CITY APPOINTEES
MARY SHARP, VICE CHAIR
BERLIN BOYD
SCOTT FLEMING
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) 576-6601

COUNTY APPOINTEES
JON McCREEY, CHAIR
ROBERT NORCROSS
EMILY TRENHOLM
DESIREE LYLES WALLACE
LISA WILBANKS

MINUTES
December 11, 2014

Meeting Attendance

LUCB Board Members

OFFICERS/MEMBERS	NAME	PRESENT	ABSENT
Chairman	Jon McCreery	X	
Vice Chairperson	Mary Sharp	X	
Member	Berlin Boyd	X	
Member	Scott Fleming	X	
Member	Margaret Pritchard	X	
Member	Robert Norcross	X	
Member	James Toles	X	
Member	Emily Trenholm	X	
Member	Desiree Wallace	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, Troy Frasier, Don Jones, Terry Langlois, Gregory Love, and Chip Saliba

Others Present: Preston Boyd, Homer Branan, , Keith Chapman, Lou Katzerman, Rick Parvin, Tim McCaskill and Marva B. 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 announced the (2) new LUCB appointees, Desiree Wallace (Mayor Luttrell appointee) and Scott Fleming (Mayor Wharton's appointee).

Approval of Minutes: November 13, 2014

Board Member Norcross made a motion to approve LUCB minutes from November 13, 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. Chairman McCreery also explained the procedure for hearing the Consent Agenda Items. He noted that Agenda Item 2 was mutually agreed 30-day HOLD and Agenda Item 8 had been withdrawn. The Consent Agenda Items 1, 2, 4, 5, 8, 9, 10 and 11 was read. He then introduced Board Member Lisa Wilbanks to be the Subdivision Chair and to read the Consent Agenda Items.

Consent Agenda (Items 1, 2, 4, 5, 8, 9, 10 and 11)

1. CASE NUMBER:	**S.A.C. 14-610**
PROJECT NAME:	**KENTUCKY ST.**
Request:	Close & Vacate Street Right-Of-Way.
Staff's Recommendation:	Approval with Conditions
2. CASE NUMBER:	**P.D. 95-310 CC**
PROJECT NAME:	**BUCKINGHAM FARMS PD, PARCEL P, PHASE 33**
Request:	Site Plan Approval for a Retail Center Containing a Convenience Store with Gasoline Sales.
Staff's Recommendation:	Agreed upon HOLD
4. CASE NUMBER:	**S.U.P 04-201**
PROJECT LOCATION:	**1635 East Shelby Drive; south side of East Shelby Drive, 426.70 feet west of the west line of Millbranch Road**
Request:	Major Modification to permit a change in ownership/management and bring the site into compliance with the landscaping and site plan requirements.
Staff's Recommendation:	Approval with 18 Conditions
5. CASE NUMBER:	**S.U.P. 12-221**
PROJECT LOCATION:	**East side of Old Allen Road; 745 feet northeast of New Allen Road**
Request:	Time extension to a previously approved cell tower.
Staff's Recommendation:	Approval with Conditions
8. CASE NUMBER:	**S.U.P. 14-235 CO**
PROJECT LOCATION:	**808 Collierville-Arlington Road 4,382 feet south of the centerline of Macon Road**
Request:	Establish an indoor/outdoor events center in a CA district.
Staff's Recommendation:	Withdrawn
9. CASE NUMBER:	**S.U.P. 14-236**
PROJECT LOCATION:	**1201 Winchester 300 feet west of Elvis Presley Blvd**
Request:	Allow vehicle sales on a commercial property.

Staff's Recommendation:	Approval with Conditions

10. CASE NUMBER:	**S.U.P. 14-238**
PROJECT LOCATION:	**1780 Getwell Road**
Request:	Establish a used car sales facility.
Staff's Recommendation:	Approval with Conditions

11. CASE NUMBER:	**S.U.P. 13-239**
PROJECT NAME:	**4207 E. Chelsea 350 feet west of Walter Street**
Request:	Time extension to previously approved cell tower.
Staff's Recommendation:	Approval with Conditions

Chairman McCreery asked if there were any items needed to be removed/pulled for discussion. Agenda Items 1and 9 were pulled. Chairman McCreery then asked the board members for a motion to approve the remainder of the Consent Agenda Items. Board Member Wilbanks made a motion to approve Consent Agenda Items 2, 4, 5, 8, 10 and 11 in agreement with staff's recommendations. The motion was seconded by Board Member Pritchard. The motion passed unanimously. Chairman McCreery then introduced Board Member Pritchard who would be acting as the Zoning Chair and to read the Regular Agenda Items. She then read the case.

Item 1: CASE #: S.A.C. 14-610	**Kentucky St.**
Request:	Close & Vacate Street Right-Of-Way.
Location:	Kentucky Street (between McLemore & Colorado
Applicant:	Trumbo, Inc.
Representatives for applicant:	Tim McCaskill, 7891 Stage Hills Blvd., Ste. 112, Memphis, TN 38133.

MOTION:	Approval with Friendly Amendment not to have Curb gutters or sidewalk along Colorado due to the fence.
MADE BY:	Pritchard
SECOND:	Boyd
AYES:	Boyd, Fleming, McCreery, Norcross, Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks.

Item 1 – APPROVED AS AMENDED

Item 3: CASE #: P.D. 12-304	**TOURNAMENT CENTER PD, AREA D**
Request:	Delete Condition III. C. requiring dedication and improvement Centennial Drive north of Tournament Center Drive.
Location:	North side of Tournament Drive; +/-1,200' west of Hacks Cross Road
Applicant:	Fieldstone Apartments, LLC
Representatives for applicant:	Homer Branan, 999 S. Shady Grove Rd., Memphis, TN 38120.

MOTION: Approval

*Aye vote supports the deletion of Condition III. C.
*Nay vote rejects the deletion of Condition III. C.

MADE BY: Pritchard
SECOND: Wilbanks
AYES: Boyd, Fleming, McCreery, Norcross, Pritchard, Sharp, Toles, Wallace and Wilbanks.
NAYS: Trenholm

Item 3 – APPROVED

Item 6: CASE #: S.U.P. 14-233

Request: To allow a 170 foot CMCS tower in a residential zoning district.
Location: +/-614 feet east of Anderson Rd. on 0 Gilleas
Applicant: TV6W, LLC
Representatives for applicant: Lou Katzerman, Tower Ventures, 4091 Viscount Ave, Memphis, TN 38118

MOTION: Approval with (2) Friendly Amendments to Condition V.
MADE BY: Pritchard
SECOND: Boyd
AYES: Boyd, Fleming, McCreery, Norcross, Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks.

Item 6 – APPROVED AS AMENDED

Item 7: CASE #: S.U.P. 14-234

Request: To allow an apartment community and to reduce the property setback from 100 feet to 30 feet.
Location: +/-340 feet north of Shelby Dr. and Kirby Pkwy.
Applicant: H & E Holdings
Representatives for applicant: Preston Boyd

MOTION: Approval with Conditions
MADE BY: Pritchard
SECOND: Wilbanks
AYES: Boyd, Fleming, McCreery, Norcross, Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks.

Item 7 – APPROVED

Item 9: CASE #: S.U.P. 14-236

Request: Allow vehicle sales on a commercial property.
Location: 1201 Winchester (300 feet west of Elvis Presley Blvd.)
Applicant: Rick Parvin, 8851 Baker Rd., Lake Cormorant, MS 38641
Representatives for applicant: Keith Chapman, 3440 Macon Rd., Memphis, TN 38134

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

Marva B. Williams, 1275 Royal Oaks Cove, Memphis, TN 38116.

MOTION:	Approval with Conditions.
MADE BY:	Pritchard
SECOND:	Wilbanks
AYES:	Boyd, Fleming, McCreery, Norcross, Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks.

Item 9 – APPROVED

ADJOURNMENT:

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

MINUTES APPROVED: Jan 8, 2015

CHAIRMAN

SECRETARY