

REPORT TO THE PLANNING COMMISSION

MEETING DATE: October 2, 2025

SUBJECT: Case #252192 – Ordinance 2025-10 - Collierville Schools Operation Center

INTRODUCTION:

- Township Development Services (Grayson Vaughan) is requesting approval of a rezoning of 21.22 acres of a 27.9-acre property owned by B&M Investments (Bert Robinson) from GC: General Commercial to RI: Restricted Industrial (see Exhibit 2).
- The role of the Planning Commission (PC) is to make a recommendation to the Board of Mayor and Aldermen (BMA) on the rezoning request.
- The property is located north of Sycamore Road, east of Byhalia Road, and south of Harris Street (see Exhibit 1).
- The entire 27.9-acre property, currently zoned GC: General Commercial, is surrounded by SCC: Shopping Center Commercial, RI: Restricted Industrial, GI: General Industrial, FAR: Forrest Agriculture Residential, and R-2: Medium Density Residential (see Exhibit 3A).
- If the rezoning is adopted, the remaining 6.68 acres would retain GC zoning (see Exhibit 3B).

BACKGROUND:

- Collierville Schools has a contract to purchase the entire 27.9 acres for use as the “Collierville Schools Operation Center” (see Exhibit 2).
- The facility will replace an existing facility to the east of Collierville Elementary.
- The School Board's plans for the subject property are to create an operations center including warehousing for storage (standard storage and cold storage), office space for the Board's operations staff, and a bus lot with a maintenance area (see Exhibits 2 and 8).
- While warehousing is allowed “by right” in RI Districts, aspects of the Collierville Schools Operation Center will be considered a “Truck Terminal,” which is allowed by Conditional Use Permit (CUP) in the RI Districts.

KEY POINTS:

1. **The proposed rezoning of a portion of the property from GC to RI is not consistent with the Collierville 2040 Land Use Plan; however, the Hwy 72 corridor is undergoing a transition to more industrial uses to the west and southwest of the subject property (see Exhibits 3A, 4, 9, and 10).**
 - The Land Use Plan depicts the property to develop per the Suburban Commercial and Green Infrastructure Place Types (see Exhibit 10).
 - The Suburban Commercial Place Types primary land uses include retail and commercial services, multi-tenant commercial, large-scale “big box” uses, hotels, professional offices, and senior housing.
 - The Green Infrastructure Place Type indicates preservation of the existing creek along the southernmost property line and a planned extension of the Town’s greenbelt system. The specific site design will be addressed during the Final Site Plan stage.

- The proposed uses for the subject project do not align with the Suburban Commercial Place Type and are more consistent with the Technology/Employment Center Place Type.
- The primary land uses for the Technology/Employment Center Place Type include research facilities, office/warehouse flex space, fabrication, storage or processing of goods and materials using processes that ordinarily do not create fumes, glare, odors, noise, smoke, health and safety hazards outside of the building in which the process takes place. These areas are typically located near major roads, such as Hwy. 72.
- Despite the request being inconsistent with the 2040 Land Use Plan, mitigating circumstances warranting consideration by the PC and BMA are present.
 - The 2040 Land Use Plan is an advisory document and is not binding. The Grounds for an Amendment to the Zoning Map (Section 151.312(E)) allow the PC and BMA to take other factors such as existing conditions into consideration.
 - The property to the west is zoned GI (Exhibit 3A). As Winchester Road is extended eastward, properties in this area are likely to be rezoned to RI or GI to better implement the Land Use Plan.
 - Thompson Machine is developing a 133.59-acre industrial subdivision to the south of the subject property.
 - While the properties to the south are zoned FAR and R-2 (Exhibit 3A), they are unlikely to be developed for residential uses. They are likely to be rezoned for industrial and commercial uses per the Land Use Plan (see Exhibit 10).
 - Fundcraft Publishing along Hwy 72 to the east, while zoned SCC, is considered an industrial use (Exhibit 9).
 - The remaining GC outparcels along Hwy 72 will serve as a transitional zoning and retain the intent of the Land Use Plan to keep commercial uses along Hwy 72.

2. The applicant provided a nonbinding conceptual site layout (Exhibit 8), which was the basis of their Traffic Impact Analysis (TIA)(Exhibit 5). No improvements to Hwy 72 are needed due to the rezoning of the property, but changes will likely be required during the Final Site Plan stage to mitigate anticipated traffic impacts.

- The proposed rezoning will leave two (2) commercial “outparcels” along Hwy 72 of 1.05 to 2.10 acres in size.
- The Collierville Schools Operation Center will be on a third lot created to the south and west of the two outparcels, with two access points to Hwy 72 at existing median openings.
- A separate subdivision plat application will be needed to divide the property and establish needed shared access easements.
- Hwy 72, which is a Major Collector Roadway and a State Route, is already in an urban condition (curbs, gutters, drainage, landscaped medians, bike lanes, and sidewalks) per the Major Road Plan.
- Hwy 72 is currently a four-lane divided roadway. Additional widening is not anticipated; however, comments from the Town’s Traffic Engineer may require other modifications to the roadway during the Final Site Plan stage (see Exhibit 6) due to concerns with buses and delivery trucks entering and exiting the site during peak times.

3. The southern portions of the subject property are adjacent to an existing creek (Existing 7), limiting development potential for those portions of the site. Stormwater calculations and the need for on-site detention will be evaluated with any development applications for the subject property.

4. Town water and sewer services are available to the subject property for the intended use. The impacts to these systems will be further analyzed during the site plan process.

STAFF RECOMMENDATION:

The rezoning request from GC to RI is not consistent with the Grounds for an Amendment to the Zoning; however, approval is recommended because of mitigating circumstances along the Hwy 72 corridor warranting consideration. With the development of the upcoming Comprehensive Plan, the appropriate Place Types and zoning of the Hwy 72 corridor should be revisited.

NEXT STEPS:

If the PC makes a recommendation on the rezoning, the BMA will consider the rezoning request on three separate readings, with the second reading being a public hearing. The tentative BMA meetings are October 13, 2025, October 27, 2025, and November 10, 2025. If the rezoning is approved, other processes to create the Collierville Schools Operation Center would involve CUP, Subdivision, Final Site Plan, and Building Permit applications.

ATTACHMENTS:

[Exhibit 1 - Location Map and Contact Info.pdf](#)

[Exhibit 2 - Cover Letter Highway 72 Rezoning.pdf](#)

[Exhibit 3 - Ordinance 2025-10 with attachments.pdf](#)

[Exhibit 4 - Staff Analysis of Grounds for Amendment 9-22-25.pdf](#)

[Exhibit 5 - Final Report - Collierville Schools Operations Center TIS.pdf](#)

[Exhibit 6 - TIA comments from Town Traffic Engineer 9-22-25.pdf](#)

[Exhibit 7 - Proposed Ops Center - Existing Conditions 8-11-2025.pdf](#)

[Exhibit 8 - Proposed Ops Center-Conceptual Site Layout 8-11-2025.pdf](#)

[Exhibit 9 - Existing Land Use 12-31-24.pdf](#)

[Exhibit 10 - 2040 Land Use Plan Place Types.pdf](#)

PROPOSED MOTION:

To recommend approval of Ordinance 2025-10 (see Exhibit 3)