

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

- I. CALL TO ORDER/DETERMINATION OF QUORUM
- II. INVITATION FOR PUBLIC COMMENT
- III. APPROVAL OF MINUTES FROM THE MARCH 6, 2024 MEETING
- IV. REZONING (INNER REGION)
 - 1. Consideration of a request to rezone property located at the 1020 Block of Denmark Jackson Road from F-A-R/F-H (Forestry-Agriculture-Recreation/Flood Hazard) District to I-2/FH (Wholesale and Warehousing/Flood Hazard) District, comprising of 201.58 acres, more or less, submitted by Silicon Ranch Corporation on behalf of Barbara and Carter Edwards and Theodore Hazlehurst
- V. TEXT AMENDMENT
 - 1. Consideration of an amendment to the text of the Subdivision and Land Development Regulations City of Jackson, Tennessee and Planning Region, Article VII, Required Installation of Public Improvements, Section D. Street Construction Procedures and Specifications, 3. Pavement Base Preparation, (a)
- VI. SUBDIVISIONS
 - 1. Consideration of a revised final plat for Southcreek Center Section 1 Lots 100, 102 and 103, comprising 1.92± acres for Lot 100 and 9.67± acres for Lot 102 in a B-5 (Highway Business) District, submitted by Chad Rickman on behalf of Matt Hoover
 - 2. Consideration of a final plat for Shepherd's Field Section 14, comprising 18 lots on 6.97± acres in a RS-1 (Single Family Residential) District, submitted by Surveying Services, Inc. on behalf of Diffie and Holmes Partners
- VII. USE DETERMINATION
 - 1. Consideration of a permitted use determination request submitted by Lamar Advertising to convert an existing billboard to digital located at 38 Stonebrook Place within an SC-1 (Planned Unit Commercial Development) District
- VIII. OTHER BUSINESS
 - 1. Any other business properly presented
- IX. ADJOURN

MINUTES
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.

Members Present: Jerry Day, Chair
Wayne Arnold, Vice Chair
Charles Adams
Andrew Long
Mandy White
Pat Ross

Members Absent: Janna Hellums
Councilwoman Marda Wallace
Mayor Scott Conger

Staff Present: Stan Pilant, Director of Planning

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

With no one present from the public, Chair Jerry Day proceeded with the agenda business items.

Election of Officers – Charles Adams nominated Jerry Day as Chairman.

Charles Adams nominated Wayne Arnold as Vice Chairman.

Afterwards, the minutes of the February 7, 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 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 -- 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 applicant will be developing units with small warehousing spaces.

After review, the Planning Staff recommended approval of the design review request since it represents a good design.

A motion was made by Wayne Arnold, seconded by Charles Adams to approve the proposed design review for 1515 Commercial Park located at 1515 U.S. Highway 70 East, as recommended by the staff. Motion passed unanimously.

Other Business -- Mr. Pilant mentioned that at the next scheduled meeting, an amendment to the Subdivision and Land Development Regulations relative to excluding chert will be introduced to the board.

There being no further business, the meeting was adjourned.



MADISON COUNTY INNER REGION ZONING REPORT

APPLICANT

Agent: Silicon Ranch Corporation

OWNER

Barbara and Carter Edwards and
Theodore Hazlehurst

ADDRESS

Agent: 222 2nd Street Avenue South
Nashville, TN 37201

Owner: 17 Broadway Street
Friendship, TN 38034

ACERAGE

Requested: 201.58 ± acres

TAX MAP REFERENCE

Map 112, Parcels 21.00 (portion) & 21.02

PRESENT USE

Vacant

PROPOSED USE

Manufacturing & Warehousing (Solar
Farm)

PRESENT ZONING

F-A-R/FH (Forestry-Agriculture-
Recreation/Flood Hazard) District

PROPOSED ZONING

I-2/FH (Wholesale and Warehousing/
Flood Hazard) District

LOCATION

The property is located at 1020 Block of Denmark Jackson Road.

CURRENT LAND USE

The property is generally bounded on the east by agricultural & undeveloped land, on the north by agricultural & undeveloped land, on the west by agricultural & Single Family Residential, and on the south by agricultural & undeveloped land.

UTILITIES

All utilities are available or can be made available to the site via JEA policies and procedures.

PETITIONER'S JUSTIFICATION

The applicant is requesting this rezoning to support the installation of a ground-mounted photovoltaic solar system in partnership with Jackson Energy Authority (JEA).

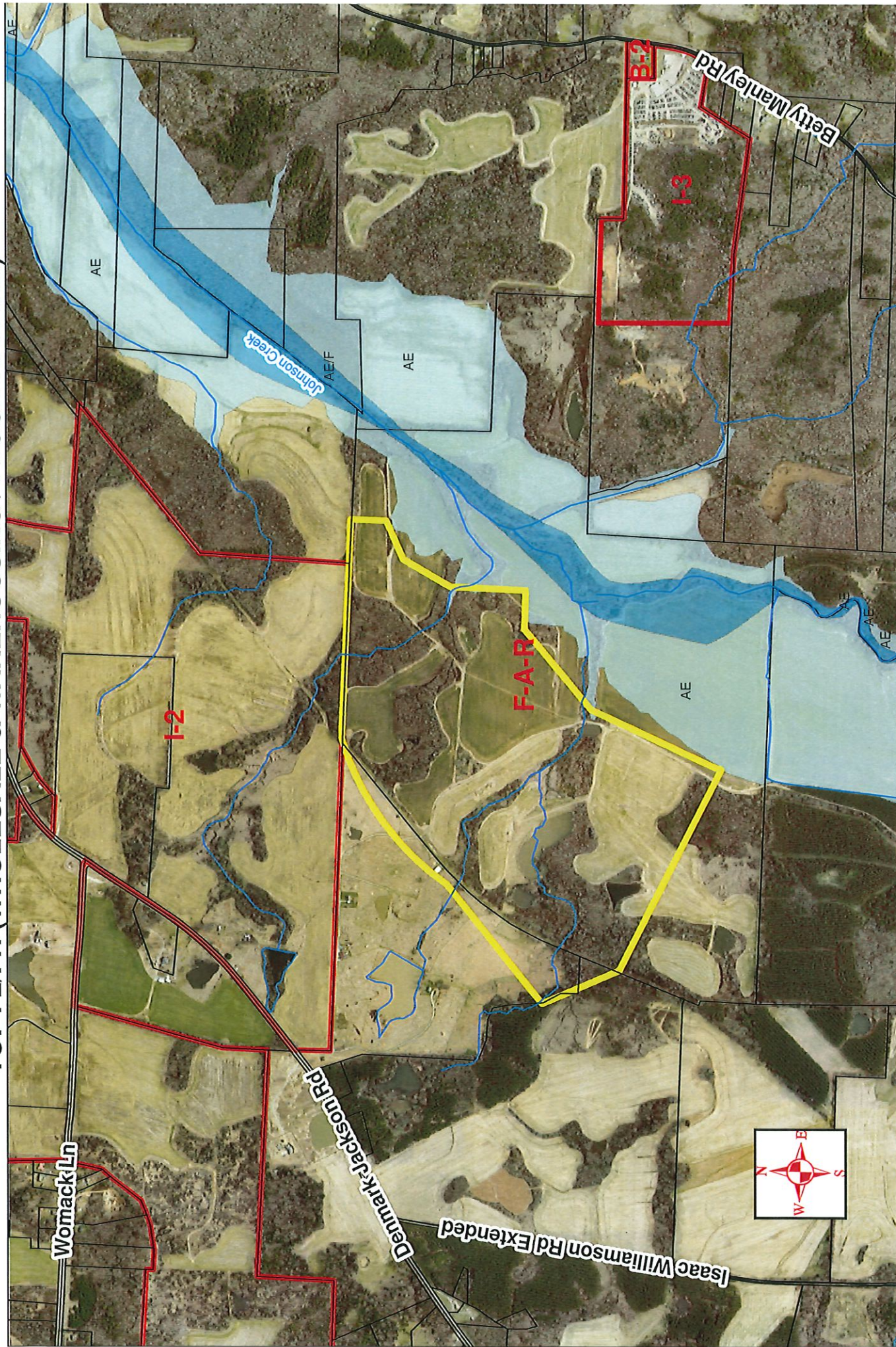
LAND USE PLAN

This property is currently outside the boundaries of the current Civic Master Landuse Plan.

REZONING STAFF RECOMMENDATION

The Planning Staff recommends approval of the rezoning request since it represents a logical extension of an existing industrial district.

REZONING SITE LOCATION MAP
EAST OF #1020 BLOCK OF DENMARK JACKSON ROAD
FROM: F-A-R/FH (FORESTRY-AGRICULTURE-RECREATION / FLOOD HAZARD)
TO: I-2/FH (WHOLESALE & WAREHOUSING / FLOOD HAZARD)



Statement of Justification

Purpose Statement

SR Denmark, LLC is requesting the re-zoning of the properties described in this application packet from FAR to I-2. The property under review is an approximately +/- 202 acre portion of a larger +/- 720 acre prospective site located in unincorporated southwest Madison County, TN near the McKellar-Sipes Regional Airport. The purpose of this request is to support the installation of a ground-mounted photovoltaic solar system in partnership with Jackson Energy Authority (JEA).

Siting and Re-Zoning Justification Statement

The property for the solar farm was carefully selected by SR Denmark personnel and is undergoing the JEA/TVA approval processes to ensure it meets a series of technical and economical standards; these include but are not limited to:

- Proximity to JEA/TVA infrastructure
- Capacity on JEA/TVA's system and substation at the point of interconnection
- Property Characteristics:
 - Mild topography
 - Low probability of habitat for threatened and endangered species
 - Minimal impact, if any, to wetlands or streams

Due to the adjacency to current industrial zoning and land use of neighboring properties to the North and East of the subject property, the subject property is well suited for I-2 zoning with the surrounding neighbors. Furthermore, ground-mounted solar farms are unlike traditional industrial uses; rather, they are low-impact to land because the piles only penetrate approximately thirty (30) percent of the project area.



**A RESOLUTION OF THE
JACKSON MUNICIPAL REGIONAL PLANNING COMMISSION
TO AMEND THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS
RELATIVE TO EXCLUDING CHERT**

BE IT RESOLVED by the Jackson Municipal Regional Planning Commission that the Subdivision and Land Development Regulations shall be amended as follows:

SECTION I. That ARTICLE VII. REQUIRED INSTALLATION OF PUBLIC IMPROVEMENTS, SECTION D. STREET CONSTRUCTION PROCEDURES AND SPECIFICATIONS, 3. PAVEMENT BASE PREPARATION, (a), shall be amended by adding the following:

ORIGINAL:

Article VII | Required Installation of Public Improvements

D. Street Construction Procedures and Specifications

3) **Pavement Base Preparation** (Refer to Street Minimum Thickness Illustrations)

- (a) After the installation of all drainage culverts and underground utilities, and after preparation and approval of the subgrade, the roadbed of arterial and collector level streets shall be surfaced with Tennessee Department of Transportation Standard 303-01 mineral aggregate, Type A base, Grade D limestone rock. However, the roadbed of sub-collector and local/minor level streets may be constructed with a Type A or B Grade D base rock material.
- (b) Spreading of the stone base shall be done uniformly over the area to be covered by a box spreader or other appropriate spreading device and shall not be dumped in piles.
- (c) After spreading, the stone base shall be rolled until thoroughly compacted to a Standard Optimum Proctor Density of 95%. The compacted thickness of the stone roadway shall be no less than eight (8) inches for local/minor, sub-collector, and collector level streets, and shall be no less than ten (10) inches for arterial level streets, installed in two (2) equal lifts.
- (d) Construction shall be as specified in Section 303 of the Tennessee Department of Transportation, Standard Specifications for Road and Bridge Construction, 2006 edition, or subsequent later editions.
- (e) The granular base shall be tested for density and thickness every 300 feet of street length with a minimum of three (3) tests per project phase.

- (f) Prior to placing asphalt binder on the street, the granular base or soil cement base shall be proof rolled with a loaded dump truck with a gross weight of approximately 30 tons in the presence of the City Engineer or his designee. Notify the City Engineer a minimum of two working days in advance for scheduling. Any movement in the granular base horizontally within six (6) inches of the truck tire or vertically a depth of over one half (1/2) inch may constitute failure of the proof-roll test. Any visible cracking in the soil cement base may constitute failure of the proof-roll test.
- (g) Any portion of the finished base that is disturbed by construction activities shall be reworked, compacted, and tested prior to the application of binder surface.

PROPOSED:

Article VII | Required Installation of Public Improvements

D. Street Construction Procedures and Specifications

3) Pavement Base Preparation (Refer to Street Minimum Thickness Illustrations)

- (a) After the installation of all drainage culverts and underground utilities, and after preparation and approval of the subgrade, the roadbed of arterial and collector level streets shall be surfaced with Tennessee Department of Transportation Standard 303-01 mineral aggregate, Type A base, Grade D limestone rock. However, the roadbed of sub-collector and local/minor level streets may be constructed with a Type A or B Grade D base rock material (***excluding chert***).
- (b) Spreading of the stone base shall be done uniformly over the area to be covered by a box spreader or other appropriate spreading device and shall not be dumped in piles.
- (c) After spreading, the stone base shall be rolled until thoroughly compacted to a Standard Optimum Proctor Density of 95%. The compacted thickness of the stone roadway shall be no less than eight (8) inches for local/minor, sub-collector, and collector level streets, and shall be no less than ten (10) inches for arterial level streets, installed in two (2) equal lifts.
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- (g) Any portion of the finished base that is disturbed by construction activities shall be reworked, compacted, and tested prior to the application of binder surface.

SECTION II. That this Resolution shall become effective upon adoption, the public welfare demanding it.

RESOLUTION DULY PASSED ON: April 3, 2024

Authorized Signature:

Chairman, Jackson Municipal Regional Planning Commission



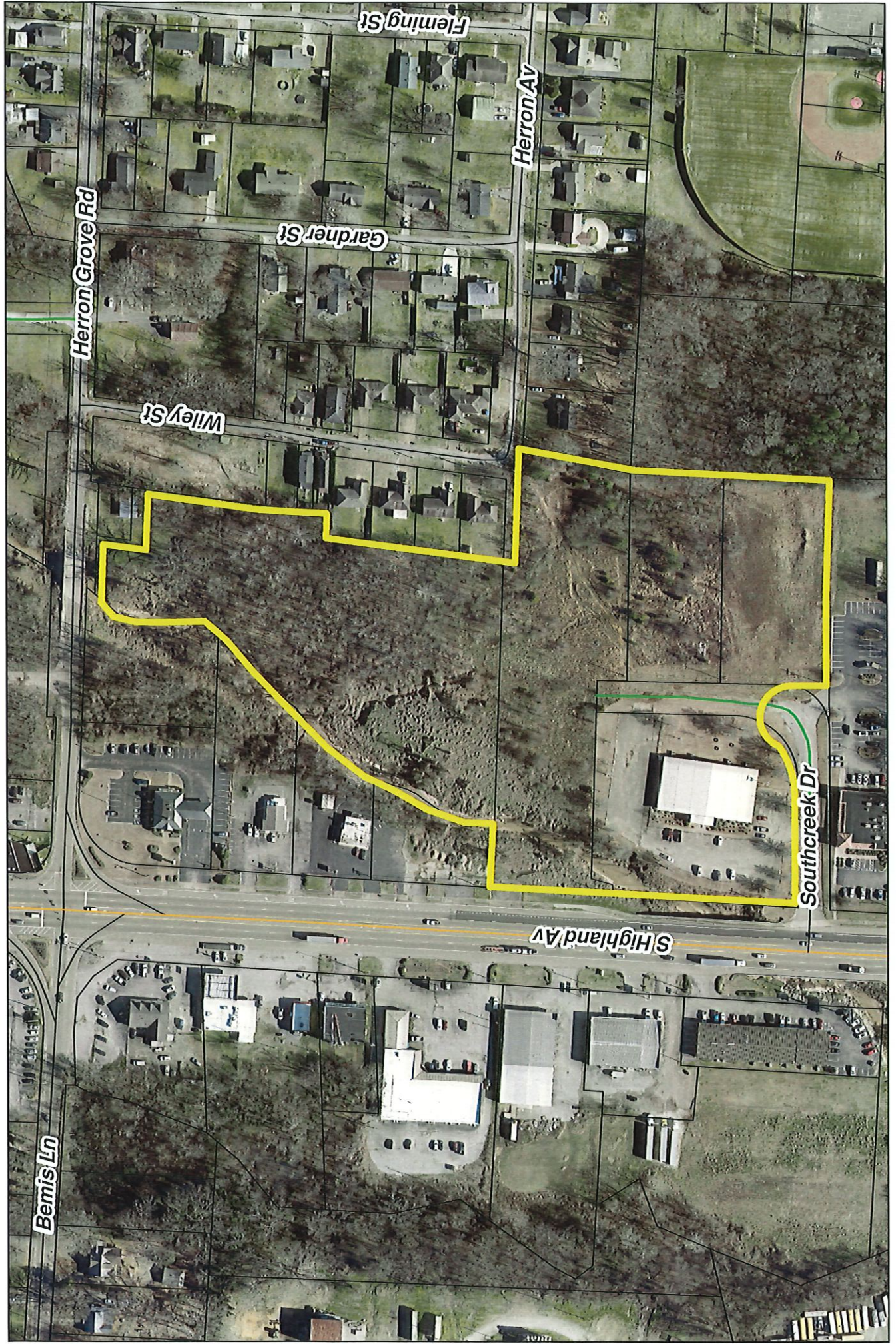
SUBDIVISION STAFF REPORT
Southcreek Center Section 1 Lots 100, 102 & 103 Revised Final Plat

A final plat has been submitted for Planning Commission review and approval by the property owner, Secure Storage of Jackson, LLC. The subdivision creates 1 building lot by combining several parcels and extending Southcreek Drive, which is a public street.

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

1. Connection and access fees due at time of connection. Water relocation to be completed by JEA at contractor/developer's expense. Wastewater abandonment to be completed by JEA at contractor/developer's expense.
2. The developer provides to the City of Jackson a street performance security in the amount of \$3,000.
3. All inspections and testing will need to be completed prior to recording the final plat.

SITE LOCATION MAP
REVISED FINAL PLAT - SOUTHCREEK CENTER SECTION 1 LOTS 100, 102 & 103
SOUTHCREEK DRIVE





BUILDING SETBACK INFORMATION:

1. BEARING AND COORDINATES HURDON ARE RELATIVE TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM OF 1983 AND THE VERTICAL DATUM IS NORTH AMERICAN DATUM OF 1988.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR ABSTRACT OF TITLE. NO LIABILITY IS ASSUMED BY THE UNDERSIGNED FOR LOSS RELATING TO ANY MATTER THAT MIGHT BE DISCOVERED BY AN ABSTRACT OR TITLE SEARCH OF THE PROPERTY.

3. ALL DEED BOOK AND PLAT BOOK REFERENCES SHOWN HURDON ARE RECORDED IN THE HADSON COUNTY REGISTER'S OFFICE.

1. THE BENCHMARK FOR THE PROPERTY SHOWN HEREON IS THE TOP OF A 5/8-INCH IRON ROD SET AT THE SOUTHWEST CORNER OF LOT 102 AS SHOWN HEREON.

[illegible]

THE PURPOSE OF THIS PLAN IS TO COMBINE LOT 102 (PARCEL 2.04), LOT 103 (PARCEL 2.05), PARCEL 2.01, PARCEL 36.00, AND A PORTION OF LOT 100 (PARCEL 2.02) INTO 1 LOT AND TO ABANDON THE INTERIOR LOT LINES.

3. A JCA ACCESS AND UTILITY EASEMENT EXTENDS FROM EDGE OF PAVEMENT TO EDGE OF PAVEMENT ALONG ALL DRIVE AISLES CONTAINING UTILITIES.

7. A 15-FOOT JEA UTILITY EASEMENT IS CENTERED ALONG ALL WATER MAINS, FIRE HYDRANTS, AND FIRE HYDRANT LEADS OUTSIDE OF THE AFOREMENTIONED EASEMENT. EASEMENTS SHALL EXTEND 7.5 FEET BEYOND ALL FIRE HYDRANTS EXCEPT THE PROPOSED

AGAINST THE BUILDING.

WHAT WILL REMAIN AND SHALL EXTEND 10 FEET BEYOND THE DEADEND MANHOLE
AND IN NO SUCH MANNER SHALL ANY DEVELOPMENT TAKE PLACE WITHIN A DEPICTED

REGULATED FLOODWAY WITHOUT FIRST RECEIVING A NO-RISE CERTIFICATE FROM FEMA. ALL AREAS DEPICTED AS "A" FLOODPLAIN WILL NEED EITHER ELEVATION CERTIFICATES FOR EACH STRUCTURE OR A LETTER OF MAP REVISION/AMENDMENT (LOMR/LOMA) SUBMITTED

Q. THE MINIMUM FINISH FLOOR ELEVATIONS OF THE PROPOSED NEW STRUCTURES ARE

TO BE AT LEAST 1-FOOT ABOVE THE BASE FLOOD ELEVATION AS DETERMINED FROM A FLOOD INSURANCE STUDY (FIS) PROFILE. THE BASE FLOOD ELEVATIONS VARY DEPENDING ON THE STRUCTURE'S LOCATION TO BOND CREEK.

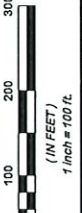
PROPERTY INFORMATION:

ADDRESS: LOT 100 - 51 SOUTHCREEK DRIVE, JACKSON, TN 38301
LOT 102 - 32 SOUTHCREEK DRIVE, JACKSON, TN 38301
AREA: LOT 100 - .83 ACRS 110. FT. OR 1.92 ACRES +/-

CURRENT ZONING: D-S HIGHWAY BUSINESS DISTRICT

FLOOD INFORMATION: THIS PROPERTY DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE "A" AS DEFINED BY THE FLOOD INSURANCE RATE MAP OF MADISON COUNTY, TENNESSEE, MAP NO. 47113C0279E AND MAP NO. 47113C0283E, HAVING AN EFFECTIVE DATE OF AUGUST 3, 2009.

GRAPHIC SCALE



CHAD RICKMAN SURVEYING
2118 DANCER ROAD
SELMER, TENNESSEE 38375
(731) 645-0771

THEY FATHERS HAVE SET. PROMISES 22:29

ADJOINING PROPERTY
OWNER'S INFORMATION

 CITY OF JACKSON AND
MADISON COUNTY
DEED BOOK 778, PAGE 1065
TAX MAP 100-O, GROUP "A",
PARCEL 34.00
P.C. 1

HATTIE HUMPHREYS
DEED BOOK 201, PAGE 373
TAX MAP 100-0, GROUP "A",
PARCEL JJ.00

RS-1



SMALL HOUSE PERFECT FOR

A SMALL FAMILY TRUST
DEED BOOK 756, PAGE 427
TAX MAP 100-O, GROUP "A",
PARCEL 32.00

RS-7

⬡

MATTIE HUMPHREYS

DEED BOOK 709, PAGE 303
DEED BOOK 133, PAGE 360
TAX MAP 100-O, GROUP "A",
PARCEL 36.01

RS-1

KEITH T. MAIRRELL AND
STEPHEN C. MAIRRELL
DEED BOOK 713, PAGE 1027
TAX MAP 100-0, GROUP "A",
PARCEL 1.01

0-9

STREET INFORMATION TABLE					
STREET NAME	STREET LENGTH	PAVEMENT WIDTH	R.O.W. WIDTH	CURB-GUTTER LENGTH	SIDEWALK AREA
SOUTH CREEK DRIVE	142.42'	28'	50'	397.5 L.F.	N/A

FCEND

PROPERTY LINE

RIGHT-OF-WAY LINE
CENTER OF RIGHT-OF-WAY

PROTRACTED LINE
ORIGINAL LOT LINE (TO BE ABANDONED)

JEA EASEMENT LINE
BUILDING SETBACK LINE

FLOOD ZONE LINE

IN FLOOD ZONE AE

IN FLOODWAY ☐ STREET ADDRESS

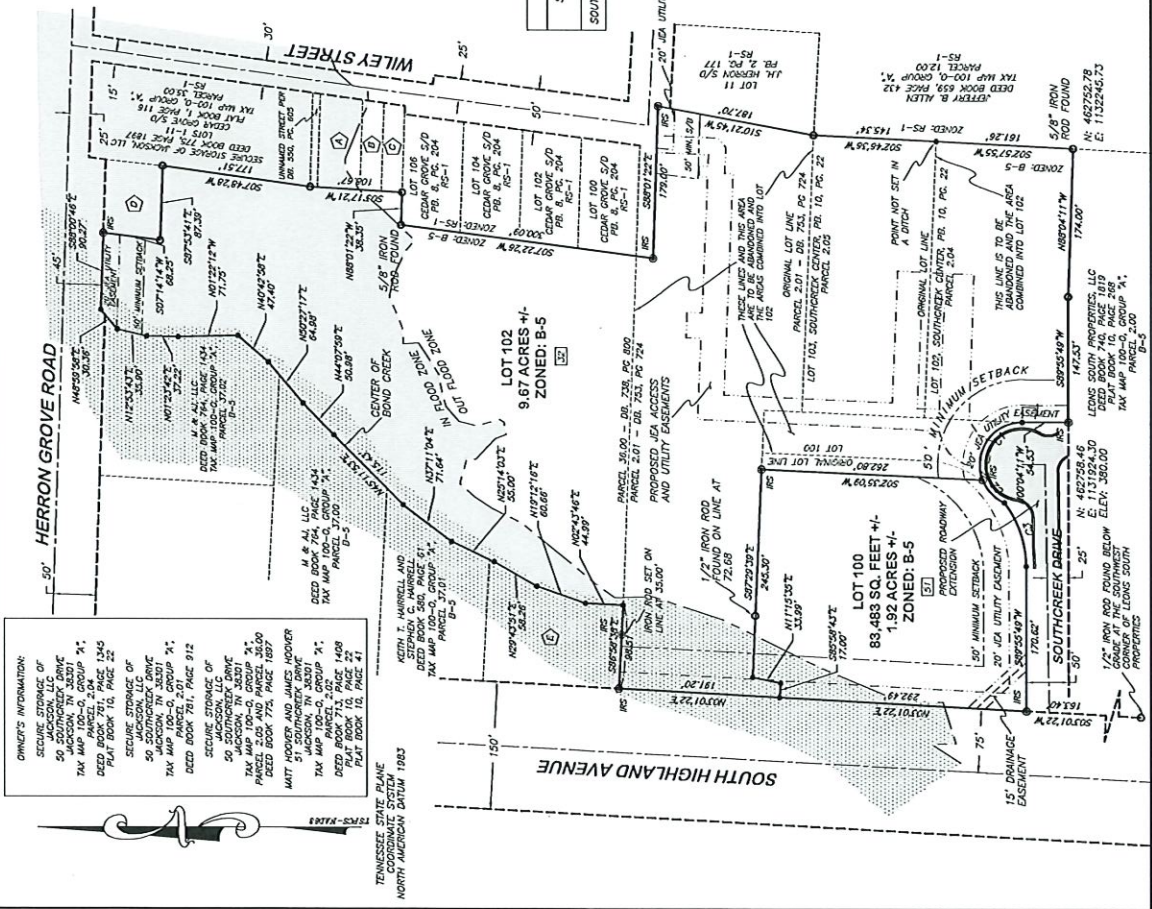
NOTE:
IRS IS A 5/8 INCH DIAMETER BY

24 INCH LONG IRON ROD SET
WITH A PLASTIC CAP STAMPED
"CHAD W. RICKMAN TN RLS 2149".

1000

1

100





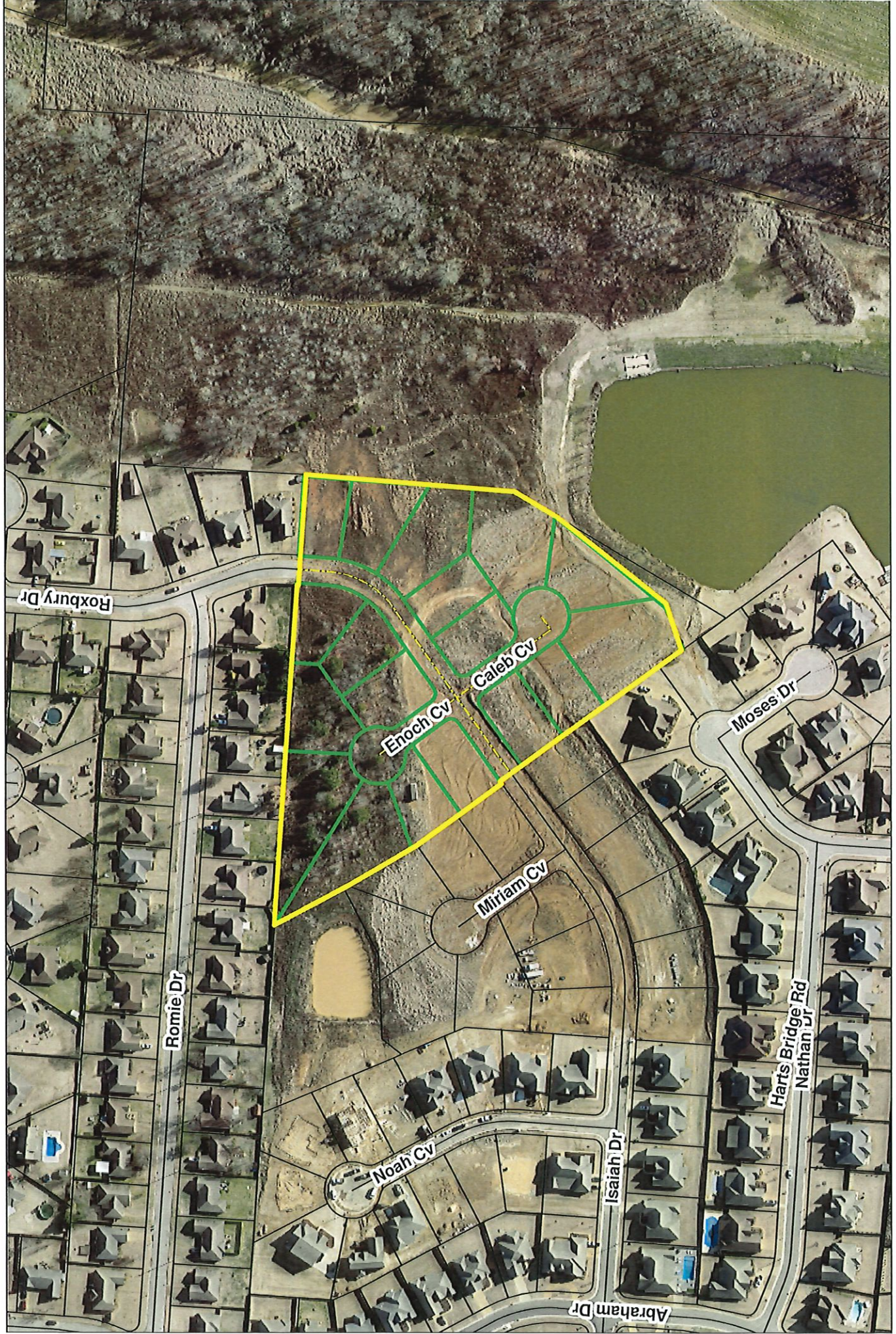
SUBDIVISION STAFF REPORT Shepherd's Field Section 14 Final Plat

A final plat has been submitted for Planning Commission review and approval by the property owner, Diffie & Holmes Partners. The subdivision creates 18 new building lots by extending Roxbury Drive and adding two cul-de-sacs, 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 \$7,200.
2. The developer provides to the Jackson Energy Authority a water system development fee in the amount of \$7,200.
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 \$21,900.
5. All inspections and testing will need to be completed prior to recording the final plat.

SITE LOCATION MAP
FINAL PLAT - SHEPHERD'S FIELD SECTION 14
ISAIAH DRIVE, ROXBURY DRIVE, ENOCH COVE & CALEB COVE



[illegible]



USE DETERMINATION STAFF REPORT 38 STONEBROOK PLACE

Given its location, bounded by the US 45 Bypass and existing commercial development, and the fact that the current billboard is not a static one, a digital billboard would be appropriate in this situation.

SITE LOCATION MAP
USE DETERMINATION - CONVERT EXISTING BILLBOARD TO DIGITAL
38 STONEBROOK PLACE

