



City of Shelbyville, Tennessee

MUNICIPAL PLANNING COMMISSION MEETING

Planning & Building Codes Building, 100 N. Cannon Boulevard

Regular Meeting
Thursday, February 26, 2026
6 pm

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MEETING MINUTES FROM DECEMBER 18, 2025 AND JANUARY 22, 2026**
5. **CONSTITUENTS' COMMENTS.**
6. **OLD BUSINESS.**

LEGISLATIVE DECISION.

- A. REZONING, PLANNED UNIT DEVELOPMENT ("PUD").** "REMINGTON FARMS" PUD, UNION ST., TAX MAP 079 PARCELS 047.00, 047.02, and 047.03. Case / File No. PUD2023-11-001 (Retroactively assigned a File/Case No.). JAMES SWING AND DAWN BOBO, owners, and Huddleston-Steele, Engineering, Inc. representative, requesting approval of PUD rezoning for approximately 158 (+/-) acres, currently zoned I-1 and R-1. This application is a resubmittal of earlier application and revises previous development proposal to include 135 townhome units on 14.1 acres, 400 single family dwelling units on 114.5 acres, 20 acres of land set aside for a future elementary school, and 9.83 acres for future commercial development.. The parcel is classified in the Future Land Use Map as Union St. Corridor character area and Union St. is functionally classified as an Arterial and National Hwy System, with a Suburban Future Context classification.

PLANNING COMMISSION DECISION.

- B. CONSOLIDATED REVIEW OF 3-PARCELS UNDER SAME OWNERSHIP AND DEVELOPMENT.**
1. **SITE PLAN. 1049 MADISON ST., TAX MAP 089D GROUP A PARCELS 04.00. 04.01, AND 04.02. Case/File No. SP2025-10-003.** JCG Holdings, LLC., owner, TTL, Inc., representative, collectively requesting approval of 8.95 (+/-)

ac. gravel laydown yard and maintenance storage on 3-parcels. Related Case/File Nos. SP2025-11-004 and 005. This parcel totaling 4.54 acres, is split zoned, I-2, General Industrial and C-2, General Business. The three parcels are split classification in the Future Land Use Map: In the Future Land Use Map the access off Madison St. is classified as Madison Street Corridor Character Area and parcels 04.00, 04.01, and 04.02 are classified as Mixed Density Residential character area.

2. **SITE PLAN. 1049 MADISON ST., TAX MAP 089D GROUP A PARCEL 04.02,. Case/File No. SP2025-10-004.** JCG Holdings, LLC., owner, TTL, Inc., representative, collectively requesting approval of 8.95 (+/-) ac. gravel laydown yard and maintenance storage on 3-parcels. This parcel is 3.01 acre, zoned, I-2, General Industrial. Related Case/File Nos. SP2025-11-003 and 005. The three parcels are split classification. In the Future Land Use Map the access off Madison St. is classified as Madison Street Corridor Character Area and parcels 04.00, 04.01, and 04.02 are classified as Mixed Density Residential character area..
3. **SITE PLAN. 1049 MADISON ST., TAX MAP 089D GROUP A PARCEL 04.02,. Case/File No. SP2025-10-005.** JCG Holdings, LLC., owner, TTL, Inc., representative, collectively requesting approval of 8.95 (+/-) ac. gravel laydown yard and maintenance storage on 3-parcels. This parcel is 1.4 ac., zoned, I-2, General Industrial. Related Case/File Nos. SP2025-11-003 and 004. The three parcels are split classification in the Future Land Use Map: In the Future Land Use Map the access off Madison St. is classified as Madison Street Corridor Character Area and parcels 04.00, 04.01, and 04.02 are classified as Mixed Density Residential character area

Deferred 90-days in the 11/25/2026 meeting to fully address Staff and Planning Commission Comments and provide a Traffic Impact Study.

C. PRELIMINARY PLAT, MAJOR SUBDIVISION. “VICTORY PARKE” LOCATED AT TAX MAP 069 PORTION OF PARCEL 056.01 AND 056.08. Case/File No. SD2025-09-04. Victory Baptist Church owner, St. John Engineering, LLC., representative, David Alcorn, Developer, collectively requesting preliminary plat approval of the high-density residential subdivision consisting of approximately 150 +/-townhome units in TN Horizontal Property Regime (“HPR”) on 12.82 (+/-) acre parcel zoned R-4, High Density Residential. In the Future Land Use Map, this area is classified as North Main Street Corridor character area

By Request of Applicant to return to the PC meeting.

Deferred from 01/22/2026 meeting to complete TDOT review. TDOT meeting is scheduled for 02/26/2026.

7. NEW BUSINESS.

PLANNING COMMISSION DECISION.

- A. **SITE PLAN. HOPE CENTER MINISTRIES, TAX MAP 078 PARCEL 008.03.** **Case/File No. SP2025-12-003.** Hope Center Ministries / Old Nashville Dirt Road LLC., owner, St. John Engineering, LLC., representative, requesting approval of 6,176 sqft. Group Care and Family Home on 5.13 acres currently zoned R-3, Medium Density Residential. The parcel is classified as Mixed Density Residential in the Future Land Use Map: Nashville Dirt Road is functionally classified as a Local Road with no future context characterization.

This Application received a BZA approval on 02/19/2026 for Special Exception Pursuant to U.S. Public Law 106-274, Religious Land Use and Institutionalized Persons Act ("RLUIPA").

- B. **MAJOR SUBDIVISION, CONCEPT. 734 MAIN ST. TAX MAP 0780 GROUP G PARCEL 004.00.** **Case/File No. SD2026-01-003.** RODNEY C. PARSON, owner, St. John Engineering, LLC., representative, requesting major commercial subdivision concept review by Planning Commission and proposing creation of 3-subdivided commercial lots. The approximately 3.07 (+/-) acres is currently zoned C-2 and classified as Core character in the Future Land Use Map. N. Main St. is functionally classified as a Principal Arterial with Suburban future context characterization.

- C. **MAJOR SUBDIVISION, PRELIMINARY PLAT. "CEDAR GLADE" PUD, CEDAR GLADE CIRCLE, TAX MAP 069 PARCELS 055.06 AND 055.08.** **Case / File No. SD2026-01-004.** ALCORN PROPERTIES, LLC., OLE SOUTH PROPERTIES, owners, and St. John Engineering, LLC., representative, requesting approval of re-subdivision of Open Space, tract of land, and roadway. Total land area is 10.63 acres, zoned Planned Unit Development. In the Future Land Use Map the parcel is classified as North Main Street Corridor Character Area. Cedar Glade Circle is functionally classified as a Local Road connecting to N. Main St. which is functionally classified as a Principal Arterial with Suburban future context characterization.

Concept reviewed by the Planning Commission on 11/18/2025 and and PUD Amendment approved 01/22/2026.

- D. **MAJOR SUBDIVISIONS, FINAL PLAT AMENDMENT.** “PARK PLACE TOWNHOMES BUILDING 5”. HORSE MOUNTAIN ROAD, TAX MAP 078 PARCEL 038.02. Case No. SD2026-02-006. OLE SOUTH PROPERTIES, townhome unit owner, Northcutt Surveying, Inc. representative, requesting approval of plat amendment. Plat amendment adds amends easement and infrastructure (water) to Building No. 5, 7-townhome units, totaling 8,485 sqft. in Horizontal Property Regime, zoned Planned Unit Development (“PUD”) . In the Future Land Use Map the parcel is classified as Mixed Density Residential Character Area. Located off Horse Mountain Road, a Local Road functional classification with no Future Context Classification.
- E. **MAJOR SUBDIVISION, FINAL PLAT AMENDMENT.** “CEDAR GLADE” PUD, “CEDAR GLADE PHASE 3A”, CEDAR GLADE CIRCLE, TAX MAP 069 PARCELS 055.09. Case / File No. SD2026-03-004. RHB, LLC., owner, and St. John Engineering, LLC., representative, requesting approval of plat amendment. Plat amendment includes 48 townhome units on 10.63 acres, zoned Planned Unit Development (“PUD”). In the Future Land Use Map the parcel is classified as North Main Street Corridor Character Area. Cedar Glade Circle is functionally classified as a Local Road connecting to N. Main St. which is functionally classified as a Principal Arterial with Suburban future context characterization in the adopted Corridor Study
- F. **MAJOR SUBDIVISION, FINAL PLAT.** “CEDAR GLADE” PUD, PHASE 3B, CEDAR GLADE CIRCLE, TAX MAP 069 PARCELS 055.09. Case / File No. SD2026-01-005. RHB, LLC., owner, and St. John Engineering, LLC., representative, requesting final plat approval of 48-two story townhome units in a Horizontal Property Regime (“HPR”). Total land area is 10.29 acres, zoned Planned Unit Development. In the Future Land Use Map the parcel is classified as North Main Street Corridor Character Area. Cedar Glade Circle is functionally classified as a Local Road connecting to N. Main St. which is functionally classified as a Principal Arterial with Suburban future context characterization

8. STAFF REPORT.

- A. **ADMINISTRATIVE APPROVAL. MINOR SUBDIVISION, 115 SCOTLAND HEIGHTS. TAX MAP 078J GROUP B PARCEL 012.00. Case/File No. SD2026-002.** DCC STRATEGIC REALTY PARTNERS, LLC., owner, St. John Engineering, LLC., representative, requesting approval of subdivision creating a single lot from a parent lot of a 0.69 ac. parcel currently zoned R-2, Medium Low Density Residential. Parcel is classified as Mixed Density Residential character area in the In the Future Land Use Map. Scotland Heights Rd. is a Local Road connecting to N. Main St. a principal arterial functional classification. Future context classification is Suburban.

B. COMPARISON OF SIGN ORDINANCES. OTHER JURISDICTION OUTDOOR SIGNAGE DEVICES (BILLBOARDS).

9. ADOPTION OF TRAINING HOURS.

10. ADJOURN.

TYPES OF PLANNING DECISIONS.

1. **LEGISLATIVE.** *Three categories (application types) are within this type of decision: Rezoning, PUD, and Annexations. These applications require notice to neighbors and Public Hearings where the community may provide comments to the Mayor and City Council for consideration.*
 - **GOVERNING BODY.** The Mayor and City Council set the broad policies for the Community and makes decisions based on Public Interest.
 - **DECISION TYPE.** The Planning Commission provides either a favorable or unfavorable recommendation to the City Council for review and adoption. The Planning Commission will base their recommendations to the City Council on adopted plans, maps, and studies that form city policy, such as *The Shelbyville Comprehensive Plan* and *Future Land Use Map*, etc.
2. **PLANNING COMMISSION.** *Two categories (application types) are within this type of decision: Site Plan and Subdivision. Notice to neighbors and Public Hearings are not required. The Commission also considers subdivision variances.*
 - **REGULATORY BODY.** The Planning Commission makes decisions basing on standards within the *Shelbyville Municipal Zoning Ordinance*, *Shelbyville Municipal Subdivision Regulations*, and required studies such as traffic impact studies, environmental studies, etc.
 - **DECISION TYPE.** The Planning Commission will provide an approval, approval with conditions (Procedural Notifications), or denial.
3. **ADMINISTRATIVE.** *As a department policy, one category (application type) of decision for site plan and according to the Shelbyville Municipal Subdivision Regulation, two categories (application types) of subdivision are administratively decided upon by staff. Site plan applications for development of 2,000 sf and under, two lot combinations, and minor subdivision creating not more than 2-lots are reviewed administratively.*
 - Staff makes these decisions based on clear and objective criteria based on the zoning ordinance and subdivision regulations. There is little room for judgement and discretion. There is no need for notices to neighbors or Public Hearing.