned Unit Commercial Development) District, submitted by Sweet Living Capital, Inc. on behalf of Burton Moore Inv** -- Mr. Pilant presented the preliminary site plan for Marriott Studio Res. Using a location map, he explained the location of the site and the components of the site plan.

The staff recommended approval of the preliminary site plan. (See Site Plan Staff Report)

A motion was made by Mandy White, seconded by Wayne Arnold to approve the proposed preliminary site plan for Marriott Studio Res, as recommended by the staff. Motion passed unanimously.

**Consideration of a preliminary site plan for Love's RV Stop, proposed to be located at U.S. Highway 412 East, in a SC-1 (Planned Unit Commercial Development) District, submitted by Love's Travel Stop and Country Stores** -- Mr. Pilant presented the preliminary site plan for Love's RV Stop. Using a location map, he explained the location of the site and the components of the site plan.

The staff recommended approval of the preliminary site plan. (See Site Plan Staff Report)

A motion was made by Pat Ross, seconded by Wayne Arnold to approve the proposed preliminary site plan for Love's RV Stop, as recommended by the staff. Motion passed unanimously.



**Consideration of a grant proposal for the Local Parks and Recreation Fund (LPRF)** – Christi David, Parks Operations Manager, was present to briefly give an overview of the grant proposal that is through the Tennessee Department of Environment and Conservation (TDEC). The grant was awarded in September 2023 and will impact five local parks by adding ADA-compliant restrooms, parking lots, walking paths and a playground at a new park site. The five park sites will include: Shirlene Mercer, Stella Duncan of Bemis, Skate Park, Windy City Road Park (New) and Wallace Road Park.

Afterwards, there was a brief discussion concerning traffic for the new park on Windy City Road.

A motion was made by Wayne Arnold, seconded by Councilwoman Marda Wallace to approve the infrastructure for five parks for the Local Parks and Recreation Fund (LPRF) grant proposal. Motion passed unanimously.

There being no further business, the meeting was adjourned.

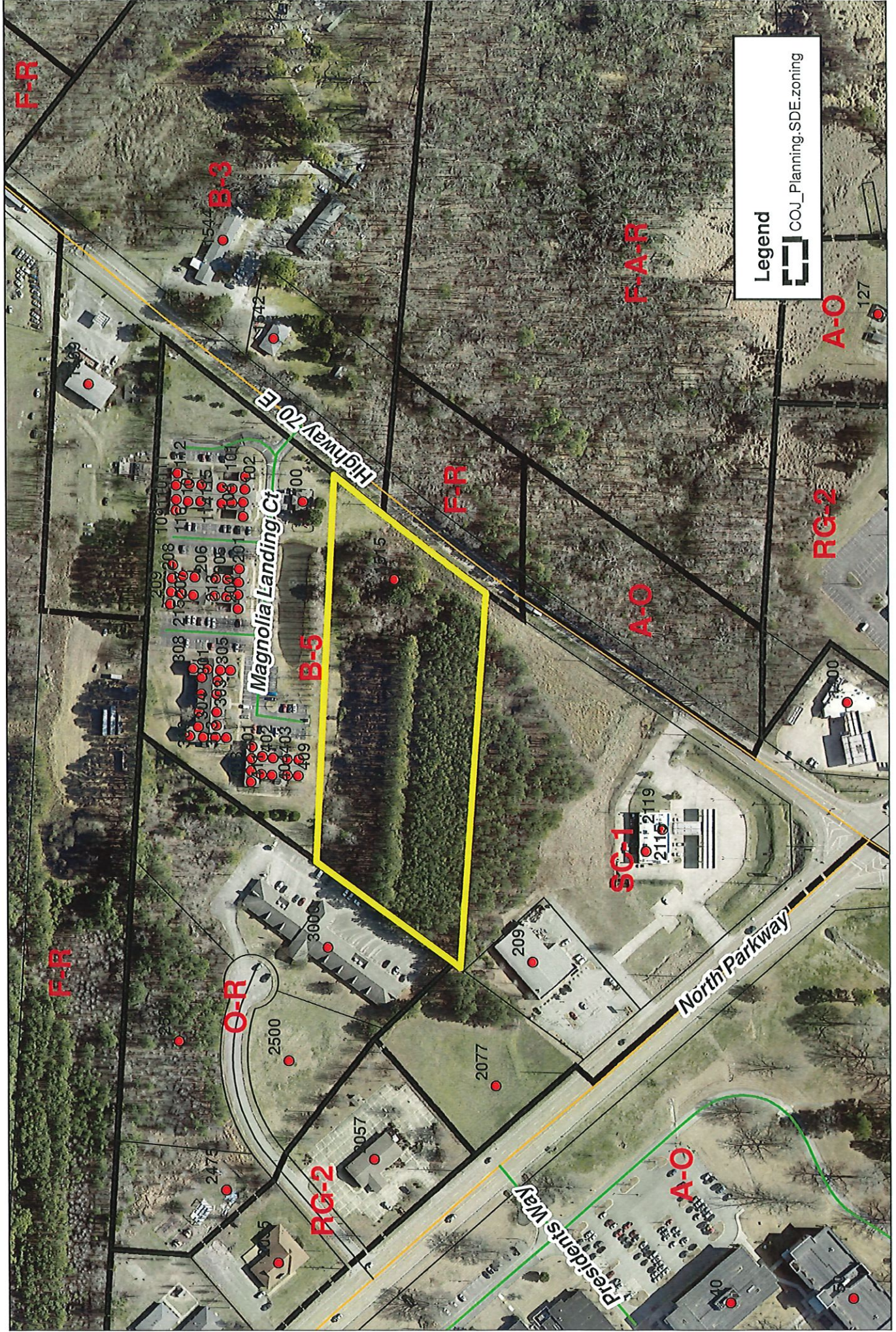


## **DESIGN REVIEW STAFF REPORT 1515 COMMERCIAL PARK**

The Planning Staff would recommend approval of the design review request since it represents a good design.



**SITE LOCATION MAP**  
**DESIGN REVIEW - 1515 COMMERCIAL PARK**  
**1515 U. S. HIGHWAY 70 EAST**







Not for Construction 02-09-24		New Development Hwy 70 East for Brookstone Group, LLC Jackson, Tennessee		 2700 N. 2nd Avenue Jackson, Tennessee 39206 Phone: (601) 984-2600 Fax: (601) 984-2605		NO DATE 8/7		REVISIONS DESCRIPTION	
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