



CITY APPOINTEES
 MARY SHARP, VICE CHAIR
 BERLIN BOYD
 RUSTY LINKOUS
 MARGARET PRITCHARD
 JAMES TOLES

MEMPHIS AND SHELBY COUNTY
LAND USE CONTROL BOARD

EST. 1922 AS MEMPHIS PLANNING COMMISSION - REORGANIZED IN 1978

JOSH WHITEHEAD, AICP, SECRETARY

CITY HALL - 125 N. MAIN ST., STE. 400 - MEMPHIS, TENNESSEE 38103 - (901) 578-6610



COUNTY APPOINTEES
 JON MCCREERY, CHAIR
 CASSANDRA BELL-WARREN
 ROBERT NORCROSS
 EMILY TRENHOLM
 LISA WILBANKS

MINUTES
June 12, 2014

Meeting Attendance

LUCB Board Members

OFFICERS/MEMBERS	NAME	PRESENT	ABSENT
Chairman	Jon McCreery	X	
Vice Chairperson	Mary Sharp	X	
Member	Cassandra Bell-Warren		X
Member	Berlin Boyd		X
Member	Rusty Linkous		X
Member	Margaret Pritchard	X	
Member	Robert Norcross	X	
Member	James Toles	X	
Member	Emily Trenholm	X	
Member	Lisa Wilbanks	X	
Alt. Member	Frank Colvett, Jr.		X

Call to Order and Roll Call

Chairman McCreery called the meeting to order at 10:00 a.m. Josh Whitehead called the roll. There was a quorum.

LUCB Staff: Brian Bacchus, Don Jones, Gregory Love, Terry Langlois, Calvin Abram, Marion Jones, and Chip Saliba.

Others Present: Homer Branan, David Bray, Harold Collins, Michael Condon, Michael Grace, Ross Hamilton, Ronald Harkavy, Jan Hiltz, Jerry Johnson, Alto Jones III, Pastor Robert Lowery, Anna McDaniel, William Porter, Sam Powers, Terrance Rudd, James Shepherd, Doyle Silliman, Delinor D. Smith, Eric Stevens, Katrina Webber, William Webbner, Marilyn Williams.

Chairman's Opening Remarks

Chairman McCreery read the General Order of the Public Hearing proceedings and the Conflict of Interest Statement.

Secretary's Report

Josh Whitehead reported there was none.

Approval of Minutes: May 8, 2014

Board Member Pritchard made a motion to approve LUCB minutes from May 8, 2014. The motion was seconded by Board Member Toles. The motion passed unanimously.

General Order of Public Hearing

Chairman McCreery explained the procedure for hearing the applications; staff presentation for the application; applicant comments; comments from the public; time limits; rebuttal; and the LUCB's discussion and action. The Consent Agenda Items 1 through 6 was read. Chairman McCreery also explained the procedure for hearing the Consent Agenda Items. He then introduced Board Member Lisa Wilbanks to be the Subdivision Chair and to read the Consent Agenda Items.

Consent Agenda (Items 1-6)

- 1. CASE NUMBER:** S 14-002
DEVELOPMENT NAME: BENSON SUBDIVISION
Request: Preliminary Plat to subdivide one lot into two lots, and request for a waiver from UDC Article 5 Public Improvements

Staff's Recommendation: Approval with conditions
- 2. CASE NUMBER:** P.D. 03-329
DEVELOPMENT NAME: WARING PARK PLANNED DEVELOPMENT
Request: Modify the existing planned development approved for two residential lots to one lot only including a reduction in the minimum building setback along the north property line from 40 feet to 20 feet

Staff's Recommendation: Approval
- 3. CASE NUMBER:** Z 69-01
LOCATION NAME: 350 feet west of North Hollywood Street.
Request: Major modification to the McAdams SC-1 Shopping Center General Plan to allow a reduced setback for elite tire service and to adjust the width of a private ingress/egress easement.

Staff's Recommendation: Approval with conditions
- 4. CASE NUMBER:** P.D. 89-326
LOCATION NAME: 2567 Appling Road (North side of Appling Road, 361.19 feet from the north line of Reese Road).
Request: Major modification to reduce the sign setback from 15 to 10 feet (Condition V., D).

Staff's Recommendation: Approval

5. CASE NUMBER: P.D. 04-315 CC
LOCATION NAME: East side of Roland Road at Bishop Dozier Dr.
Request: Modification to reduce minimum lot area of single family residential lots from 33,000 sq. ft. to a minimum 15,000 sq. ft. in Area 'A' of Outline Plan.
Staff's Recommendation: Approval with (5) five site plan conditions

6. CASE NUMBER: P.D. 07-321
DEVELOPMENT NAME: CENTRAL-HAYNES PLANNED DEVELOPMENT
Request: Required approval of building elevation and site plan.
Staff's Recommendation: Approval with (1) one condition

Chairman McCreery asked if there were any items needed to be removed/pulled for discussion. Agenda Items 3 and 6 was requested to be pulled for discussion. Chairman McCreery then asked the board members for a motion to approve Consent Agenda Items 1, 2, 4, and 5. Board Member Wilbanks made a motion to approve Consent Agenda Items 1, 2, 4, and 5 in agreement with staff's recommendations. The motion was seconded by Board Member Pritchard. The motion passed unanimously. Chairman McCreery then asked Board Member Wilbanks to read the Consent Agenda Items that were pulled for discussion. She then read the first case.

Item 3: CASE #: Z 69-01

Request: Major modification to the McAdams SC-1 Shopping Center General Plan to allow a reduced setback for elite tire service and to adjust the width of a private ingress/egress easement.
Location: 350 feet west of North Hollywood Street.
Applicant: Alto Jones III
Representative for applicant: Jerry Johnson, 933 Evergreen, Memphis, TN 38112

Applicant and LUCB Staff agreed to a Friendly Amendment for the setback to be 63ft. instead of 30ft.

MOTION: Approval with a Friendly Amendment
MADE BY: Wilbanks
SECOND: Pritchard
AYES: Norcross, Pritchard, Sharp, Toles, Trenholm, Wilbanks, and Chairman McCreery

Item 3 – APPROVED AS AMENDED

Item 5: CASE #: P.D. 04-315 CC *Case was pulled late due to acknowledgement of residents in opposition occurred late.*

Request: Modification to reduce minimum lot area of single family residential lots from 33,000 sq. ft. to a minimum 15,000 sq. ft. in Area 'A' of the Outline Plan.

Location: East side of Roland Road at Bishop Dozier Drive.

Applicant: Bank of Bartlett

Representative for applicant: William Porter, 4821 American Way, Memphis, TN 38118

LUCB Staff recommended approval with (5) site plan conditions which addressed the changes in the modifications.

Chairman McCreery recognized the following persons who spoke from the audience in opposition of the case.

Michael Condon, 2348 Roland Rd., Cordova, TN 38016
Katrina Webber, 2316 Roland Rd., Cordova, TN 38016
Michael Grace, 10671 Rosemeade Cir. W., Cordova, TN 38016

MOTION: Approval with LUCB Staff's (5) Conditions
MADE BY: Wilbanks
SECOND: Pritchard
AYES: Norcross, Pritchard, Sharp, Toles, Trenholm, Wilbanks, and Chairman McCreery

Item 5 – APPROVED WITH CONDITIONS

Item 6: CASE #: P.D. 07-321

Request: Required approval of building elevation and site plan.

Location: 60 feet south of Central Avenue.

Applicant: James Shepherd

Representative for applicant: Jerry Johnson, 933 Evergreen, Memphis, TN 38112

Chairman McCreery recognized the following persons who spoke from the audience in opposition of the case.

William Weppner, 345 Haynes, Memphis, TN 38111

MOTION: Approval with a Friendly Amendment
MADE BY: Wilbanks
SECOND:
AYES: Norcross, Pritchard, Sharp, Toles, Trenholm, Wilbanks, and Chairman McCreery

Item 6 – APPROVED AS AMENDED

REGULAR AGENDA ITEMS:

Chairman McCreery introduced Board Member Pritchard who would serve as Zoning Chair and she then called the first case.

Item 7: CASE #: P.D. 14-308 CC

Request: Plan amendment to allow 220 residential units of townhomes and multi-family apartments, including a clubhouse, swimming pools, playground and tennis courts.

Location: Southeast corner of Riverdale Road and King's Crown Drive

Applicant: Sal Krown Investments, LLC

Representatives for applicant: Bray & Associates - David Bray, 2950 N. Stage Plaza, Memphis, TN 38134.

Chairman McCreery recognized the following persons who spoke from the audience in opposition of the case.

Terrance Rudd, 7060 Kings Crown Dr., Memphis, TN 38125
Anna McDaniel, 5530 Riverdale Rd., Memphis TN 38125

MOTION: Approval with Conditions
MADE BY: Pritchard
SECOND: Wilbanks
AMENDMENT: Approval with conditions along with an Amendment to Condition A.1. in regards to security, recreation, hours of access and lighting.
MADE BY: Pritchard
AYES: Norcross, Pritchard, Sharp, Toles, Trenholm, Wilbanks, and Chairman McCreery

Item 7 – APPROVED AS AMENDED

Item 8: CASE #: P.D. 14-309

Request: Planned development to allow a full-service 450 room hotel building.

Location: East side of Elvis Presley Boulevard; +/-200 feet south of Old Hickory Road

Applicant: Elvis Presley Enterprises, Incorporated

Representatives for Applicant: Homer Branan, 999 S. Shady Grove Rd., Memphis, TN 38120.

Chairman McCreery recognized the following persons who spoke from the audience in support of the case.

Harold Collins, 1314 Singing Trees, Memphis, TN 38116

MOTION: Approval with Conditions
MADE BY: Pritchard
SECOND: Sharp

AYES: Norcross, Pritchard, Sharp, Toles, Trenholm, Wilbanks, and
Chairman McCreery

Item 8 – APPROVED AS AMENDED

Item 9: CASE #: P.D. 14-310 CC WINDYKE PLANNED DEVELOPMENT

Request: A Planned Development consisting of Single
Family detached & attached lots ranging in size
from 20,000 square to 4,000 square feet.
Location: Beginning at the current terminus of Windyke Dr.,
Club View Dr., and Greenbelt Dr. and extending to
the east approximately 5,000 Feet
Applicant: Belz Investco GP (Ron Belz)
Representatives for applicant: Ronald Harkavy, 6060 Poplar Avenue, Suite 140,
Memphis, TN 38119

Chairman McCreery recognized the following persons who spoke from the
audience in opposition of the case.

Doyle Silliman, 8389 Burning Tree Lane, Memphis, TN 38125
Jan Hilts, 4044 Sawgrass Dr., Memphis, TN 38125
Marilyn Williams, 3987 Windyke Dr., Memphis, TN 38125
Eric Stevens, 3979 Windyke Dr., Memphis, TN 38125

MOTION: Approval with Conditions and Friendly Amendments by LUCB
Staff and Board Members.
MADE BY: Pritchard
SECOND: Sharp
AYES: Norcross, Pritchard, Sharp, Toles, Trenholm, Wilbanks, and
Chairman McCreery

Item 9 – APPROVED AS AMENDED

Item 10: CASE #: P.D. 14-311

Request: Amendment to the Whitten Road Commercial PD
to allow Outdoor Storage on Lot 2.
Location: Beginning at the northeast corner of Whitten Road
and Captain's Rite Cove
Applicant: Ross Hamilton, 9420 Gray Hill Cove, Cordova, TN
38018

MOTION: Approval with Conditions
MADE BY: Pritchard
SECOND: Norcross
AYES: Norcross, Pritchard, Sharp, Toles, Trenholm, Wilbanks, and
Chairman McCreery

Item 10 – APPROVED

Item 11: CASE #: P.D. 14-312

Request: Allow for a Planned Development in a CMU Zoning District.
Location: Northeast corner of Knight Arnold and Ridgeway Road
Applicant: New Development, LLC
Representatives for applicant: Bray & Associates - David Bray, 2950 N. Stage Plaza, Memphis, TN 38134.

MOTION: Approval with Conditions
MADE BY: Pritchard
SECOND: Wilbanks
AYES: Norcross, Pritchard, Sharp, Toles, Trenholm, Wilbanks, and Chairman McCreery

Item 11 – APPROVED

Item 12: CASE #: S.U.P. 14-212 CC

Request: Cemetery.
Location: 4033 Raleigh Millington Rd., (254' south of south line of Tessland Avenue)
Applicant: Elaine Curry
Representatives for applicant: Delinor D. Smith, 3831 Lakehurst Dr., Memphis TN 38128

Chairman McCreery recognized the following persons who spoke from the audience in opposition of the case.

Pastor Robert Lowery, 4088 St. Elmo Ave., Memphis, TN 38128
Sam Powers for Councilman Morrison, 125 N. Main St., Memphis, TN 38103

MOTION: Approval with (18) eighteen Conditions
MADE BY: Pritchard
SECOND: Wilbanks
AYES: Norcross, Pritchard, Sharp, Toles, Trenholm, Wilbanks, and Chairman McCreery

Item 12 – APPROVED

ADJOURNMENT:

There being no further business, the meeting there upon was adjourned.

MINUTES APPROVED:

July 10, 2014

CHAIRMAN

SECRETARY