REPORT TO THE DESIGN REVIEW COMMISSION

DATE: November 12, 2026

SUBJECT: Case # 262136 – Thompson Machinery Subdivision, Lot 7 – Request approval of architectural metal panels for the primary material and a waiver for the type of fencing material with the future Thompson Machinery Thompson Energy Solutions (TES) Building

INTRODUCTION:

- McCarty Granberry (Josh Hankins, AICP), on behalf of Thompson Machinery, has submitted an application for a Final Site Plan for a 38,000 square foot industrial building (TES Building), located on the northeast corner of Distribution Parkway and Winchester Boulevard (see Exhibit 2).
- The applicant is proposing to use insulated metal panels and single skin metal panels as the primary building materials all on four (4) facades of the TES Building (see Exhibit 3).
- The site will be entirely fenced in to screen industrial activity. The applicant is proposing to use black vinyl chain link fencing with privacy slats along the northern and eastern property lines.
- The metals panels as a primary building material and the privacy slats require Design Review Commission (DRC) approval.

BACKGROUND:

- Thompson Machinery Commerce Corp. is planning to relocate their regional headquarters to Collierville to a 133.5-acre site located north of State Route 385, south of Winchester Boulevard and east of Sycamore Road in the RI: Restricted Industrial zoning district.
- The site will include a Rental Building, Thompson Energy Solutions (TES) Building, Training Building and a Main Building.
- On July 9, 2026, the DRC reviewed the applicants request to use metal panels as the primary building material as a non-voting agenda item. The DRC discussed whether the metal panels were considered a high-quality architectural metal and if their use as a primary building material was appropriate. The use of privacy slats in the fencing was not discussed (see Exhibit 4).
- This area is mostly undeveloped, and Thompson will establish the design character for the area.

KEY POINTS:

1. The applicant proposes to use a combination of Nucor single-skin metal panels and Nucor insulated metal panels as the two primary building materials on all four (4) facades of the TES building (see Exhibit 3).

- The applicant proposes to use 22-gauge Nucor insulated metal panels with concealed fasteners in Charcoal Grey on the main entrance/customer service area. Nucor single-skin panels in the color Dune will be used as an accent material above the windows.
- The rest of the building will have 20-gauge Nucor single-skin metal panels with concealed fasteners in the colors Regal Grey and Charcoal Grey, with Dune as an accent color.
- Similar metal panels were used on the Fossett Paving Company building on Cowan Road, Orgill's Innovation Center, Collierville High School, and Fire Hall #6.

- In February 2025, the DRC approved brushed stainless aluminum composite panels as an exterior building material for Crash Champions. The DRC did not approve the use of Nucor steel panels along the rear elevation of Crash Champions because the property is not zoned Industrial.
- The southern facade (main entrance) will be 90 percent metal panels and 10 percent brick. The northern (rear) facade will be 84 percent metal panels and 16 percent brick. The eastern facade will be 92 percent metal and 8 percent brick, and the western (Distribution facing) facade will be 95 percent metal and 5 percent brick.

2. The Town's Zoning Ordinance §151.006 (D) and Design Guidelines state the following regarding exterior building materials:

- The Zoning Ordinance states 75 percent of the primary exterior building material must be brick, wood, stone, fibrous cement board or artificial stone. High-quality architectural metals may be appropriate on a case-by-case basis.
- New products or synthetic materials approximating the look and dimensions of those materials listed as primary building materials may be approved on a case-by-cases basis.
- New structures should be compatible with their neighbors in regard to exterior building materials, particularly when adjacent structures are substantially in compliance with the Design Guidelines.
- Note 4 of §151.006 (D) also states: "Facades of industrially zoned districts that will not be visible to the public realm (from a public street, primary entrance to the building or primary entrance to another building) and do not abut a residential development/zoning district are considered "remote walls." In these instances, certain exterior material listed above may be appropriate on a case-by-case basis that would otherwise not be appropriate for primary building facades. In industrially zoned districts, portions of building facades that are completely screened from the public realm or residential developments/zoning districts through any combination of evergreen trees, shrubs, berms, fencing, and walls can be considered "remote walls." Otherwise, primary building materials are required on facades visible from the public realm in industrially zoned districts."

3. The applicant's site plan shows they intend to fence in the equipment and employee parking area along the rear and sides of the building. Along the two lot lines not fronting on a public right-of-way, the applicant proposes to use black vinyl chain link fence with black privacy slats (see Exhibits 2 and 3).

- The Town's Zoning Ordinance §151.006 (C) (5) states vinyl coated chain link fences may be authorized by the DRC in side and rear yards in the RI zoning district when the site is abutting similar zoned properties.
- The Zoning Ordinance and DRC Guidelines are silent on privacy slats, but the DRC has approved privacy mesh in the past.
- The Thompson Machinery property, including Lot 7, will abut other RI zoned lots.
- The applicant has stated to staff the slats will be high-quality and more durable than privacy mesh fabric.
- High-Density Polyethylene (HDPE) slats are highly durable and generally have a lifespan between 10-25 years if properly maintained.

STAFF RECOMMENDATION: Approval of both waivers is recommended, subject to the recommended condition, for the following reasons:

- The Nucor metal panels are very similar to other metal panels found to be high-quality and recently used as a primary building material on industrial and commercial buildings in Collierville. The metal will have a thick gauge, hidden fasteners and varied colors.
- The surrounding RI neighborhood has many other metal buildings, and the use of the Nucor metal panels will be compatible.

- The proposed black vinyl chain link fence with black privacy slats will not be highly visible from a public right-of-way. The inclusion of privacy slats will help visually contain the industrial activity on the TES building site. Staff recommends, as a condition of approval, the slats must be made of HDPE to help increase the slats' durability.

ATTACHMENTS:
Exhibit 1 - Vicinity Map and Contact Information 9-23-26
Exhibit 2 - TES Site Plan 9-29-26
Exhibit 3 - TES Elevations and Building Materials 9-29-26
Exhibit 4 - DRC Minutes 7-9-26

PROPOSED MOTION:
Motion #1: To approve the use of Nucor 22-guage insulated metal panels and Nucor 20-guage non-insulated panels both with concealed fasteners as the primary building material on the TES building (Lot 7).

Motion #2: To approve the use of a black vinyl-coated chain link metal fence with black privacy slats along the rear and side lot line on Lot 7 of the Thompson Machinery Subdivision for the TES building site, with the condition HDPE, or a similar durable material, slats will be used.