

REPORT TO THE HISTORIC DISTRICT COMMISSION

DATE: July 24, 2025

SUBJECT:

Case #251503- 121 E. South St.- Request of a Certificate of Appropriateness for a front yard fence.

INTRODUCTION:

- Mid- South Gifted Academy (Jessica White and Cheryl Stemmer) are requesting a Certificate of Appropriateness (CofA) from the Historic District Commission (HDC) for a front yard fence at 121 E. South Street (see Exhibit 3).
- The subject property is approximately 0.5 acres and is zoned MPO: Medical-Professional-Office and is surrounded by R-2: Medium Density Residential and MU: Mixed Use.
- The property is located on the south side of E. South Street, just east of South Center Street (see Exhibit 1)

BACKGROUND:

- The original building approved by the HDC, built in 2008, was previously used as an office.
- In 2019 the HDC approved exterior building and site changes related to the retrofit of the building to a private school.
- In 2022, the school was expanded to include 220 South Center Street and now operates within two (2) different buildings. 220 South Center Street is used by the "upper campus" with 121 E. South Street being their "lower campus" with younger children.

KEY POINTS:

1. The Historic District Design Guidelines states front yard fences should blend with designs found in the historic district (see Exhibit 6).

- In the Local Historic Overlay, commonly used materials are iron, wood, and plantings. Often the materials relate to the materials used elsewhere on the property and on the structure.
- The Historic District Guidelines state front yard fences should not exceed 3.5 feet. The HDC may approve taller fences on a case-by-case basis, but in no case shall front yard fences exceed a height of 4 feet.
- With some exceptions, the maximum opacity for front yard fences, such as the one proposed, is 75% per §151.006(C)(8) of the Zoning Ordinance.

2. The applicant proposes a 4-foot fence in the front yard (see Exhibit 3, 4, & 5).

- The proposed fence material is black iron and it is mostly translucent.
- Three (3) gates are proposed for the fence.
 - An 8-foot double gate is proposed near the sidewalk;
 - A 4-foot gate is proposed along the driveway and;
 - Lastly a 20-foot foot gate is proposed in the driveway.
- The Fire Department will require a means to access the building. If the gate will be locked after hours, a Knox padlock must be installed in sequence with the locking device and gate. The Fire Marshal will review the fence permit for compliance with these standard before it is issued.

3. A similar front yard fence can be found at Russell's Farm Supply on Center Street.

4. The HDC needs to decide if the front yard fence height of 4 feet is appropriate in the Historic District.

STAFF RECOMMENDATION: Staff recommends approval of the 4-foot, front yard fence as it blends in with designs found in the historic district.

ATTACHMENTS:

[Exhibit 1 Vicinity Map 7.15.25.pdf](#)

[Exhibit 2 Conditions of Approval 7.18.25.pdf](#)

[Exhibit 3 Cover Letter 6.27.25.pdf](#)

[Exhibit 4 Proposed Fence Layout 6.27.25.pdf](#)

[Exhibit 5 Fence Rendering 6.27.25.pdf](#)

[Exhibit 6 Excerpt from HDC Guidelines.pdf](#)

PROPOSED MOTION:

To approve the applicant's request (Exhibits 4 & 5) for a Certificate of Appropriateness for a 4-foot, front yard fence at 121 E. South Street, subject to the conditions in Exhibit 2.

CONTACT INFORMATION:

Applicant/Property:

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