



## MEMORANDUM

**Date:** May 15, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** JAM Enterprises, LLC  
Site Plan  
Map - 052  
Parcel(s) – 8.11

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**Request:** Para Design, LLC., on behalf of their client, Jayson Rucker, is requesting a site plan approval for JAM Enterprises, located at 15239 Lebanon Rd., in District 2.

**History:** This property is located at 15239 Lebanon Rd. and will be on a shared lot with Vintage Wine and Spirits. The property is zoned CG, Commercial General. The property abuts CG to the East and West, RS-40, Low Density Residential to the South and Wilson County Residential to the North. The proposal for this property is for a two-story, 9,770 square foot building to house their offices, showroom, and product storage for their commercial door installation and repair business. The use is permitted by right in the CG zoning. The lot is approximately 171,270 square feet/3.93 acres.

**Article VI Bulk Regulations:** The yard dimensions as provided are correct for CG districts, (30' front, 10' side and 20' rear) and correctly rendered on the site plan. Building coverage as shown is 5.70% with a maximum allowance of 50%. The impervious surface coverage calculation is 24.7% with a maximum allowance of 80%. The building's height is 56' at its highest structural point and is outside of the maximum height of 35'.

**Vehicular and Pedestrian Access:** Vehicular access is provided via one outlet, with ingress and egress being obtained at Lebanon Road via a joint access easement with Vintage Wine and Spirits. Drive aisles are all two ways and appropriately sized at 26' in width. Pedestrian striping is proposed at one location within the parking lot providing access to a sidewalk that will provide connection to the shared parking to the South. Sidewalks are widened to 6' & 10' respectively, where adjacent to parking to accommodate vehicle overhang without wheel stops.

**Article IX Parking:** Parking requirements for general business, per code, is required at one space per 400 square feet, with 47 spaces required. Currently the applicant is proposing 38 spaces on site, with an additional 15 spaces of a shared joint parking agreement with Vintage Wine and Spirits. Staff feels this is an appropriate number of parking spaces for this use. All spaces are 9' x 17.5'. This plan will also include 2 van accessible ADA spaces. All spaces are of appropriate size. Bicycle parking shall be provided via a wave-style bike rack alongside the front of the building

and a detail of the type is provided. Wheel stops are not proposed, and the front sidewalk is shown at 10' to provide adequate room for vehicular overhang.

Article X Landscaping: The landscape plans are under review by the City's consultant. Any comments received shall be addressed before the submittal of construction plans.

6-103.7 Commercial Design Guidelines: Building height is identified overall at 56', and 36' at the highest human inhabitable area, which is 1' over the maximum of 35' permitted. The building is overall faced with masonry, (Brick 67%/Stone 6 %). The other materials as noted are 27% of metal panels, used as accent on side and rear facing elevations. The front of the building, located towards Lebanon Road is 100% masonry materials. The applicant is requesting a waiver on the CDS for the façade materials, as shown below.

The HVAC equipment is ground mounted and will have screening walls to match the dumpster enclosure. Wall mounted lighting fixtures shall be decorative designs and details will be provided at future submittal. Parking lot lighting poles are to be painted black, and fixtures are typical D series as standard on similar other commercial projects in the area. The photometric plan is acceptable, as the site is surrounded by both residential and commercially zoned property. Wall mounted utility and meter equipment shall be painted to match the building façade it is attached to.

Other: The plans do not show any trash receptacles located at the building entrances as required per code, however a detail of the type is provided. Locations shall be worked out with staff with a detail. The dumpster provided is shown at the Southwestern corner of the parking lot in the front of the building but located behind the rear of the Vintage Wine Store. It will be compliant with City regulations and includes masonry walls with brick color to be complimentary to the main building, metal gates and a pedestrian door. There is a retaining wall proposed, which is to be constructed with masonry, detail is provided.

Waivers/Variances: The following waivers are requested:

1. 6-103.7 – Request to waive the sidewalk along the roadway right of way, due to the location of the building on the rear portion of the property. **STAFF DOES NOT SUPPORT.**
2. 6.103.7 – Request to allow up to 50% of secondary materials (i.e., PEMB metal panels) on the sides and rear of the building. **STAFF SUPPORTS.**
3. NOT REQUESTED BUT REQUIRED - 6.103.a – Request to allow for a 36' height for the inhabitable portion of the building, with overall height at 56'. **STAFF DOES NOT SUPPORT.**

**Summary:** This plan is for a 9,770 square foot office building to incorporate their showroom and product storage as a commercial door installation and repair company. The waivers, as requested above, are subject to Planning Commissioner approval. Parking provided for the initial site is less than required, however, there is a joint parking agreement with Vintage Wine and Spirits store, which is located directly due South, and on the same lot. This will provide the adequate amount of spaces needed for this use. A final plat establishing the lot and easements is proposed to be submitted to the Planning Department for next months review cycle. The remaining items to address are minimal, and are included in the requested conditions of approval below.

**Recommendation:** Staff recommends approval of the site plan for JAM Enterprises, LLC., project, subject to the conditions of approval below:

**Planning and Zoning:**

1. All requirements of 6-103.7 shall be adhered to, excepting any waivers granted.
2. All brick shall be clay, baked and individually laid.
3. All stone shall be individually laid.
4. Wall mounted utility and meter equipment shall be painted to match the building façade upon which it is affixed to.
5. Poles and bollards used for signage shall be painted black or a complimentary muted color. Galvanized channel posts are not permitted.
6. Poles used for parking lot lighting fixtures shall be painted black or a complimentary muted color and located in yards or planting beds and not in parking areas or drive aisles.
7. HVAC equipment shall be adequately screened by masonry walls complimentary to the building and dumpster enclosure.
8. Provide a decorative trash can and bike rack at the front of the building. Details provided but location not verified.
9. Landscape plan comments are via separate cover and shall be addressed prior to the submittal of construction documents to Public Works.
10. Combustible materials (i.e., mulch) shall not be placed within 3' of the building and in planting beds.
11. Privacy fencing shall be opaque and of a low maintenance material.
12. Provide details of all proposed fencing.
13. Signage shall be reviewed via a separate application to the Planning Department. No variance is requested for any additional signage.
14. Submit a final plat to establish the lot and easements.
15. Revise the photometric plan to read 0.0 at all property lines shared with residential uses.

**Public Works:**

1. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
2. If wet ponds are used, aeration shall be provided.
3. Stormwater: Rule 400-10-.04 need at construction plans, 100-year storm for detention.
4. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
5. Drainage report under preliminary review. A comprehensive review of the drainage report will take place at construction plan review.
6. Sewer availability requested.
7. A waiver is requested to omit sidewalk along the project frontage. Staff supports this waiver based on the constraints along Lebanon Road.
8. Sidewalks abutting parking shall be 7 ft wide.

**Wilson County Schools:**

1. No comments provided.

West Wilson Utility District:

1. Depending on the service sizes the tap configuration may change to separate taps off the main.