



MEMORANDUM

TO: Algood Municipal Planning Commission Members

FROM: Tommy Lee, Staff Planner

DATE: August 20, 2026

SUBJECT: August 27, 2026 Planning Commission Meeting

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The Algood Municipal Planning Commission will hold its regularly scheduled meeting on Thursday, August 27, 2026 at 6:00 pm in the Algood City Hall. The agenda for the planning commission meeting is as follows:

1. Call to order.
2. Roll Call.
3. Approval of the March 26, 2026 minutes.
4. Consideration of request to rezone property located at 2941 Phillips Cemetery Road from C-A (General Commercial) to I-1 (Light Industrial) (Grant Request)
5. Discussion regarding commercial section of the land use plan.
6. Other Business as Necessary.
7. Adjourn.

CTL

**\*See Agenda Review**

Chairman Marshall Judd \_\_\_\_ Dan Taylor \_\_\_\_ Secretary Ruby Hawkins \_\_\_\_ Buck Fowler \_\_\_\_ Sandy Brecker \_\_\_\_

Jeremy Whitson \_\_\_\_ Danny Richardson \_\_\_\_ City Administrator Keith Morrison \_\_\_\_ Building Inspector Bob Lane \_\_\_\_

Others: \_\_\_\_\_

\_\_\_\_\_

**REPORT OF MEETING  
ALGOOD MUNICIPAL PLANNING COMMISSION  
MARCH 26, 2026**

**MEMBERS PRESENT**

Marshall Judd  
Ruby Hawkins  
Dan Taylor  
Danny Richardson  
Jeremy Whitson  
Buck Fowler

**MEMBERS ABSENT**

Sandy Brecker

**STAFF PRESENT**

Tommy Lee, Staff Planner  
Keith Morrison, City Administrator

**OTHERS PRESENT**

Bob Lane, Building Inspector  
Gerald Lee  
Stephanie Lee  
Jignesh Patel

**ITEM 1: CALL TO ORDER**

Upon determining a quorum was present, a special meeting of the Algood Municipal Planning Commission (PC) meeting was called to order by Chairman Marshall Judd on March 26, 2026 at 6:00 p.m.

**ITEM 2: APPROVAL OF FEBRUARY 26, 2026 MINUTES**

After calling the meeting to order, Chairman Judd asked for approval of the minutes from the February 26, 2026 meeting. After discussion, Buck Fowler motioned that the minutes be approved as presented. Ruby Hawkins seconded and the motion passed with a vote of all ayes.

**ITEM 3: CONSIDERATION OF FINAL SITE PLAN TO ESTABLISH OFFICE SPACE AND WAREHOUSING FOR PROPERTY LOCATED AT MIRANDY ROAD AND HIGHWAY 111 (MACK CONSTRUCTION SITE PLAN)**

John Roberts submitted a final site plan on behalf of Mack Construction to establish office space and warehousing for property located on Mirandy Road and Highway 111. The proposed building would consist of 4,950 square feet. The site plan depicts that 750 square feet will be designated for office space and 4,200 square feet designated as warehouse space. According to Article VI, Section 5, subsection B, 14, twelve (12) parking spaces are required and the submitted site plan has twenty-four (24). The lot as it exists is 6.53 acres and the remaining acreage is to be reserved for a parking area and a green space. The lot is served by an existing eight (8) inch sewer line, an existing six (6) inch water line and an existing fire hydrant. The site plan complies with all other requirements established in Article VII, Section 2, B, 2 of the Algood Zoning Ordinance. Staff Planner and City Administrator Keith Morrison both stated that the site plan met all of the requirements established in the zoning ordinance. Morrison stated that stormwater requirements have been satisfied however he does have concerns regarding the eighteen (18) inch drain located on the property and also protecting the existing sewer line. Morrison also stated that there have been citizens concerns about the Mirandy Road entrance due to the possibility of additional traffic creating dust. Vice-Chairman Dan Taylor asked about the plans for the Mirandy Road entrance. Roberts stated that the Mirandy Road entrance offers and additional ingress and egress to the property when traveling south on State Route 111. Roberts also stated that there would be a fence constructed around the front property lane. Building Inspector Bob Lane stated that any property line that borders an R-1 (Low Density Residential) district would require some type of opaque screening. Danny Richardson and Jeremy Taylor both had concerns about the Mirandy Road entrance. Gerald Lee addressed the PC stating that he owns the property adjacent to the Mirandy Road entrance. Lee stated that he was against the Mirandy Road entrance due to safety concerns, potential dust creation and the detention pond backing up. Lane stated that the city has an ordinance to prevent the backing up of the detention pond. Roberts stated that currently, he only has two (2) dump trucks and a lowboy and that trucks should not be entering or existing the property during peak traffic times. Lane stated that the dust could be mitigated by paving the Mirandy Road entrance. After discussion, Jeremy Whitson made a motion to move the final site plan from study to action. Buck Fowler seconded and the motion passed with a vote of all ayes. Then, Dan Taylor made a motion to

approve the submitted final site plan pending that the city engineer confirms that the eighteen (18) inch tile underneath the crossover for the access road from the Mirandy Road entrance is sufficient. Buck Fowler seconded and the motion passed with a vote of all ayes. Gerald Lee stated that he had written a letter to the city council and requested that his letter be included in the minutes for this meeting (See attached)

**ITEM 5: DISCUSSION REGARDING UPDATING THE ALGOOD LAND USE AND TRANSPORTATION PLAN**

At the January 22, 2026 meeting, Staff Planner and City Administrator Keith Morrison addressed the Planning Commission and stated that the Algood Land Use and Transportation plan (LUTP) was in need of an update. Staff Planner stated that the PC has updated the throughfare portion of the LUTP by giving the streets an arterial, collector or local designation. Staff stated that the next step in the update would be to establish priorities for the city. Staff presented five (5) potential areas for priority which were transportation and traffic management, managed urban growth and land use, public facilities and community landmarks, infrastructure resilience and economic development and fiscal health. Staff stated that each proposed priority had multiple recommendations and Staff recommended that the PC members study the proposed areas of priority and suggestions and be prepared to discuss those at the next PC meeting. Chairman Judd tabled discussion. At the February 26, 2026 meeting, the PC had no further recommendations for the Staff Planner or City Administrator Keith Morrison. Chairman Judd tabled discussion. At the March 26, 2026 meeting Staff presented the Residential Lane Use section to the members for review. Staff stated the sections of the chapter included current character, analysis of the current housing stock, zoning composition and density, vacancy rate and infill potential, challenges and strategic goals. Staff stated that the members should review the submitted section and be prepared to discuss the residential section at the April 23, 2026 meeting. Chairman Judd tabled discussion.

With no other business to discuss, Jeremy Whitson made a motion to adjourn the meeting. Ruby Hawkins seconded and the motion passed with a unanimous vote. The next meeting of the Algood Municipal Planning Commission is scheduled for April 23, 2026.

CTL

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Date



**ZONING REQUEST  
APPLICATION**  
Director of Economic &  
Community Development  
Tommy Lee  
Phone: (931) 979-2170  
Email: tlee@ucdd.org

215 West Main Street  
PO Box 49215  
Algood, TN 38506  
Phone: (931) 537-9545  
Fax: (931) 537-9429

DEADLINE for submitting an application for the Algood Planning Commission and/or the Algood Board of Zoning Appeals, is the first Thursday of the month in order to be scheduled for the next regular meeting. The Algood Board of Zoning Appeals meets the 4th Thursday of each month at 5:15pm and Algood Planning Commission meets the 4th Thursday of each month at 6:00pm at Algood City Hall.

**Note: Applicant must be present at meeting to represent their zoning request interest. AN AFFIDAVIT MUST BE FILLED OUT IF THEY ARE ACTING ON BEHALF OF AN OWNER**

Owners Name: Justin Grant Phone: 931.252.3975

Owner's Address: 1026 Briarwood DR

Representative/Developer: \_\_\_\_\_ Phone: \_\_\_\_\_

Address of Property under consideration: 2941 Phillips Cemetery Rd

Location of Property under consideration (Tax Map Number): 026 Parcel .52

Size Property 2.3 Current Zone: ~~Residential~~ 1-1

Existing Use: None

Article VII, Section 11 Planning Fees is hereby created by Ordinance 681-22 and shall be read as follows:  
The following fee schedule shall apply to all zoning requests and shall be paid before action is taken on the request:

**BZA: Please Check the Following Types of Zoning Request (s) Desired.**

\_\_\_\_ **USE UPON APPEAL/SPECIAL EXCEPTION FOR:** \_\_\_\_\_ **FEE: \$125.00**

Users Permitted on Appeal include Homes and Duplexes, and are considered by Board of Zoning Appeals. Uses Permitted on Appeal are listed in the Zoning Code for each zoning district and are the only uses that can be considered under this category. Generally specific criteria or requirements must be made.

\_\_\_\_ **VARIANCE:** \_\_\_\_\_ **FEE: \$125.00**

Required: \_\_\_\_\_ Proposed: \_\_\_\_\_

Applicant needs to provide a sketch site plan of property with all dimensions and distances of building (s) from property lines. A variance is usually requested for setbacks, parking lot size, etc. and is reviewed by Board of Zoning Appeals. A variance is used when a property has special or unusual conditions, so that meeting the regular requirements of the Zoning Code would result in undue hardship upon the owner.

\_\_\_\_ **ADMINISTRATIVE REVIEW OR INTERPRETATION** \_\_\_\_\_ **FEE \$125.00**

Reason: \_\_\_\_\_

PC: Please Check the Following Types of Zoning Request (s) Desired.

✓ REZONING: To mirror the usage possibility of surrounding lots FEE: \$125.00  
Desired Zone: Light Industrial Proposed Use: Small Bay Flex space / Business Park

Applicant should provide reasons and information to show why the change is needed, and that the change will benefit the general welfare rather than the vested interests of a few persons.

Rezoning is to be considered by the Algood Planning Commission for a recommendation of approval (or denial). If approved by PC, the Algood City Council will have to approve the rezoning by an ordinance on 2 readings and hold a Public Hearing on 2<sup>nd</sup> reading.

\_\_\_\_ SITE PLAN REVIEW: \_\_\_\_\_ FEE: \$125.00

\_\_\_\_ ZONING TEXT AMENDMENT \_\_\_\_\_ FEE: \$125.00

Reason: \_\_\_\_\_

This is reviewed by the Board of Zoning Appeals, when the zoning map may be unclear or ordinance description is confusing, or when a proposed new use is not specifically listed in the Zoning Code.

Names of Adjoining Property Owners:

North Church on the Hill

East Church on the Hill

South JMD Investments HWY-111

West HWY-111 JMD Investments

Office Use: Date Received 07-21-20

Fee Amount: \$125<sup>00</sup>

(BZA Notice : \_\_\_\_\_)

Meeting Date 8-27-20

Approved? \_\_\_\_\_

Rezoning: Ordinance Number \_\_\_\_\_ 1<sup>st</sup> Reading \_\_\_\_\_

2<sup>nd</sup> Reading \_\_\_\_\_

Public Hearing Notice Date \_\_\_\_\_ Public Hearing Date \_\_\_\_\_



**Letter of Notice of proposed rezoning for property  
located at 2941 Phillips Cemetery Road**

To whom it may concern:

If you are receiving this correspondence, it is due to the fact that a property adjacent to your own is under consideration for rezoning. In this particular case, the property under consideration is owned by Justin Grant and is located at 2941 Phillips Cemetery Road. The property is also identified as Tax Map 026, Parcel 052.00. Currently, the property is zoned C-A which is the General Commercial District. The proposed new zone for the property is I-1 which is Light Manufacturing. The proposed use for the property is a small bay flex space or a business park. However, once rezoned, any permitted, conforming use can be established on the property. Included in this letter is a map of the property and a list of permitted uses, conditional uses, prohibited uses and lot regulations for the I-1 district. The process for rezoning begins with the consideration by the Algood Municipal Planning Commission. After consideration, the Planning Commission will give either a recommendation in favor of or against the proposed rezoning to the City Council. The proposed action must then pass two (2) readings by City Council, and a public hearing must take place before the request is ratified. The Planning Commission will meet on Thursday, August 27, 2026 at 6 PM at Algood City Hall to consider this rezoning request. This meeting is open to the public. If you have any questions, please contact me at 931-979-2170 or by email at [tlee@ucdd.org](mailto:tlee@ucdd.org).

Tommy Lee  
Algood Community Planner





## **SECTION 6 I-1, LIGHT MANUFACTURING**

### **A. GENERAL DESCRIPTION**

This industrial district is established to provide areas in which the principal use of land is for light manufacturing and assembly plants, processing, storage, warehousing, wholesaling and distribution. It is the intent that permitted uses are conducted so that noise, odor, dust, and glare of each operation is minimal. These industries may require direct access to rail, air, or street transportation routes; however, the size and volume of the raw materials and finished products involved should not produce the volume of freight generated by the uses of the heavy industrial district. Regulations are intended to prevent friction between uses within the district and also to protect nearby residential districts.

### **B. USES AND STRUCTURES**

#### **1. Permitted Principal Uses and Structures [Amended 1999--added j., k., l]**

- a. Industrial uses, such as the manufacture of textiles and apparel, and the fabrication and assembly of machinery and other products of metal, wood, or other materials, and similar uses, including offices and associated employee facilities;
- b. Wholesaling, warehousing, and storage uses;
- c. Building material sales yards and lumber yards;
- d. Machine shops and blacksmith shops;
- e. Truck terminals;
- f. Animal hospitals;
- g. Laundering and dry-cleaning establishments;
- h. Farm implement sales yards, new and second-hand automobile sales yards and uses of a similar nature.
- i. Mini-warehouses, moving-storage business (1996)
- j. Banks, offices, personal and business services;
- k. Restaurants, motel
- l. Wholesale/retail trade

#### **2. Permitted Accessory Uses and Structures**

Any accessory uses or structures incidental to the above permitted uses.

#### **3. Conditional Uses**

- a. Other uses of the same general character as those listed above and deemed appropriate by the Board of Zoning Appeals.
- b. Day care centers as regulated in Article VI, Section 11.
- c. Convenience markets with gas pumps [Amended 1999]
- d. Telecommunication Towers and Stations as regulated in Article VI, Section 19. [Amended 2002]
- e. Self-service storage facilities as regulated in Article VI, Section 21. [Amended 2005]
- f. Meat processing facility

#### **4. Prohibited Uses and Structures**

- a. Any use not specifically permitted or permissible on appeal.
- b. Factory-manufactured structures built to HUD codes in single or multiple sections cannot be used for a non-residential use, except for temporary use at a construction site.



**C. LOT REGULATIONS**

1. **Minimum Lot Area** of 20,000 sq. ft.
2. **Minimum Yard Requirements**
  - a. Minimum of 25 ft. front, side and rear yards.
  - b. A side yard that abuts R-1 or R-2 District shall be 50 ft.

**D. MAXIMUM HEIGHT OF STRUCTURES**

Principal structures shall not exceed three (3) stories nor thirty-five (35) feet in height. No accessory structure shall exceed two (2) stories in height.

**E. LANDSCAPE TREATMENT [Amended 1999]**

1. Any business abutting a residence, no matter how zoned, must install and maintain a "privacy fence" at least 6 ft. in height.
2. Plantings of trees and/or shrubs:
  - a. Planted buffer around perimeter of property within setback areas 5 to 15 ft. depth.
  - b. Property owner and/or occupant required to maintain (water & weeding) and replace dead plants.
  - c. Trees: faster-growing preferably native hardwoods or evergreens, five to six (5-6) ft. tall when planted (no seedlings or small trees).
  - d. Trees planted in straight line 10 to 12 feet apart.
  - e. Evergreens planted in straight line or staggered double row to create more solid barrier.
  - f. Shrubs: fast-growing so that growth creates a unified solid hedge; approximately 2 ft. tall when planted.
3. On-site improvements shall be properly landscaped and buffered to prevent any noticeable noise, dust, or obnoxious odors which would injure or disturb adjoining properties.
4. Perimeter and interior parking lot areas shall be landscaped as regulated in Article VI, Section 23. [Amended 2005]
5. The landscaping used shall not interfere with sight distances of motorists, nor obstruct needed views of buildings or their means of identification.
6. All landscaping should be designed so as to require the minimum amount of maintenance.

**F. SIGN REGULATIONS—[Amended 2014]**

See Article VI, Supplementary Regulations, Section 27 Sign Regulations.

**G. OFF-STREET LOADING REQUIREMENTS**

1. One (1) off-street loading and unloading space shall be provided for buildings up to and including twenty thousand sq. ft. of floor area, plus one additional off-street loading and unloading space for each additional 20,000 sq. ft. of floor area up to and including 100,000 sq. ft.
2. Where trailer trucks are involved such loading and unloading space shall be an area 12 feet by 45 feet with a 14-foot height clearance and shall be designed with appropriate means of truck access to a street or alley as well as adequate maneuvering area.
3. All areas devoted to permanent off-street loading and unloading as required under this section shall be of a sealed surface construction and maintained in such a manner that no dust will result from continuous use.

**H. OFF-STREET PARKING**

As regulated in Article VI, Section 5.

**I. SITE PLAN REQUIREMENTS FOR BUILDING PERMITS [Amended 2005]**

As regulated in Article VII, Section 2-B.

**J. DRAINAGE AND STORMWATER MANAGEMENT [Amended 2005]**

As regulated in Article VI, Section 22.

**K. INSTALLATION, COMPACTION AND DRAINAGE OF FILL MATERIAL [Amended 2006]**

As regulated in the "Supplementary Regulations" under Article VI, Section 25.

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, sidewalks, utilities, and parks as shown to the public or private use noted. I (we) further acknowledge that any change in this subdivision constitutes a resubdivision and requires the approval of the Planning Commission.

Date Signed \_\_\_\_\_ Owner's Signature \_\_\_\_\_

I hereby certify that the survey shown hereon was performed in compliance with the current Tennessee Minimum Standards of Practice and that it is a category "I" and "IV" survey and that the survey meets or exceeds the accuracy requirements thereof. I further certify that the monuments have been placed as shown hereon, to the specifications of the Alqod Planning Commission.

Date Signed \_\_\_\_\_ Registered Land Surveyor  
Tennessee Number: 2635

I hereby certify that the existing water lines shown hereon are in place and maintained by the City of Alaquod.

Date Signed \_\_\_\_\_ Signature of Algood City Administrator \_\_\_\_\_

I hereby certify that the road(s) shown on this plat has the status of an accepted city maintained public road regardless of current condition, or is a state maintained highway.

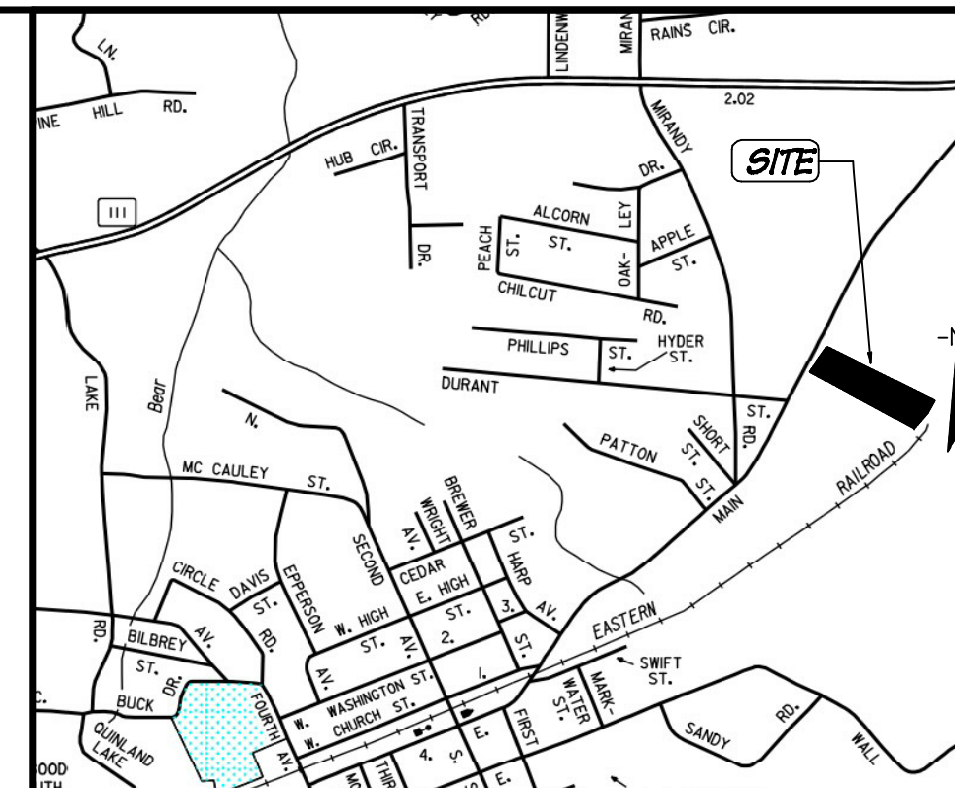
Date Signed \_\_\_\_\_ Signature of City Administrator or  
County Road Supervisor

Addresses have been assigned to each lot in this subdivision and street names shown on this plat have been approved to avoid duplication of current names.

Date Signed \_\_\_\_\_ Signature of E-911 Director \_\_\_\_\_

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of the Algood Municipal Planning Commission with the exception of such variances, if any, as are noted in the Official Minutes of the Algood Planning Commission, and that said plat has been approved for recording in the Office of the Register of Deeds of Putnam County, Tennessee.

Date Signed \_\_\_\_\_ Secretary of the Algood  
Municipal Planning Commission



Vicinity (N.T.S.)

- ▲ 1/2" Rebar (New)
- Concrete Monument
- Utility Pole
- ⊙ Water Meter
- ⦿ Fire Hydrant

MBSL = Minimum Building Setback Lines

—(C)— Center of Paved Road

—S— Sewer Line

—E— Electric Line

—W— Water Line

—X— Fence Line

GPS CERTIFICATION:

I, Rusty L. Norrod, hereby certify that this map was drawn under my supervision from an actual GPS & Conventional Survey made under my supervision and the following information was used to perform the survey:

- (a) Type of Survey: Real Time Kinematic
- (b) Positional Accuracy: 0.05 feet
- (c) Date of (original) field survey: June 17th 2026
- (d) Datum/Epoch: NAD83(2011) Epoch 2010.00
- (e) Published/Fixed Control Used: TDOT CORS Network
- (f) Geoid model: Geoid 12A
- (g) All Distances Shown Are Grid Distances.

NOTES:

1. This survey is prepared from the current deed of record and does not represent a title search or a guarantee of title and is subject to any state of facts a current accurate title search will reveal.
2. This survey is subject to any easements, rights-of-way, restrictions and/or exceptions which may affect said survey.
3. Source of Title: Record Book 1513, Page 411
4. Property is currently zoned R-1, Low Density Residential
5. Locations of utilities are approximate. Contact the appropriate utility for locations of underground services.

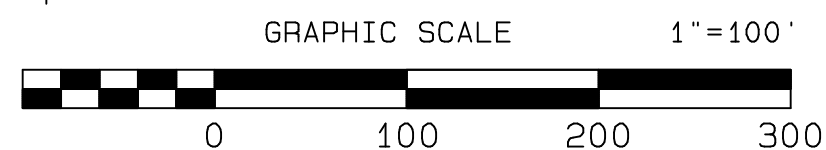
R-1 Zoning Minimum  
Building Setbacks:

Front = 35' Minor  
Side = 15'  
Rear = 30'

## SPECIAL FLOOD HAZARD AREA (SFHA) DETERMINATION

According to the FEMA FIRM # 47141C0130D, Dated: 5/16/07.  
Check One:

X  
 \_\_\_\_: No areas of the subject property depicted on this plat are in a SFHA  
 \_\_\_\_: All of the subject property depicted on this plat is in a SFHA  
 \_\_\_\_: Shaded area(s) of the subject property depicted on this plat are in a SFHA



### LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N28°01'46"E | 109.5    |
| L2   | N28°01'46"E | 90.5     |

### CURVE TABLE

| LINE | ARC     | CHORD BEARING | RADIUS  | DELTA    | CHORD   | TANGENT |
|------|---------|---------------|---------|----------|---------|---------|
| C1   | 93.30'  | S14°03'40"W   | 904.93' | 5°54'26" | 93.26'  | 46.61'  |
| C2   | 110.52' | S20°30'44"W   | 904.93' | 6°59'51" | 110.45' | 55.31'  |

26-051

FINAL PLAT  
OF  
LAMBROS DIVISION

PRESENTED TO  
ALGOOD PLANNING COMMISSION

|            |                                           |                     |                                                 |
|------------|-------------------------------------------|---------------------|-------------------------------------------------|
| OWNER:     | Llanos Lambros                            | SURVEYOR:           | Clinton Surveying, LLC                          |
| ADDRESS:   | 5881 Pleasant Ridge Rd<br>Sparta TN 38583 | ADDRESS:            | 380 S.Lowe Ave, Suite 6<br>Cookeville, TN 38501 |
| TELEPHONE: | 615.779.6029                              | TELEPHONE:          | 931-372-0146                                    |
| ENGINEER:  |                                           | ACREAGE SUBDIVIDED: | 3.80 Acres                                      |
| ADDRESS:   |                                           | NUMBER OF LOTS:     | 01                                              |
| TELEPHONE: |                                           | SCALE: AS SHOWN     | DATE: 06-25-26                                  |
|            |                                           | TAX MAP REFERENCE:  | MAP 26L GROUP A PARCEL 6.00                     |

This update modernizes the language, formatting, and planning terminology of the Commercial Land Use section. It incorporates modern urban design principles—such as access management, walkable downtown centers, and proactive business recruitment—while maintaining all original intent.

## **Commercial Land Use Analysis and Guidelines**

### **Central Business District (CBD)**

The Central Business District along Main Street serves as the historic core and focal point for local commerce and community identity in Algood. While older structures face natural aging and structural wear, low vacancy rates demonstrate the downtown area's ongoing market viability and resilient commercial appeal.

Ongoing private investment, streetscape updates, and structural building restorations continue to revitalize the downtown core. The city prioritizes adaptive reuse, targeted building rehabilitation, and sensitive infill on vacant lots to preserve downtown Algood's historic character while enhancing its economic productivity.

To support Algood's broader land use goals, commercial growth is managed through a balanced, dual-track framework that distinguishes between the historic downtown core and regional commercial corridors. By tailoring development policies to the unique character and capacity of these distinct environments, the city protects its historic heritage while positioning itself to capture sustainable, long-term economic growth.

### **Downtown Central Business District (CBD)**

The Central Business District functions as the community's civic and cultural heart, where the strategy prioritizes compact, pedestrian-oriented, and contextual growth. Planning initiatives in the downtown core focus on maximizing existing infrastructure through:

- **Adaptive Reuse and Infill:** Promoting the rehabilitation and modern conversion of aging structures alongside sensitive infill development on underutilized lots.
- **Pedestrian Connectivity:** Enhancing the streetscape to support walking, bicycle access, and overall shopper safety.
- **Shared Infrastructure:** Managing parking and public space through shared-use arrangements to preserve the historic footprint and maintain an active, inviting streetfront.

### **Regional and Highway Commercial Corridors**

Outside the downtown core, commercial activity shifts to major arterial corridors designed to accommodate higher traffic volumes and regional retail demands. In these areas, the city enforces modern development standards to ensure safety, aesthetic quality, and traffic efficiency:

- **Access Management:** Controlling driveway spacing, requiring shared driveways, and encouraging consolidated entry points to reduce traffic conflict points and prevent continuous "strip" sprawl.
- **Buffer Screening:** Enforcing strict landscaping and visual screening requirements along property lines to create clear, attractive transitions between commercial operations and adjoining residential neighborhoods.
- **Infrastructure-First Phasing:** Restricting high-intensity commercial developments strictly to areas with pre-existing, adequate municipal sewer, water, and road capacities.

## Objectives and Policies

To ensure commercial development expands in an orderly, attractive, and economically viable manner, the city adopts the following objectives and policy guidelines:

### **Objective A: Promote economic vitality and maintain Downtown Algood as a vibrant commercial hub.**

1. **Plan Compliance:** Require all new commercial construction and redevelopment projects to align with the City's overall Development Concept Plan and zoning standards.
2. **Targeted Business Recruitment:** Partner with the Regional Chamber of Commerce, local economic development entities, and merchant groups to recruit and retain businesses that address unmet local market demands.
3. **Clustered Growth:** Support the expansion of established commercial districts and encourage the consolidation of retail services into central, coordinated locations over scattered sprawl.
4. **Adaptive Reuse:** Actively encourage the rehabilitation, conversion, and modern re-use of historic or aging buildings within the Central Business District.
5. **Downtown Parking & Mobility:** Improve, manage, and expand public parking options and pedestrian connections in and around the CBD.

### **Objective B: Establish modern design, access, and environmental standards for all commercial projects.**

1. **Site Development Standards:** Enforce strict site plan review processes ensuring high quality in site design, lighting, building orientation, and stormwater management.
2. **Infrastructure Readiness:** Restrict heavy commercial approvals to locations where adequate municipal water, sewer, and road capacity are already in place.
3. **Transportation Impact Mitigation:** Require traffic impact assessments for major commercial developments to protect safety, traffic flow, and road network integrity.
4. **Access Control & Anti-Sprawl:** Discourage continuous "strip" commercial corridors. Require clustered developments that share consolidated access points and inter-parcel connections.
5. **Traffic Generator Routing:** Direct high-intensity commercial activities—such as big-box retail or freight-dependent logistics—away from the narrow CBD streets and onto designated arterial or major collector roads.
6. **Frontage and Service Roads:** Mandate frontage roads, shared driveways, or controlled ingress/egress points for large-scale development along major corridors.
7. **Off-Street Parking:** Require adequate off-street parking for all commercial uses while encouraging shared parking arrangements to minimize excessive asphalt coverage.
8. **Residential Transitions:** Position and design commercial buildings to prevent light, noise, and visual disturbances from encroaching on neighboring residential districts.
9. **Landscaping & Screening:** Require visual buffers, native landscaping, privacy fencing, or natural screening along shared boundaries between commercial and residential properties.
10. **Neighborhood-Scale Commercial:** Permit low-impact neighborhood retail nodes within walking distance of residential areas to supply daily convenience goods without increasing automobile trips on arterial roads.