



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. 468 - MEMPHIS, TENNESSEE 38103 - (901) 578-8610



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

**MINUTES**  
**August 14, 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:** Calvin Abram, Brian Bacchus, Don Jones, Marion Jones, Terry Langlois, and Gregory Love.

**Others Present:** David Bray, Sandra Gallo, Joe Gilmore, Tim McCaskill, Fereidon Parsioon, Maryam Parsioon and Scott Turnage.

**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: July 10, 2014**

Board Member Wilbanks made a motion to approve LUCB minutes from July 10, 2014. The motion was seconded by Board Member Sharp. 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, 2 and 7 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, 2, and 7)**

- 1. CASE NUMBER:** S.A.C. 14-605  
**LOCATION NAME:** JEFFERSON AVENUE  
Request: Close & Vacate Street Right-Of-Way  
Staff's Recommendation: HOLD
- 2. CASE NUMBER:** S.A.C. 14-606  
**PROJECT NAME:** TANGLEWOOD AVENUE CLOSURE  
Request: Close & Vacate Street Right-Of-Way  
Staff's Recommendation: Approval with (1) condition
- 7. CASE NUMBER:** Z 14-102  
**LOCATION NAME:** NORTHWEST CORNER OF MACON RD.  
AND DEXTER LANE  
Request: Rezone from Single Family – 6 (R-6) District to the  
General Office (O-G) District.  
Staff's Recommendation: Approval for rezoning to Residential Work District

Chairman McCreery asked if there were any items needed to be removed/pulled for discussion. There were none. Chairman McCreery then asked the board members for a motion to approve Consent Agenda Items 1, 2, and 7. Board Member Wilbanks made a motion to approve Consent Agenda Items 1, 2, and 7 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 Item that was pulled during the Executive LUCB Session for discussion. She then read the case.

- Item 3: CASE #:** P.D. 05-306 OAK RIVER GREEN PLANNED  
DEVELOPMENT  
Request: Modification to rear building setback lines on Lots  
2, 3, 5 & 6 based on updated top of bank field  
locations and to eliminate guest parking spaces for

Location: single family residential lots within the Outline/Final Plan.  
Eastern terminus of River Fall Drive and northern terminus of Oak River Road  
Applicant: Oak River, LLC  
Representatives for applicant: Joe Gilmore, 2720 Calkins Rd., Germantown, TN 38139.

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

Fereidoon Parsioon, 6522 River Fall Drive, Memphis, TN 38120  
Maryam Parsioon, 6522 River Fall Drive, Memphis, TN 38120

MOTION: Approval with (2) Site Plan Conditions  
MADE BY: Wilbanks  
SECOND: Pritchard  
AYES: Bell-Warren, Boyd, Linkous, McCreery, Norcross, Pritchard, Sharp, Toles, Trenholm and Wilbanks

**Item 3 – APPROVED**

**REGULAR AGENDA ITEMS:**

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

**Item 4: CASE #: S.U.P. 14-222**

Request: Permit to use a commercial site for auto sales.  
Location: 951 Brooks Road; (115' east of Dogwood Lane)  
Applicant: Sylvia Owens  
Representatives for applicant: Bray & Associates - David Bray, 2950 N. Stage Plaza, Memphis, TN 38134.

MOTION: Approval with Conditions  
MADE BY: Pritchard  
SECOND: Boyd  
AYES: Bell-Warren, Boyd, Linkous, McCreery, Norcross, Pritchard, Sharp, Toles, Trenholm and Wilbanks

**Item 4 – APPROVED**

**Item 5: CASE #: S.U.P. 14-223 CO**

Request: Special permit to allow dog boarding and a kennel in an existing metal barn on the property.  
Location: 3952 Kerr Road  
Applicant: Corbin Reynolds

Representatives for applicant: Tim McCaskill, 7891 Stage Hills Blvd., Ste. 112, Memphis, TN 38133.

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

Sandra Gallo, 3899 Kerr Rd., Millington, TN 38053

MOTION: Approval with (13) Conditions  
MADE BY: Pritchard  
SECOND: Boyd  
AYES: Bell-Warren, Boyd, Linkous, McCreery, Norcross, Pritchard, Sharp, Toles, Trenholm and Wilbanks

**Item 5 – APPROVED**

**Item 6: CASE #: S.U.P. 14-225**

Request: Special Use Permit to allow Earth extraction within a residential zoning district (R-6).  
Location: 200 feet northwest of Covington Pike at the intersection of Scheibler Rd.  
Applicant: Scott Turnage, 6655 Poplar Pike, Memphis, TN 38119.

RECOMMENDATION: Rejection  
MOTION: Approval  
MADE BY: Pritchard  
SECOND: Toles  
NAYES: Bell-Warren, Boyd, Linkous, McCreery, Norcross, Pritchard, Sharp, Toles, Trenholm and Wilbanks

**Item 6 – DENIED**

**ADJOURNMENT:**

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

MINUTES APPROVED: 9-11-14

CHAIRMAN

SECRETARY