



7.B.

Staff Report

7/16/2026 – Regional Planning Commission

Project Name:

Universal Gymnastics

Address:

5010 Market Place

Legal Description:

Map(s) – 053F

Parcel(s) – 009.00

Commissioner District:

1 - Art Giles

Applicant:

John Graves

Property Owner:

John Graves

Request:

Site Plan Modification

Current Zoning:

CTC

Requested Zoning:

Not applicable

Attachments:

Plan Documents & Exhibits

Staff:

Jon Baughman, City Planner

Jill Johnson, Planner I

Request: The applicant is requesting a site plan modification, to include off-site parking for an outdoor venue owned by Universal Gymnastics on Market Place.

Description/History: The applicant, along with his spouse, owns Universal Gymnastics, located at 5003 Market Place. They also own several other properties along the Market Place corridor that are utilized for activities and events under the Universal Gymnastics Group. They currently have a dedicated outdoor venue that they want to utilize for community events (evening and weekends), and in doing so will need additional parking. The request is to allow for “off-site” parking at their other lots, along with other associated businesses along Market Place, that they have received parking agreements with.

Zoning: The zoning, CTC, commercial town center, does allow for the outdoor venue that they currently have in place; however, they do have inadequate parking to utilize for community events.

Code References:

9-102.8 *Joint parking facilities.* Off-street parking facilities for different buildings, structures or uses, or for mixed uses, may be provided and used collectively or jointly in any zoning district in which separate off-street parking facilities for each constituent use would be permitted, subject to the following provisions:

1. A legally sufficient written agreement assuring perpetual joint usage of said common parking for the combination of uses or buildings is properly drawn and executed by the parties concerned, approved as to form and execution by the City Attorney, and filed with and made part of the application for a building permit.

2. Up to 25 percent of the parking spaces required for a theater or other place of evening entertainment, for a church, for multifamily dwelling units, or for a school, may be provided and used jointly by banks, offices, retail

stores, repair shops, service establishments, and similar uses not normally open, used, or operated during evening hours, if specifically approved by the Planning Commission and Board of Commissioners; provided, however, that written agreement assuring the retention for such purpose shall be properly drawn and executed by the parties concerned, approved as to form and execution by the City Attorney, filed and made part of the application for a building permit. Such approval may be rescinded by the Board of Commissioners of the City and additional parking shall be obtained by the owners in the event



that the Board determines that such joint use is resulting in a public nuisance or otherwise adversely affecting the public health, safety or welfare.

9-102.9 *Variance in the required number of parking and loading spaces.* The number of parking and loading spaces to be constructed may be less than the number of spaces required herein in the event that the following conditions are met to the satisfaction of the Planning Commission:

1. Evidence is submitted firmly documenting that the special nature of the use, activity, or building proposed requires less parking area or spaces than required by this ordinance for the same.
2. The site development plan submitted to and approved by the Planning Commission in accordance with article XIV, subsection 14-103.3, indicates that the location and layout of that portion of the parking requirement deemed unnecessary can and will be constructed accordingly in the event that the Planning Commission determines at any time that all or any portion of this parking is necessary in the interest of the public health, safety and welfare.
3. In no event shall that portion of the required parking or loading which is so designated, but not constructed as provided herein be counted as open space or other nonpaved area required by other provisions of this ordinance.

9-103.2 Entertainment and Amusement Parking Note— 1. Due to the extreme variability of parking requirements for certain uses, the requirements for all new structures shall be determined by the Planning Commission as part of the review process of a site development plan based upon pertinent factors with each individual situation. In the case of existing structures the Zoning Administrator shall determine the parking requirements.

Summary: The submittal for a site plan modification is to request the utilization of additional off-site parking owned by the applicant, along with shared parking agreements with adjacent or nearby property owners on Market Place. These types of off-site parking agreements must be presented and approved through the Planning Commission. Also, the number of parking spaces required for entertainment and amusement uses are to be determined by the Planning Commission.

Recommendation: Staff recommends approval of the Site Plan Modification for Universal Gymnastics on Market Place. Please include the following conditions:

Conditions (by Department):

Fire Department:

1. No comments received.

Planning:

1. All parking agreements must be signed and notarized and presented for the City record.
2. If an expansion of the current outdoor venue, or other facilities owned by Universal Gymnastics, on Market Place is proposed, a site plan or modification of a site plan must be submitted, and the parking



facilities will need to be reviewed again at such time for compliance, in accordance with any expansion plans.

Engineering:

1. General note: Proposed impervious added shall be less than 7,500SF for water quantity/quality requirements to be waived.

WWUD:

1. There was nothing provided to review.

Wilson County Schools:

1. No comments received.