



CITY APPOINTEES
 MARY SHARP, VICE CHAIR
 BERLIN BOYD
 RUSBY LINKOLN
 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. 488 - MEMPHIS, TENNESSEE 38103 - (901) 578-6018



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

MINUTES
February 12, 2015

Meeting Attendance

LUCB Board Members

OFFICERS/MEMBERS	NAME	PRESENT	ABSENT
Chairman	Jon McCreery	X	
Vice Chairperson	Mary Sharp	X	
Member	Scott Fleming	X	
Member	Margaret Pritchard	X	
Member	Robert Norcross	X	
Member	James Toles	X	
Member	Emily Trenholm	X	
Member	Desiree Lyles 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, Brian Bacchus, Don Jones, Marion Jones, Terry Langlois, and Gregory Love.

Others Present: Nathan Bicks, Cary Clay, Berry Jones, Dell Livingston, Becky Todd Jonathan Woche and Kristina Woo

Chairman's Opening Remarks

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

Secretary's Report

There was no report.

Approval of Minutes: January 8, 2015

Board Member Pritchard made a motion to approve LUCB minutes from January 8, 2015. The motion was seconded by Board Member Wilbanks. 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, 3, 4, 6, and 9 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, 3, 4, 6, and 9)

- 1. CASE NUMBER:** S 14-006
PROJECT NAME: BEARWATER PARK SUBDIVISION, 1ST ADDITION
Request: Preliminary subdivision plan approval for 41 lots for single-family detached and duplex dwellings.
Staff's Recommendation: Approval with Conditions
- 3. CASE NUMBER:** P.D. 00-384
PROJECT LOCATION: 0 Humphreys Boulevard: North side of Humphreys Boulevard, 1,6147.14 feet northwest of the centerline of Kirby Parkway
Request: Major Modification to increase the height of the existing pine tree monopole communication tower 15 feet, from 125 feet to 140 feet.
Staff's Recommendation: Approval with (2) Conditions
- 4. CASE NUMBER:** P.D. 95-310 C.C.
PROJECT NAME: BUCKINGHAM FARMS PD, PARCEL P
Request: Site plan review to allow convenience store with gas sales.
Staff's Recommendation: Agreed upon HOLD
- 6. CASE NUMBER:** P.D. 14-318
PROJECT NAME: KIRBY GATE-WEST PLANNED DEVELOPMENT
Request: Major modification to Kirby Gate PD to reduce the required building setback at Equine Run Cove from 30 feet to 10 feet for the self-storage facility.
Staff's Recommendation: Approval with (1) Condition

9. CASE NUMBER: S.U.P. 14-237
LOCATION NAME: **1808 Chelsea; 287 feet west of McLean Street.**
Request: Secondary Material Dealer I-H (Heavy Industrial)
Staff's Recommendation: Approval with Conditions

Chairman McCreery asked if there were any items needed to be removed/pulled for discussion. Agenda Item 1 was pulled. Chairman McCreery then asked the board members for a motion to approve Consent Agenda Items 3, 4, 6 and 9. Board Member Wilbanks made a motion to approve Consent Agenda Items 3, 4, 6 and 9 in agreement with staff's recommendations. The motion was seconded by Board Member Toles. The motion passed unanimously.

REGULAR AGENDA ITEMS:

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

Item 1: CASE #: S 14-006

Request: Preliminary subdivision plan approval for 41 lots for single-family detached and duplex dwellings
Location: West side of N. Seventh Street, 100ft. south of Cedar Ave.
Applicant: Oasis of Hope, Incorporated

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

Cary Clay, 203 Cedar Ave., Memphis, TN 38107.

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

Item 1 – APPROVED

Item 2: CASE #: S.N.C. 14-801 (Companion to P.D. 13-313)

Request: Change name from "Market Plaza Drive to "IKEA Way".
Location: Market Place Plaza Drive west of Germantown Pkwy.
Applicant: IKEA Property, Inc.
Representatives for applicant: (Nathan Bicks) Burch, Porter & Johnson, PLLC, 130 North Court Avenue, Memphis, TN 38103.

MOTION: Approval
MADE BY: Pritchard
SECOND: Fleming
AYES: Fleming, McCreery, Norcross Pritchard, Sharp, Toles, Trenholm and

Wilbanks

Item 2 – APPROVED

Item 5: CASE #: P.D. 13-313 (Companion to S.N.C. 14-801)

Request: Major modifications of PD to permit construction of 269,000-338,000 sq. ft. retail store.
Location: Intersection of Market Plaza Drive and Germantown Pkwy
Applicant: IKEA Property, Inc.
Representatives for applicant: (Nathan Bicks) Burch, Porter & Johnson, PLLC, 130 North Court Avenue, Memphis, TN 38103

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

Item 5 – APPROVED

Item 7: CASE #: P.D. 15-301

Request: To allow a convenience store with automobiles and tractor fueling sales within the CMU-3 zoning district.
Location: 4069 & 4070 Lamar Avenue
Applicant: Speedway, LLC
Representatives for applicant: Jonathan Woche, Cincinnati, OH

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

Kristina Woo, Spence Law Firm, PLLC, One Commerce Square, Suite 2200, Memphis, TN 38103

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

Item 7 – APPROVED

Item 8: CASE #: S.U.P. 14-240

Request: Proposed new hotel development
Location: 310 Union Avenue and Monroe Avenue; approximately 200 Feet west of Danny Thomas Boulevard
Applicant: Gopal (Sam) Govan/Pickering Firm, Inc. (Harvey Matheny)

Representatives for applicant: Dell Livingston, LOW Architects, 803 Mt. Moriah,
Memphis, TN 38117

Chairman McCreery recognized the following persons who spoke from the audience in regards to the case.

Berry Jones, Architect represented property owners [Becky Todd] behind the case site.
Becky Todd, 790 Snowden Circle East, Memphis, TN 38104

MOTION: Approval with Conditions and as Amended
MADE BY: Pritchard
SECOND: Norcross
AYES: Fleming, McCreery, Norcross Pritchard, Sharp, Toles, Trenholm and Wilbanks
AMENDMENT: Condition #15 states that there be a covered entrance for a pedestrian walkway at the South end of the building leading to Monroe.
MADE BY: Pritchard
SECOND: Toles
AYES: Fleming, McCreery, Norcross Pritchard, Sharp, Toles, Trenholm and Wilbanks

Item 8 – APPROVED AS AMENDED

ADJOURNMENT:

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

MINUTES APPROVED: 3-12-15

CHAIRMAN

SECRETARY