

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: October 27, 2025

FROM: Jaime W. Groce, Town Planner

SUBJECT: Ordinance 2025-10 - **Second Reading and Public Hearing** - (Collierville Schools Operation Center) - An Ordinance Amending the Official Zoning Map of the Town of Collierville by Rezoning 21.22 Acres of a 27.9-Acre Tract from GC: General Commercial to RI: Restricted Industrial, Located West Side of US Highway 72, North of Sycamore Road, East of Byhalia Road, and South of Harris Street, Case #252192

INTRODUCTION:

Township Development Services (Grayson Vaughan) requests approval to rezone 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 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 intends to use the subject property as 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.

The Planning Commission (PC) recommended approval of Ordinance 2025-10 to the Board of Mayor and Aldermen (BMA) on October 2, 2025. Nearby residents to the north provided written comments to the PC about the rezoning and intended uses (see Exhibit 11).

DISCUSSION:

1. Land Use & Zoning

- Rezoning from GC to RI conflicts with the Collierville 2040 Land Use Plan (Suburban Commercial & Green Infrastructure, Exhibit 10).
- Proposed uses align more with Technology/Employment Center Place Type (light industrial/flex, research, office/warehouse) typically near major roads like Hwy 72.
- Land Use Plan is advisory; Zoning Map amendments (Sec. 151.312(E)) allow consideration of existing conditions.
- Surrounding industrial context:
 - West: GI zoning (Exhibit 3A).

- South: Thompson Machine 133.59-acre industrial subdivision; FAR and R-2 parcels unlikely to remain residential (Exhibit 3A, Exhibit 10).
- East: Fundcraft Publishing, industrial in use despite SCC zoning (Exhibit 9).
- GC outparcels along Hwy 72 will maintain transitional commercial frontage (Exhibit 10).

2. Transportation & Site Layout

- Conceptual site layout (Exhibit 8) used for Traffic Impact Analysis (Exhibit 5). Rezoning does not trigger Hwy 72 improvements; Final Site Plan may require traffic mitigation.
- Layout: two Hwy 72 commercial outparcels (1.05–2.10 acres), Collierville Schools Operations Center on third lot, with two access points at existing median openings.
- Subdivision plat required to divide property and establish shared access easements.
- Hwy 72 is a four-lane divided Major Collector/State Route with urban improvements per Major Road Plan. No widening anticipated; Traffic Engineer may require site access modifications at Final Site Plan stage (Exhibit 6).

3. Environmental Constraints

- Southern portions limited by creek (Exhibit 7).
- Stormwater detention requirements to be determined with development applications.

4. Utilities

- Town water and sewer available.
- Impacts to be analyzed during 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: The BMA will consider the rezoning request on three separate readings. The tentative third reading is November 10, 2025. If the rezoning is approved, other processes to create the Collierville Schools Operation Center would involve Conditional Use Permit, 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](#)
[Exhibit 11 - Emails from Neighbors 9-30-25.pdf](#)
[Exhibit 12 Petition Hwy 72 Rezoning 10-17-25.pdf](#)

PROPOSED MOTION:

To approve on Second Reading Ordinance 2025-10 (see Exhibit 3).

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						