



MEMORANDUM

Date: July 17, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: 335 Industrial Drive Self Storage
Site Plan
Map – 72I Group D
Parcel(s) – 19.00

Request: Heritage Civil, on behalf of Industrial Station LLC, requests site plan approval for a three story, 38,400 square foot self-service storage at 335 Industrial Drive in District 3.

Overview: The subject site is located on the east side of Industrial Drive and is already developed with two structures and associated improvements. The zoning is I-G and the proposed use of self-service storage is permitted by right in this zoning district. An associate preliminary plat is on this agenda, also, to initiate creating the separate lot this project will occupy (1.19 acres).

Bulk Regulations: The lot for this development will be subdivided and provided access to Industrial Drive via a 25' wide access easement. The proposed lot (51,930sf) exceeds the minimum required area of 40,000sf for an IG zoned development. The site will use permeable pavers and will not exceed the maximum impervious surface area requirement of 80%, being at nearly 59%. Building coverage is approximately 25% of the site, half the maximum permitted of 50%. Maximum building height is three stories, 35', below the maximum of 50' permitted.

Building setbacks are correctly rendered per code except the rear which in lieu shows the width of the landscape buffer. In IG districts boundaries adjacent to the side or rear lot lines of residential require a 100' wide free and clear space. The rear of several lots in the Lynnhaven subdivision abut this development site to the east. Section 7-103.4.7.a allows the Planning Commission to grant relief from this provided other buffering actions are taken. The applicant has proposed a 33' wide type D-4 buffer with a 6' tall opaque vinyl fence in this area.

Vehicular & Pedestrian Access: Vehicular access is provided via a 25' wide public access easement from Industrial Drive. Pedestrian infrastructure is not proposed.

Article IX Parking: The correct parking formula was used ($1/5000sf + 2$ for the office + 1 per employee). This results in 11 spaces and the site data table indicates 12 are provided. Two ADA accessible spaces are provided. Parking stalls and drive aisles are dimensionally compliant with code. A loading zone is provided and wheel stops are not proposed.

7-103.9 Industrial Building Design: The three story, 38,400sf building is faced with brick and hardi board. The industrial design guidelines require a 100% masonry façade; however, the Planning Commission may approve alternative materials.

Rooftop mechanical equipment is not identified, but it appears that a parapet wall is provided to screen the equipment from horizontal view. Wall mounted exterior lighting fixtures are “d” series and are acceptable for such a building.

Article X Landscaping: A landscape plan has been submitted and is under review by the City’s consultant. Any comments received shall be addressed before submittal of construction plans to Public Works.

The site is subject to substantial buffer requirements, being next to residentially zoned land to the east. The zoning ordinance requires “Within I-R and I-G, Industrial Districts, along such portion of the boundary of the industrial district which coincides with a side or rear lot line of a zone lot in any residential district, an open area unobstructed from the ground to the sky shall be provided within the industrial district”. In lieu of this requirement, the applicant is proposing a 33’ wide type D-4 transitional buffer yard with a 6’ tall opaque vinyl fence (detail provided). The zoning ordinance allows the Planning Department discretion to waive the 100’ wide open area if alternative buffering is proposed and acceptable.

Other: Notes provided indicate compliance with retaining wall requirements, being segmental block or faced with masonry a color to gel with the rest of the site. Parking lot lighting is acceptable with “d” series luminaires on black poles. The photometric plan indicates some light at the residential district boundaries, revise to zero. Retaining walls are proposed and notes indicate they will be segmental block or faced with masonry.

Other signage poles on site are noted to be painted black. Should a dumpster be used, the enclosure shall meet the requirements of 7-103.11. Fencing details are provided, and include a opaque, vinyl 6’ tall buffer yard fence and a chain link fence. The location of the chain link fence is not identified on the plans. The site is subject to inclusion of a five space, wave-style bike rack and a trash can near the main entrances.

Variances/Waivers: The following waivers are requested:

7-103.4.7.a: “Within I-R and I-G, Industrial Districts, along such portion of the boundary of the industrial district which coincides with a side or rear lot line of a zone lot in any residential district, an open area unobstructed from the ground to the sky shall be provided within the industrial district”. In lieu of this requirement, the applicant is proposing a 33’ wide type D-4 transitional buffer yard with a 6’ tall opaque vinyl fence (detail provided). The zoning ordinance allows the Planning Department discretion to waive the 100’ wide open area if alternative buffering is proposed and acceptable. – STAFF SUPPORTS

7-103.9: In all industrial districts, the exterior walls of all buildings shall be of 100 percent brick (clay baked, individually laid) or stone (individually laid). The Planning Commission may waive this requirement. The applicant is requesting 50% brick and 50% hardi board façade materials for each façade. – STAFF SUPPORTS

Summary: Items remaining to be addressed are found in the conditions of approval below. Notes provided in the plan set indicate compliance with a variety of items typically found in the conditions of approval. The Planning Commission shall determine the outcome of the building façade material choices and the request for a D-4 buffer in lieu of the 100' wide open area required by the zoning code.

Recommendation: Staff recommends approval of the site plan for self-service public storage at 335 Industrial Drive, subject to the conditions as noted below:

Planning and Zoning:

1. Label the landscape buffer widths.
2. Label the access easement width.
3. All landscape plan review comments are via separate cover and shall be addressed prior to the submission of construction documents to Public Works.
4. Revise the lighting to result in zero at property lines adjacent to residential zoning.
5. Provide a five space, wave style bike rack per 7-103.8.
6. Provide a trash receptacle at the main entrance per 7-103.1.
7. All brick shall be clay, baked and individually laid.
8. Poles and posts shall be painted black or a color complimentary to the building. Galvanized channel posts are not permitted.
9. All wall mounted utility equipment shall be painted a color complimentary to the building façade.
10. All signage shall be reviewed under separate application to the Planning Department.
11. All bollards shall be painted a color complimentary to the building façade.
12. All fencing shall be low maintenance, decorative type, identify where the chain link fencing is proposed to be installed and revise the plans to include a more decorative option.
13. Combustible landscaping materials are prohibited within 3' of the building.
14. Rooftop HVAC and other equipment shall be screened from horizontal view, via a parapet wall.
15. Display the rear building setback required by code on the plat, rather than the width of the buffer yard.

Engineering:

1. Do not install EPSC measures in existing landscaping being preserved as a buffer.
2. Landscaping plans shall be approved prior to the issuance of the Land Disturbance Permit.
3. If wet ponds are used, aeration shall be provided.
4. Add utility contacts on the cover sheet.
5. Drainage report under preliminary review. A comprehensive review of the drainage report shall take place at construction plan review.
6. A letter of approval from West Wilson Utility District will be required prior to construction plan approval is issued.
7. Sewer availability has been requested.
8. This site will require a grinder pump system. Specifications will be provided at construction plan review

9. Stormwater: TN rule 400-10-.04 and 100-year 24-hour storm at construction plans.
10. Stormwater: QHP confirmation needed for watercourse, it is believed that current owner worked piping stream without ARAP and city approval.
11. Center the pavement marking arrows in the center of the drive aisle, excluding the fire lane.
12. The permeable pavers must be slip resistant to be used in the ADA spaces.
13. If the project is approved by the Planning Commission, submit a digital copy of the plans and drainage report to Engineering for construction plan approval.

WWUD:

1. No comments provided by WWUD. Coordinate with WWUD prior to construction.

Wilson County Schools:

1. No Comments Received.