REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: November 23, 2026

FROM: Donquetta M. Singleton, AICP, Assistant Town Planner

SUBJECT: Ordinance 2026-10 - **Third and Final Reading** - An Ordinance to Amend Title XV, Chapter 151, of the Town of Collierville Code of Ordinances by Amending §151.115(D)(3)(b) Related to the Limited Use of Gravel Parking Areas Within the RI: Restrictive Industrial Zoning District, Case #262006

INTRODUCTION:
The applicant, McCarty Granberry Engineering (Josh Hankins, AICP) on behalf of Tenn Thom Realty, LLC (Tony Neuhoff), requests approval of a Zoning Ordinance amendment related to the use of gravel being allowed within the RI: Restrictive Industrial Zoning District (see Exhibit 2). Although this request is initiated by a property owner, the Zoning Text Amendment, if adopted, would apply Townwide to properties zoned RI: Restrictive Industrial.

BACKGROUND:
Thompson Machinery proposes to relocate their headquarters to Collierville and build an industrial campus. In May 2024, the BMA approved Resolution 2024-01, ratifying a 15-year Payment in Lieu of Tax (PILOT) for the subject property (located north of State Route 385, east of Sycamore Road, and southwest of US Highway 72). In April 2025, the PC approved a grading permit, allowing clearing, grubbing, and preliminary grading of the property. The PC approved the Preliminary Subdivision Plat on January 6, 2026. The BMA approved the Development Agreement on February 9, 2026, and the site is under construction. Four (4) pending conditional use permits (CUPs) were approved by the BMA on October 26, 2026, for Lots 1, 7, 8 and 9 for heavy equipment rental (on two lots), heavy equipment sales, and specialty training. These four (4) applications were heard at the October 1, 2026, PC meeting for recommendation. There are also two (2) Final Site Plans pending for Lots 7 and 8. Staff has provided consolidated comments to the applicant and are awaiting revisions. The PC recommended approval of Ordinance 2026-10 on October 1, 2026. The BMA approved Ordinance 2026-10 on First Reading (October 26, 2026) and Second Reading (November 9, 2026), after holding a Public Hearing.

DISCUSSION:
1. According to the Zoning Ordinance, industrial districts are designed to promote and protect the health, safety, morals, convenience, order, prosperity and other aspects of the general welfare.

- The Town has two (2) types of industrial zoning district (GI: General Industrial & RI: Restrictive Industrial). The RI zoning district is designed to provide space for a wide range of industrial and related uses conforming to a high level of performance standards and have the least objectionable characteristics. RI zoning district is used as a buffer between other districts and other industrial activities having more objectionable influences.
- All operations within the RI zoning district must be carried on within completely enclosed buildings. This prevents any adverse characteristics from affecting neighboring properties. Exceptions could include customary outdoor display of heavy equipment for sale or rent.
- The GI zoning district is designed to provide space for a wide range of industrial and related uses which by reasons of volume of raw materials or freight, scale of operation, type of structures

required or other similar characteristics require locations relatively well segregated from nonindustrial uses. Outdoor activity is common in GI districts.

2. The applicant has requested to amend section 151.115(D)(3)(b) "Accessory Off-Street Parking Regulations" of the Zoning Ordinance (see Exhibits 1 & 2).

- Currently, the Zoning Ordinance states, "… Parking areas and driveways surfaced with recycled concrete and gravel are permitted in GI: General Industrial District when used outside of the required building setbacks."
- The applicant's proposed request would extend a similar allowance to the RI: Restrictive Industrial District while recognizing the more restrictive nature of the district by incorporating additional conditions (see Exhibit 2).
- Based on the applicant's request, gravel-surfaced parking areas and driveways within the RI District would be required to be located outside all required building setbacks, maintain a minimum separation of 200 feet from any residentially zoning property (measuring from the nearest property line to the nearest property line), and occupy no more than 50 percent of total area. Staff has added more restrictions to the language within this section of the Zoning Ordinance (see Exhibit 1, Attachment A). Gravel will be limited only for heavy equipment uses with a maximum gravel lot coverage of 25% for RI and 50% for GI.

3. The Town has reviewed two (2) pending Final Site Plans for Lots 7 & 8 of the Thompson Subdivision and both site plans included gravel in certain areas of the lot (see Exhibit 4).

- The use of asphalt or concrete for outdoor display/storage of heavy equipment would create excessive wear on the surfaces, causing them to be replaced more often. The use of gravel as paving material does not cause the same issue.
- Lot 7 is the Thompson Energy Solutions (TES) building, and it is approximately 293,167 square feet. Approximately 46,989 square feet of gravel is proposed for this site, covering about 16%.
- Lot 8 is the rental building and is approximately 236,181 square feet. Approximately 29,632 square feet of gravel is proposed for this site, covering about 12%.
- Both lots are zoned RI: Restrictive Industrial and if the applicant's requested Zoning Text Amendment were implemented to allow up to 50% of lot coverage, these lots could have up to 146,583 square feet (Lot 7) and 118,090 square feet (Lot 8) of gravel as a surface area. Restricting lot coverage to 25% for RI zoned lots would be meet the goals of the zoning ordinance by providing space for specific industrial uses, conform to a high level of performance standards and have the least objectionable characteristics. Adding a limitation of up to 50% for the GI zoning district also promotes the goal of the Town's industrials zoning districts.

STAFF RECOMMENDATION: Staff recommends approval of the Zoning Text Amendment (Ordinance 2026-10) as the request is warranted for uses with heavy equipment. The limitations on the location, use, and percentage of lot coverage will ensure off-site impacts are minimized.

ATTACHMENTS:

Exhibit 1 - Ordinance 2026-10 with Attachment A - 10-26-26.pdf
Exhibit 2 - Cover Letter & Grounds for Amendment - 9-25-26.pdf
Exhibit 3 - Staff Grounds for Amendment Analysis - 9-25-26.pdf
Exhibit 4 - Lots 7 & 8 Final Site Plan.pdf

PROPOSED MOTION:

To approve Ordinance 2026-10 on Third and Final Reading (Exhibit 1).

Board Action: Motion By_____ Seconded By_____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						