

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: July 13, 2026

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

SUBJECT: Ordinance 2026-07 – **Second Reading and Public Hearing** – South Street Rezoning – An Ordinance Amending the Official Zoning Map of the Town of Collierville by Rezoning 0.801 Acres from R-3: High Density Residential to TN: Traditional Neighborhood Located South of West South Street and East of Sycamore Road, Case #261049

INTRODUCTION:

The applicant, Sheila McCarley, is representing herself as a property owner along with two adjacent property owners (James Wilson and Timothy Burnson). They are jointly requesting a rezoning of 0.801 acres (combined acreage) from R-3: High Density Residential to TN: Traditional Neighborhood, with the intent to make improvements, additions, or pursue reconstruction of their existing homes (see Exhibit 1). The properties are surrounded by properties zoned R-3 on all sides. Nearby developments include Central Square, C.M. Booth Subdivision, and Carolton Subdivision.

BACKGROUND:

The requested zoning change will affect only the zoning designation of the properties. The use of each property will remain single-family detached residential. The four (4) affected properties are 187 W. South Street, 181 W. South Street, 177 W. South Street and 171 W. South Street. Each lot has one (1) single-family home built between 1928 and 1946. The subject properties are within the Local Historic Overlay but are not within the National Register District and are not eligible for the National Register per the Town's latest historic resources survey.

A separate case for a demolition was approved in October 2025 by the Historic District Commission (HDC) for the existing dwelling and detached shed located at 177 W. South Street. The construction of a new dwelling on this property is related to this rezoning request. The Planning Commission (PC) unanimously recommended approval of the rezoning to TN on June 4, 2026. The Board of Mayor and Aldermen (BMA) approved Ordinance 2026-07 on First Reading on June 22, 2026.

DISCUSSION:

1. The TN Zoning District allows for smaller required building setbacks than R-3, which is the main reason for this request (see Exhibit and the comparison table on the last page of Exhibit 10).

2. Most of the lots are legally nonconforming and substandard, as they do not meet the R-3 minimum lot widths. The minimum lot width of 50 feet and side yard setbacks of 5 feet will support the applicants' plans to improve their property.

- None of the lots, if rezoned to TN, will be wide enough to be subdivided into multiple street-loaded lots due to TN's 50-foot minimum lot width.
- A comparison of zoning standards highlights the differences between the districts in terms of lot size, lot width, and required yard setbacks (see Exhibit 10, page 6).

3. A rezoning to TN will further the goals of the 2010 Downtown Collierville Small Area Plan. Special Area 7, the Traditional Neighborhood Character Area, envisions new infill residential development along South Street (see Exhibits 7 & 9).

- The Downtown Plan's "New Rooftops Initiative" aims at increasing the number of residences near the Town Square to support the central business district and create value.
- The 2040 Land Use Plan says infill residential densities of 4.01 to 6.00 DUA are appropriate (see Exhibit 8).
- If rezoned to TN, the density of the intended development will remain the same 4.9 du/ac, within the recommended density (Exhibit 8). The lots are not wide enough to be further subdivided.
- The rezoning to TN is consistent (see Grounds - Exhibits 5 and 9) with the recommendations of the Downtown Collierville Small Area Plan.

4. The TN District is intended to provide for infill residential development compatible with the existing character of Downtown Collierville and to preserve the historic fabric of the Town.

- The TN District has "form based" bulk requirements (setbacks, height, lot size, etc.) especially designed to allow the type of development envisioned by the Downtown Plan.
- The TN Zoning District is designed to allow for a variety of housing options and densities while encouraging compact development.
- Furthermore, the TN District "is intended to provide for infill development compatible with the existing character of downtown Collierville and to preserve the historic fabric of the Town".
- New single-family homes constructed in the TN District must comply with the Single-Family Design Standards (Exhibit 10), which are intended to produce dwelling types similar to recent new dwellings to the east of the Town Square.

5. Traffic impacts will not increase since all four (4) lots will remain single-family dwellings and will not be subdivided further. Water and sewer demand will not increase, as the rezoning will not result in any additional dwelling units and existing dwellings already receiving water and sewer services from the Town.

NEXT STEPS:

- **Rezoning Process Continues:** The Board of Mayor and Aldermen must approve a rezoning on three separate readings, with the second reading being a public hearing. The Third and Final Reading and effective date is scheduled for July 27, 2026.
- **Demos or New Construction:** The applicant must obtain HDC Certificates of Appropriateness (CofAs) before any demolition, replacement, or publicly visible additions or alterations to the dwellings. Staff will review permits for demolition and new dwellings. The Single-Family Design Standards in §151.210 (Exhibit 10) and Historic District Guidelines apply to new dwellings or changes to existing dwellings.

STAFF RECOMMENDATION: Approval of the rezoning is recommended, as there are grounds to rezone the properties per §151.312(E) (Exhibit 5) and the request is consistent with the recommendations of the 2040 Land Use Plan and the 2010 Downtown Collierville Small Area Plan.

ATTACHMENTS:

[Exhibit 1 - Vicinity Map and Contact Information \(5-29-26\).pdf](#)

[Exhibit 2 - Cover Letter and Rezoning Test \(4-19-26\).pdf](#)

[Exhibit 3 - Existing Land Use Map \(5-29-26\).pdf](#)

[Exhibit 4 - Ordinance 2026-04 with Attachments.pdf](#)

[Exhibit 5 - Staff Analysis to Grounds for an Amendment.pdf](#)

[Exhibit 6 - 2040 Plan Place Type Map.pdf](#)
[Exhibit 7 - 2040 Land Use Plan - Place Type Excerpts.pdf](#)
[Exhibit 8 - Maximum Gross Residential Density.pdf](#)
[Exhibit 9 - 2010 Downtown Collierville Small Area Plan.pdf](#)
[Exhibit 10 - Single Family Design Standards.pdf](#)

PROPOSED MOTION:

To approve Ordinance 2026-07 on Second Reading (see Exhibit 4).

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						