



STAFF REPORT

AGENDA ITEM: #10

CASE NUMBER: PD 17-15

L.U.C.B. MEETING: September 14, 2017

DEVELOPMENT NAME: Appling/I-40 Planned Development, 4th Amendment

LOCATION: 2424 Appling Road
(East side of Appling Road.; ± 641 feet south of Reese Rd)

COUNCIL DISTRICT(S): District 1-Super District 9

OWNER/APPLICANT: Pingree 2000 Real Estate Holdings, L.L.C/EAN Holdings, L.L.C.

REPRESENTATIVE: Renaissance Group (Wesley Wooldridge)

REQUEST: Amend “uses permitted” within part of Area ‘B’ of the Appling/I-40 Planned Development (P.D. 08-318) to allow car and truck rental sales at existing Enterprise Rent-A-Car office.

AREA: +/-7.29 acres (Area B)

EXISTING LAND USE & ZONING: Appling/I-40 Planned Development, 3rd Amendment, (P.D. 08-318, 3rd Amendment) in the Residential Urban (RU-3 FP) Zoning District

CONCLUSIONS

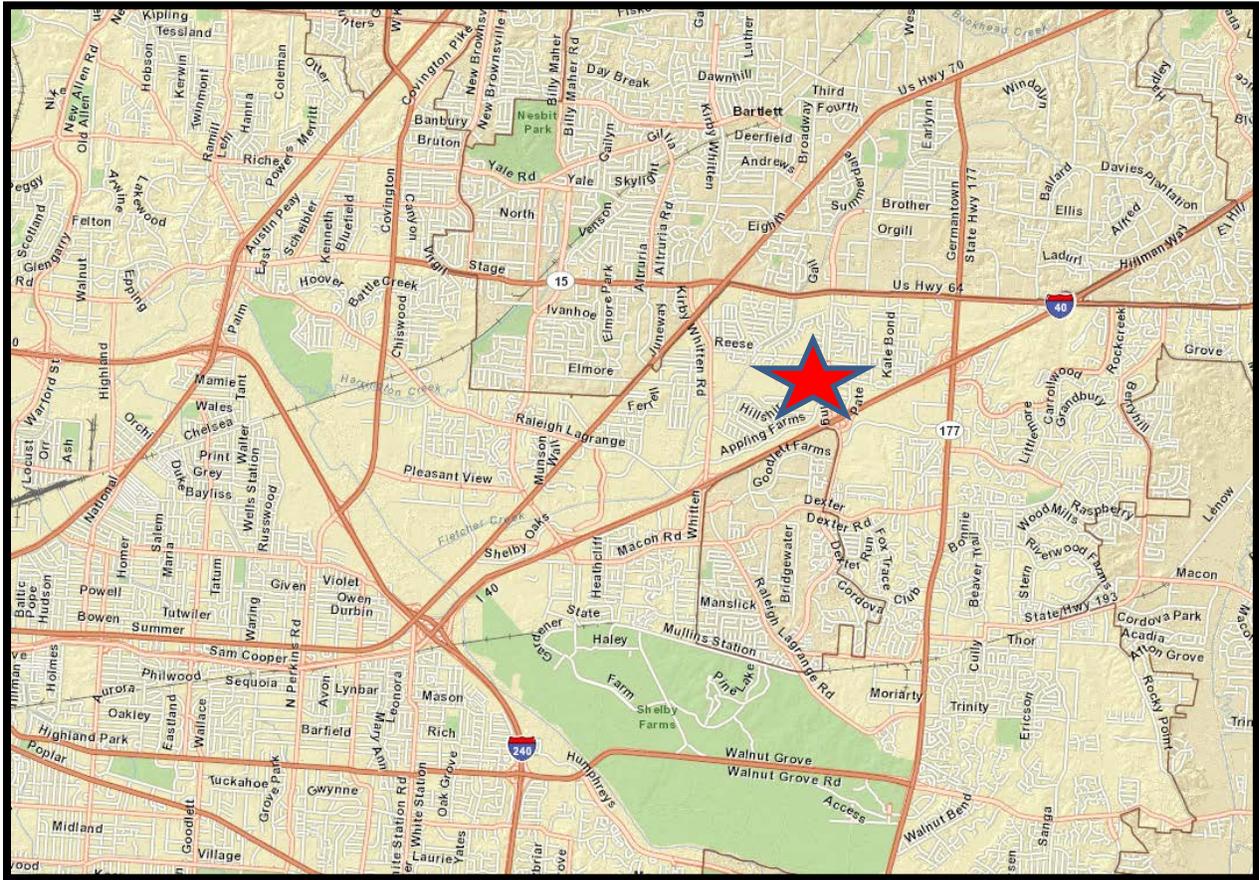
1. Staff agrees it is appropriate for the “uses permitted” within the outline plan conditions comprising part of Area ‘B’ of the Planned Development to be amended to allow car and truck rental to the public.
2. The planned development was approved in 2008. The Enterprise Rent-A-Car Center has occupied the space within Area ‘B’ since 2009. The proposed change is consistent with the permitted office and executive uses within this area of the Planned Development.
3. The fact that vehicle repair and maintenance are still prohibited in this area of the Planned Development will protect the integrity of the residential area immediately to the west of the subject property.

RECOMMENDATION:
Approval with conditions

Staff Writer: *Staci Tillman*

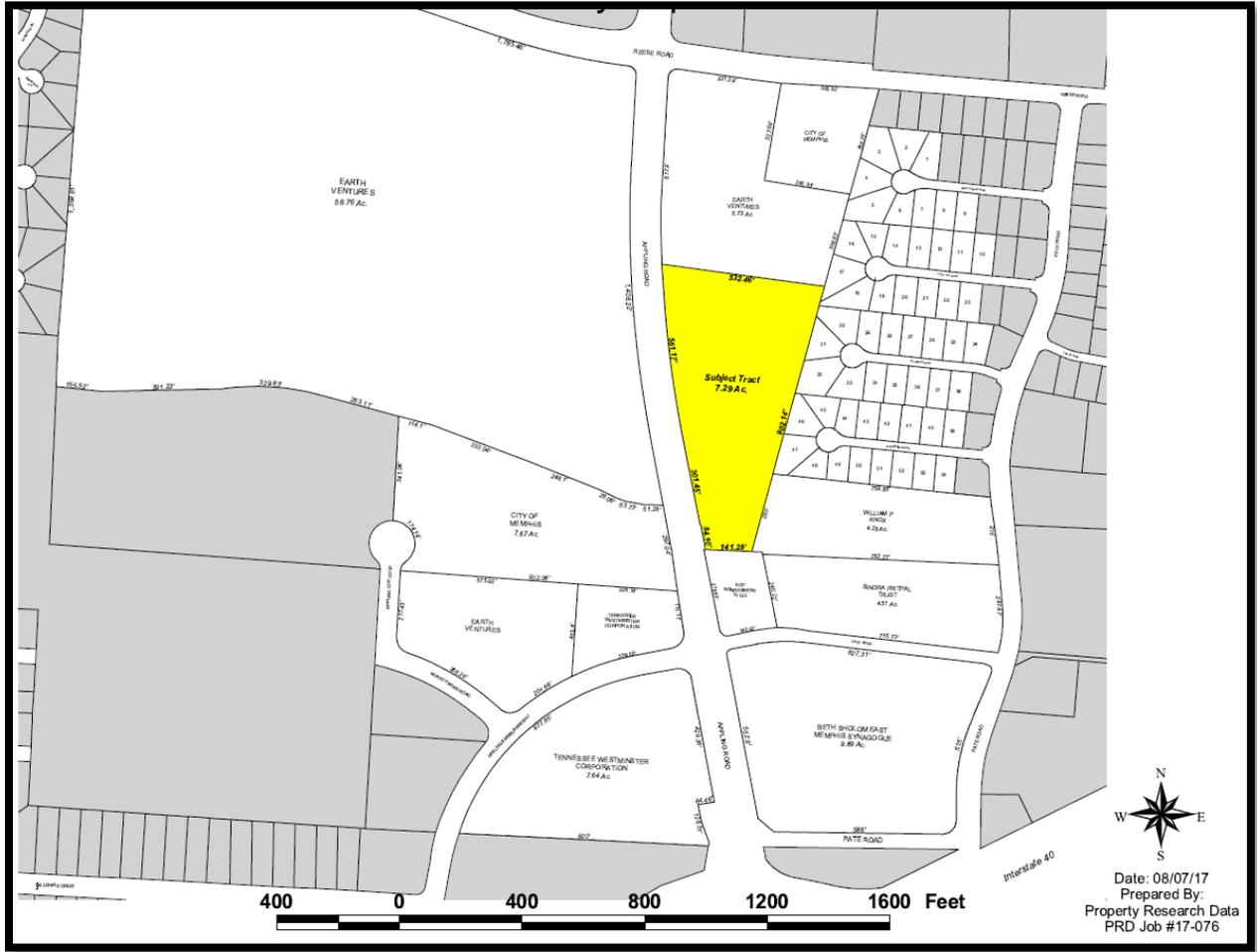
E-mail: staci.tillman@memphistn.gov

GENERAL LOCATION



“Red Star” on map above indicates approximate location of site

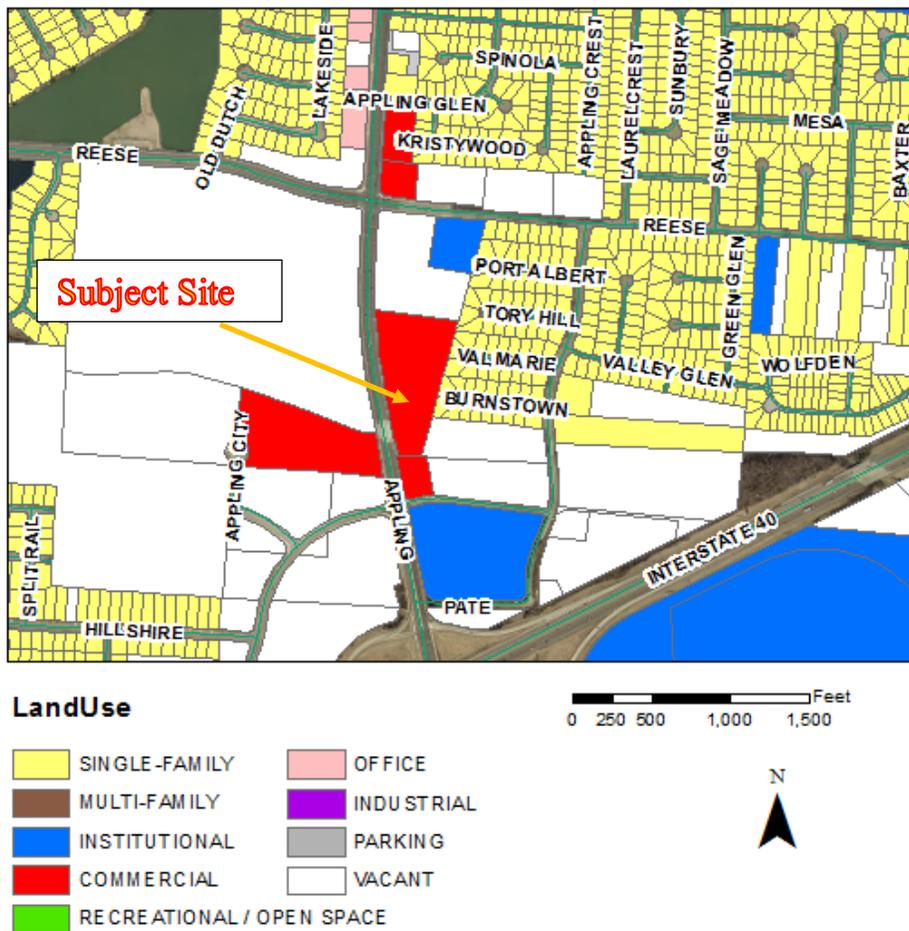
VICINITY MAP



EXISTING CONDITIONS



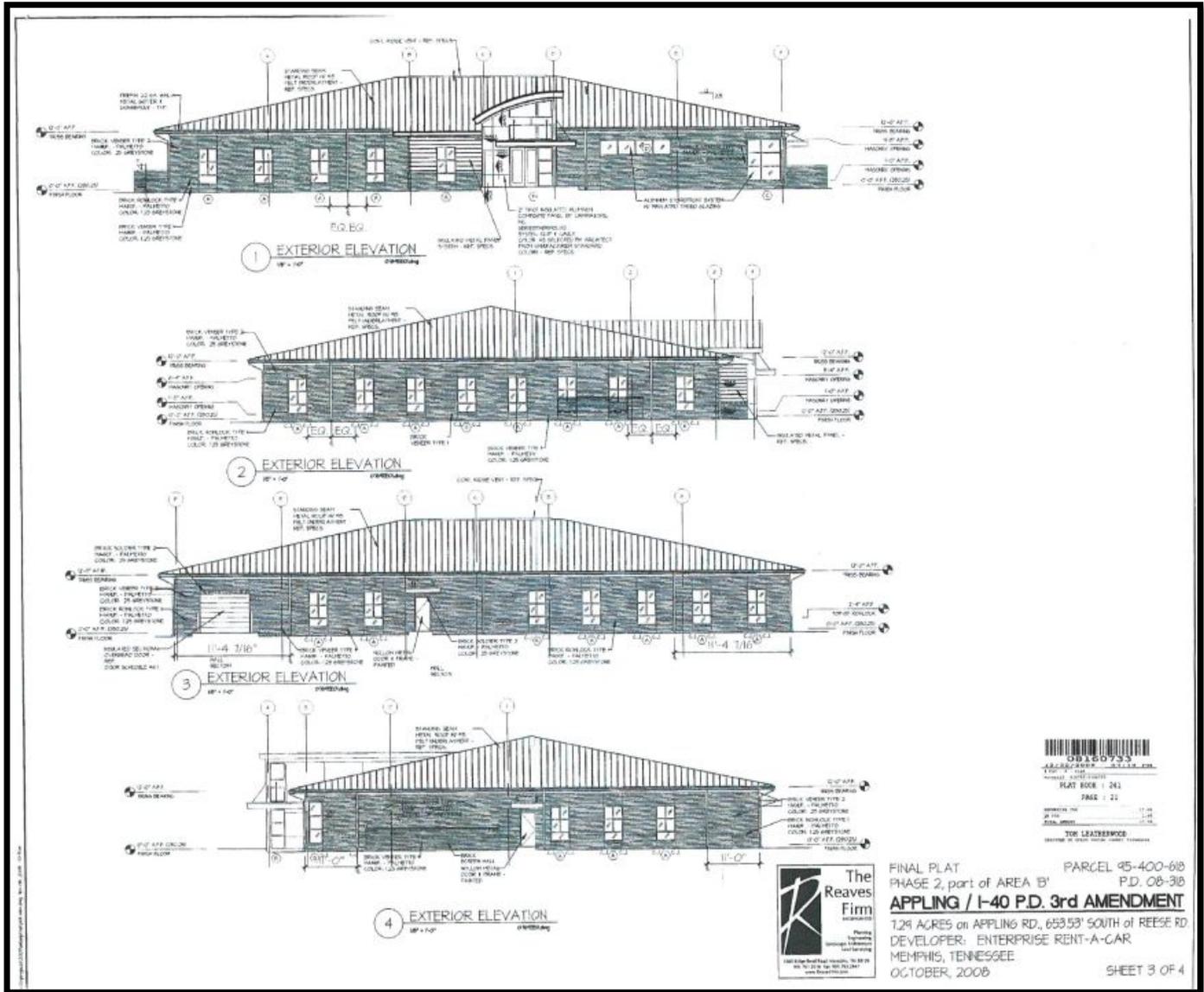
LAND USE & ZONING



Surrounding Land Uses and Zoning

- North:** Vacant Land, P.D. 08-318 in the Residential Urban (RU-3) Zoning District, City of Memphis Fire Station No. 56
- East:** Residential Single Family in the R-6 and R-6 (FP) Zoning Districts
- South:** Vacant Land, P.D. 08-318 in the Residential Urban (RU-3) Zoning District, Shell Gasoline Station
- West:** Vacant Land in the Commercial Mixed Use (CMU-1 FP) Zoning District, Memphis Animal Services

EXISTING EXTERIOR ELEVATIONS



GENERAL INFORMATION

Street Frontage: Appling Road-----+/-946 linear feet.

Planning District: Shelby Farms-Germantown

Zoning Atlas Page: 1850

Parcel ID: 095400 00623

Zoning History: Planned Development (P.D. 08-318) was approved by the Land Use Control Board on July 10, 2008 and the Memphis City Council on September 9, 2008.

PUBLIC NOTICE

A public notice sign was installed at the subject property on Tuesday, August 29, 2017 per the attached affidavit.

AFFIDAVIT

Shelby County
State of Tennessee

I, Wesley Woodbridge, being duly sworn, depose and say that at 6 am/pm on the 29 day of August, 20017, I posted a Public Notice Sign(s) pertaining to Case No. PD-17-15 at 2424 Appling Road (address), providing notice of a Public Hearing before the Land Use Control Board, Memphis City Council, Shelby County Board of Commissioners for consideration of a proposed Land Use Action (Planned Development, Special Use Permit, Use Variance, Zoning District Map Amendment), a photograph of said sign(s) being attached hereon and a copy of the sign purchase receipt or rental contract attached hereto.

Wesley Woodbridge
Owner, Applicant, or Representative

8/30/2017
Date

Subscribed and sworn to before me this 30th day of August, 20017

Wesley Leslie Jackson
Notary Public

My commission expires: March 19, 2019



NEIGHBORHOOD MEETING

A neighborhood meeting was held at 6:30 PM on Wednesday, August 30, 2017, at the subject property located at 2424 Appling Road. A total of 126 notices were mailed to the public on August 18, 2017.

STAFF ANALYSIS

The subject property is located on the east side of Appling Road approximately 650± feet south of Reese Road. This request includes acreage within a part of the Planned Development designated as Area 'B'. The site has served as the executive offices and fleet parking for Enterprise Rental Center since 2009. The applicant states in its Letter of Intent due to growth, the operation, recognizes the need to establish a truck rental service at the subject property location. The applicant, therefore, is seeking to amend the "uses permitted" within part of Area 'B' of the Planned Development to allow car and truck rental to the public.

The applicant states the exterior of the existing facility will not require modification to begin offering the new service. Vehicle repair and maintenance will continue as a prohibited use at this location. Car and truck rental is consistent with the approved executive office uses of this area within the Planned Development. Staff supports the request to amend the permitted uses within Area 'B' to allow the existing Enterprise Rent-A-Car to offer car and truck rental to the public.

RECOMMENDATION: APPROVAL WITH CONDITIONS

APPLING/I-40, (4th AMENDMENT)

OUTLINE PLAN CONDITIONS:

(Applicant's Proposed Conditions-Amended shown in red)

- I. Uses Permitted:
 - A. In the area designated on the outline plan as area "A" the following uses are permitted:
 - 1. Accessory dwelling unit
 - 2. Group seller
 - 3. Transitional Home
 - 4. Church
 - 5. Day Care
 - 6. Family Care
 - 7. Group Day Care
 - 8. Lodge, Club
 - 9. Museum
 - 10. Nursery School
 - 11. Park
 - 12. Philanthropic Organization
 - 13. Public Building
 - 14. Recreation Field
 - 15. School
 - 16. Studio
 - 17. Bakery
 - 18. Bank
 - 19. Barber Shop
 - 20. Business School

- | | |
|-------------------------------|--------------------------------|
| 21. Catering | 32. Drive In Restaurant |
| 22. Cleaning, Pick-up Station | 33. Retail Shop |
| 23. Financial Services | 34. Veterinary Clinic |
| 24. Flower Shop | 35. Post Office |
| 25. Gasoline Sales | 36. Telephone Switching Center |
| 26. General Services | 37. Lawn and Garden Service |
| 27. Greenhouse | 38. Automobile Service Station |
| 28. Music Academy | 39. Assisted Living for the |
| 29. Offices | Elderly |
| 30. Personal Service | (including a nursing home) |
| 31. Restaurant | |

B. In the area designated on the outline plan as Area "B" the following uses are permitted:

1. Any use permitted in the "O-G" Zoning District
2. Cleaning Pick-up Station
3. Office and art supply, display, and storage
4. Personal Service establishment
5. Photo-Finishing Pick-up Station
6. Apothecary
7. Day Care Center
8. Health Spa
9. Answering Service
10. Duplicating and Blueprint shop
11. Computer Sales and Service
12. General Service and Repair
13. Hotel
14. Assisted Living for the elderly (including and nursing home)
15. Retail Shop
16. Restaurant
17. Bakery
18. Commercial greenhouse or nursey
19. Service Station (only within the southernmost 300 feet of Area B)
20. Executive Office for Rental Car Facility with Fleet Parking. No maintenance to these vehicles shall be performed at this location.
21. Above ground fuel storage, subject to the review and comment from the Memphis Fire Department and a review of its location and screening by OPB is permitted in association with Item 20 above.
22. Car and Truck rental to the Public.

C. No outdoor storage of materials shall be permitted except for greenhouses or nurseries, and the Fleet Parking for #20 above.

II. Bulk Regulations

- A. The bulk regulations of the “C-L” zoning district shall govern development in Area “A”, with the exception of height, which is regulated by II.D. below.
- B. The bulk regulations of the “O-G” zoning district shall govern development in Area “B” with the exception of height, which is regulated in II.D. below.
- C. If Areas “A” and/or “B” are developed for assisted living (with or without a nursing home) the Livability Space Ratio of the “R-ML” District as it relates to multiple family dwellings shall apply.
- D. Maximum building height: 35 feet except that buildings within 100 feet of residentially developed property along the east property line and any portion along the north property line which is developed for residential use shall have a maximum height of 25 feet.
- E. The Enterprise Rental Care Office Building in Area B shall be consistent with the elevations submitted with this application (P.D. 08-318).
- F. Revise and re-record the Outline Plan to shift the north line of the Enterprise Rental Car proposal and revise area calculations.

III. Circulation, Access, and Parking:

- A. Dedicate and improve Appling Road to a 114- foot right-of-way.
- B. Dedicate and Improve Reese Road, to 42 feet from the centerline at its intersection with Appling Road and provide transition eastward to 34 feet from the centerline subject to the City/County Engineer’s approval.
- C. Internal dedicated streets shall have a minimum right-of-way of 68 feet.
- D. The locations and design of all curb cuts and dedicated streets providing access to the individual parcels of ownership within the planned development shall be subject to the approval of the City/County Engineer.
- E. No access shall be permitted into adjacent residential developments to the east.
- F. Permit 2 curb cuts per street frontage for Area “A” onto Appling Road and Reese Road with no curb cut beginning any closer than 300 feet from the centerline of the intersections major arterial.
- G. Permit 2 curb cuts on to Appling Road to serve Area “B”.
- H. Internal circulation shall be provided between all phases and sections. However, is “A” or “B” is developed as assisted living for the elderly, internal connection between the assisted living center and commercial or office development shall not be required.
- I. All private drives within the development shall be constructed to meet the city standards. Minimum drive width shall be 22 feet.

IV. Landscaping, Screening, and Site Lighting

- A. A 15-foot wide landscaped area consisting of Plate “F” shall be provided along Reese Road and Appling Road. The landscaped area shall be subject to the review and

- approval of the Office of Planning and Development. A detailed streetscape plan for the rental car facility in Area B that is consistent with the plans submitted with this application (P.D. 08-318) and acceptable to the Office of Planning and Development shall be submitted with the Final Plan.
- B. A 25-foot wide landscaped buffer strip shall be provided along the east line of Areas “A” and “B”. The buffer shall be subject to the approval of the Office of Planning and Development. A detailed screening and parking lot landscaping plan, that may include a sight proof wooden fence, and is consistent with the plans submitted with this application (P.D. 08-318) and acceptable to the Office of Planning and Development shall be submitted with the Final Plan. Minimum height of trees in the buffer shall be eight (8) feet.
 - C. A minimum of five percent of the development shall be landscaped, exclusive of the required perimeter or street landscaping.
 - D. Existing trees shall be preserved wherever feasible. The Land Use Control Board may require modification of building and parking areas to preserve specific trees.
 - E. All required landscaping shall be located outside of any easements.
 - F. Lighting standards shall be limited to the following maximum height:
 - 1. 15 feet high within 100 feet of the east property line.
 - 2. 50 feet except as required above.
 - G. Lighting shall be directed so as not to glare onto residential property.
 - H. Refuse containers shall be completely screened from view of adjacent property.
 - I. The Final Plan shall demonstrate conformance with the Tree Ordinance, an NOI shall be filed with the submittal of the Final Plan.
 - J. Area B: Fencing along the Applying frontage, the north, or south property lines shall be shown on the Final Plan, and is subject to the review and approval of the OPD.
 - K. Any HVAC equipment shall be screened from public view via landscaping, fencing, or architectural features such as a parapet.
 - L. All required landscaping shall be irrigated.
- V. Drainage:
- A. All drainage plans to be submitted to City/County Engineer(s) for review.
 - B. All drainage emanating on-site shall be private. No easements will be accepted.
 - C. Design of the storm water conveyance and management facilities of this project shall be in accordance with the “City of Memphis Drainage Design Manual”. The Manual requires on-site detention of storm water run-off, generated from this project, which exceeds the capacity of the downstream system. Drainage calculations performed in accordance with the manual shall be submitted verifying that adequate non-building areas have been provided for storm water detention facilities. For information concerning this requirement, please contact the City Engineer’s Office.

- D. This site is located within the boundary of the Fletcher Creek Drainage Basin and is required by ordinance to provide onsite detention of storm water runoff that considers both the 10 and 25 year, 24- hour storm. The applicant should be aware that the ordinance requires that development in the area provide no net loss of flood plain storage as shown on the 1982 FEMA Flood Hazard Boundary Maps.

VI. Signs:

- A. Area "A" shall conform to the sign regulations for the C-L District except that no sign shall be permitted to exceed 200 square feet in area.
- B. Area "B" shall conform to the sign regulations for the O-G District.
- C. Portable and temporary signs shall not be permitted.

- VII. The Land Use Control Board may modify the building setback, access, parking, landscaping, and sign requirements if equivalent alternatives are presented.

- VIII. A final plan shall be filed within five years of approval of the outline plan. The Land Use Control Board may grant extensions at the request of the applicant.

IX. Any final plan shall include the following:

- A. The outline plan conditions.
- B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public Improvements.
- C. The exact location and dimensions including height, of all buildings or buildable areas, parking areas, drives, and required landscaping.
- D. The number of parking spaces.
- E. The location and ownership, whether public or private, of any easement.
- F. A statement conveying all common facilities and areas to a property owners' association or the entity, for ownership and maintenance purposes.
- G. The 100-year elevation.
- H. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City or County Engineer, as applicable. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to : removal of sedimentation, fallen objects, debris, and trash, mowing; outlet cleaning; and repair of drainage structures.

- X. The consent of succeeding owners of any lot or lots shall not be required to make amendments to the planned development. All property owners within the planned development shall be notified by mail of the proposed amendments.

DEPARTMENTAL COMMENTS:

The following comments were provided by inter-governmental agencies/organizations to which this application was referred:

City Engineer:

Sewer (WN-10 Basin)

Roads:

1. This development does not appear to be effected by a project that has been identified by TDOT or the MPO on the LTRP to receive future improvements. However, the applicant is advised to inquire with the MPO, MATA, TDOT and any adjacent railroad authority regarding any future projects that may impact this site.

Drainage (Fletcher Creek Basin):

2. This development is located within the Fletcher Creek District.

Traffic Control Provisions:

3. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number of projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for land Development of the City of Memphis Division of Engineering Design and Policy Review Manual.

Curb Cuts/Access:

4. Any existing nonconforming curb cuts shall be modified to meet current City/County Standards or closed with curb, gutter and sidewalk.
5. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair

necessary to meet City standards,

General Notes:

6. The width of all existing off-street sewer easements shall be widened to meet current city standards.

City Fire Services:

No comments received.

Memphis & Shelby County Health Department Water Quality Branch & Septic Tank Program:

1. Abandoned wells of any type at the site must be properly abandoned as outlined in the Shelby County Well Construction Code, Sections 6 and 9.
2. If any monitoring wells were installed as part of an environmental site assessment, they must be filled as outlined in Section 6 of the Shelby County Well Construction Code.
3. An area denoted by "Reserved for Storm Water Detention" shall be located and not be used as a building site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association.

Shelby County Schools:

No comments received.

Construction Code Enforcement:

No comments received.

Memphis Light, Gas and Water:

No comments received

Memphis Light, Gas and Water Address Mapping:

NO CHANGES-Street names good & existing (APPLING RD)

AT&T-TN:

No comments received.

Shelby County Conservation Board:

No comments received.

Neighborhood Associations/Organizations:

Cordova Leadership Council:

No comments as of 09/08/17

Staff: st

APPLICATION



Memphis and Shelby County
Office of Planning and Development

CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

**APPLICATION FOR PLANNED DEVELOPMENT APPROVAL
 (OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)**

Date: 08/07/17

Case #: PD 17-15

PLEASE TYPE OR PRINT

Name of Development: APPLING/I-40 P.D., 2nd AMENDMENT, PHASE 2, PART OF AREA B

Property Owner of Record: PINGREE 2000 REAL ESTATE HOLDINGS L.L.C. Phone #: 901-380-7665

Mailing Address: 600 CORPORATE PARK DR. City/State: ST. LOUIS, MO Zip 63105

Property Owner E-Mail Address: christopher.t.mullins@ehi.com

Applicant: EAN HOLDINGS, L.L.C. Phone # 901-380-7665

Mailing Address: 2424 APPLING ROAD City/State: MEMPHIS, TN Zip 38133

Applicant E- Mail Address: christopher.t.mullins@ehi.com

Representative: WESLEY WOOLDRIDGE Phone #: 901-332-5533

Mailing Address: 9700 VILLAGE CIRCLE, STE 100 City/State: LAKELAND, TN Zip 38002

Representative E-Mail Address: wooldridge@rgroup.biz

Engineer/Surveyor: RENAISSANCE GROUP Phone # 901-332-5533

Mailing Address: 9700 VILLAGE CIRCLE, STE 100 City/State: LAKELAND, TN Zip 38002

Engineer/Surveyor E-Mail Address: wooldridge@rgroup.biz

Street Address Location: 9700 VILLAGE CIRCLE, STE 100

Distance to nearest intersecting street: 642FT SOUTH OF THE SOUTH LINE OF REESE ROAD

	Parcel 1	Parcel 2	Parcel 3
Area in Acres:	<u>7.29 ACRES</u>		
Existing Zoning:	<u>RU-3(FP)</u>		
Existing Use of Property	<u>EXECUTIVE OFFICE & FLEET STORAGE</u>		
Requested Use of Property	<u>SAME PLUS CAR AND TRUCK RENTAL</u>		

Medical Overlay District: Per Section 8.2.2D of the UDC, no Planned Developments are permitted in the Medical Overlay District.

Unincorporated Areas: For residential projects in unincorporated Shelby County, please provide the following information:

Number of Residential Units: _____ Bedrooms: _____

Expected Appraised Value per Unit: _____ or Total Project: _____

Amendment(s): Is the applicant applying for an amendment to an existing Planned Development?

Yes No

The following modifications to existing planned developments are considered amendments: 1) a change to the permitted uses in a planned development, except in situations where a use of a higher classification is proposed to be changed to a use of a lower classification; 2) a modification to conditions that phases the uses, and 3) a conversion of public streets. See Section 9.6.11E(1) of the UDC for further details.

4.10.3 Planned Development General Provisions

The governing bodies may grant a special use permit for a planned development which modifies the applicable district regulations and other regulations of this development code upon written findings and recommendations to the Land Use Control Board and the Planning Director which shall be forwarded pursuant to provisions contained in section 4.10.3:

Please address each sub-section below (Provide additional information on a separate sheet of paper if needed).

- The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.

- An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.

- The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)

- Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.

- Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.

- Lots of records are created with the recording of a planned development final plan.



Section 4.10.3 – Planned Development General Provisions

- *The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.*

The proposed additional use of the property will not require improvements to the site nor will it generate enough new traffic to conflict with the future demands of the development of surrounding properties.

- *An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.*

All needed utilities and infrastructure are in place and will not need to be extended or modified in any capacities.

- *The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses.*

Existing structures, parking areas, walks, lighting and other service facilities are compatible with the surrounding land uses and will not change with this amendment.

- *Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.*

The modifications to the "Uses Permitted" of the Outline Plan are not inconsistent with the public interest. It is public interest that realized the need for the use.

- *Homeowners. Associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.*

Enterprise Rental Center maintains their property and will continue doing so.

- *Lots of record are created with the recording of a planned development final plat.*

A new Lot of Record will not be created with this amendment to the Outline Plan conditions.

REQUIREMENTS PRIOR TO APPLICATION SUBMISSION

PRE-APPLICATION CONFERENCE - Not more than six (6) months nor less than five (5) working days prior to filing an application, the applicant shall arrange for a mandatory pre-application conference with OPD.

Pre-Application Conference held on: 6/05/17 with DON JONES

NEIGHBORHOOD MEETING – At least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2).

Neighborhood Meeting Requirement Met: Yes or Not Yet (Circle one)
(If yes, documentation must be included with application materials)

SIGN POSTING – A sign or signs shall be erected on-site no more than 30 days or less than 10 days prior to the date of the Land Use Control Board hearing. See Sub-Section 9.3.4C of the UDC for further details on sign posting.

I (we) hereby make application for the Planned Development described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf.

By: Russell A. Willey 8/3/17
Property Owner of Record Date Applicant Date
Russell A. Willey, Manager

**GUIDE FOR SUBMITTING
PLANNED DEVELOPMENT APPLICATION
(OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)**

- A **THE APPLICATION** - Two (2) collated sets of this application in accordance with the requirements of the Unified Development Code and as outlined below shall be submitted to OPD. The following information is required to be submitted for consideration as a complete application, and except for copies of the Outline and/or Site/Concept Plan, shall be provided on sheets of 8.5"x11" in size. The application with original signatures shall be completed either with legible print or typewritten. Each application set shall be compiled in the following order:
- 1) This application, 8.5"x11" Outline and/or Site/Concept Plan, Legal Description, Vicinity Map, 2-3 sets of gummed-backed Mailing Labels, 2 sets of paper copied Mailing Labels, Letter of Intent, 20"x24" Outline and/or Site/Concept Plan (folded), copy of Deed(s).
 - 2) A compact disc with all submittal documents in "PDF" and any proposed conditions in "WORD".

(For additional information concerning these requirements contact Land Use Control Section at (901) 576-6601.)

LETTER OF INTENT



August 3, 2017

Memphis & Shelby Office of Planning & Development
ATTN: Chip Saliba
125 N. Mid America Mall
Memphis, TN. 38103

Re: **Appling/I-40 Planned Development, 2CD Amendment, Phase 2, Part of Area "B". – Outline Plan Amendment**
2424 Appling Road

Dear Members of the Board:

The above stated property located at 2424 Appling Road has operated as the executive offices and fleet parking for Enterprise Rental Center since its construction in 2009. Enterprise Rental Center has experienced continued growth and as such has recognized the need to establish a truck rental service from their 2424 Appling Road location. No outside modification to their existing facility will be required in order to begin offering this use, only some minor indoor changes to the building. It is estimated a truck fleet of 10 to 12 trucks will be required to meet the rental demands.

We are requesting an amendment to the "Uses Permitted" under Section 1.B of the Outline Plan Conditions of P.D. 08-318 as set forth in the attached Appling/I-40 P.D., 2nd Amendment, Final Plat, Phase 2, part of Area "B" , Plat Book: 241, Page: 21, Recorded: December 22th, 2008. The amendment would be to strike the end of Permitted Use #20 which states: *and no sales or rentals to the public shall be conducted at this site*, and add the Permitted Use: #22. *Car and Truck rental to the Public.*

Justification for amending the Outline Plan Conditions is made in the attached application and we are confident the Board will recognize the circumstances present establishing the need for the request.

On behalf of the applicant, we thank you for your time and attention to our request.

Sincerely,
RENAISSANCE GROUP, INC.

J. Wesley Wooldridge, P.E.

Renaissance Group, Inc.
9700 Village Circle, Suite 100
Lakeland, TN 38002

www.rgroup.biz

Phone 901.332.5533
Fax 901.332.5534

PUBLIC COMMENTS RECEIVED

Any comments received associated with this project have been attached to the end of this report.