



CITY APPOINTEES
 MARY SHARP, VICE CHAIR
 SCOTT FLEMING
 MARGARET PRITCHARD
 JAMES TOLES

MEMPHIS AND SHELBY COUNTY
LAND USE CONTROL BOARD

EST. 1922 AS MEMPHIS PLANNING COMMISSION • REORGANIZED IN 1976

JOSH WHITEHEAD, AICP, SECRETARY

CITY HALL • 125 N. MAIN ST., STE. 468 • MEMPHIS, TENNESSEE 38103 • (901) 576-6601



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

MINUTES
March 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, Gregory Love, and Chip Saliba.

Others Present: John Bogan, David Bray, Gene Bryan, Brenda Solomito-Basar, Anita Horton, Stephen Mansour, Sheila Templeman and Rodney Wilson.

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: February 12, 2015

Board Member Pritchard made a motion to approve LUCB minutes from February 12, 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.A., 1, 2, 3, 7, 8, 10 and 11 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.A., 1, 2, 3, 7, 8, 10 and 11)

- 1. A. CASE NUMBER:** **P.D. 95-310 CC**
PROJECT NAME: **BUCKINGHAM FARMS PD, PARCEL P, PHASE**
Request: Site plan review for a Retail Center containing a convenience store with gasoline sales.
Staff's Recommendation: Approval
- 1. CASE NUMBER:** **S 01-005**
PROJECT NAME: **MARLIN/PACE SUBDIVISION**
Request: Delete Land Use Control Board Condition #4 approved on 05/10/01 that requires a shared curb cut between Lots 1 and 4.
Staff's Recommendation: Approval with conditions
- 2. CASE NUMBER:** **S.A.C. 15-601 Companion to S.A.C. 15-602**
PROJECT LOCATION: **Autumn St. (between Maris & Collins Streets)**
Request: Close & Vacate Street Right-Of-Way.
Staff's Recommendation: Approval with conditions
- 3. CASE NUMBER:** **S.A.C. 15-602 Companion to S.A.C. 15-601**
PROJECT LOCATION: **Unnamed alley near Collins St. (between Collins & Maris Streets)**
Request: Close & Vacate Alley Right-Of-Way.
Staff's Recommendation: Approval with conditions
- 7. CASE NUMBER:** **P.D. 12-311**
PROJECT LOCATION: **Southeast side of South Third Street (U.S. Hwy.61) and Lucerne Place**
Request: Major modification to include Lot 22 of Lucerne Subdivision to increase the area from 3.45 to 3.60 acres and change the boundary of the Outline Plan.
Staff's Recommendation: Approval with (2) two conditions
- 8. CASE NUMBER:** **S.U.P. 13-201**
PROJECT LOCATION: **West side of intersection of Rosewood Avenue and south of Lauderdale Street**
Request: To allow a time extension for the Construct of a one hundred sixty foot (160') CMCS tower.
Staff's Recommendation: Approval with conditions

10. CASE NUMBER: S.U.P. 15-203
PROJECT LOCATION: 179 Madison Avenue
(Southeast corner of Madison Ave. & Third St.)
Request: Hotel (Site plan review and legislative approval required per the South Central Business Improvement Plan and SE District).
Staff's Recommendation: Approval

11. CASE NUMBER: S.U.P. 15-204
PROJECT LOCATION: 382 Klinke St.
Request: Recycling facility.
Staff's Recommendation: Approval with conditions

Chairman McCreery asked if there were any items needed to be removed/pulled for discussion. Agenda Item 5 was pulled. Chairman McCreery then asked the board members for a motion to approve Consent Agenda Items 1.A., 1, 2, 3, 7, 8, 10 and 11. Board Member Wilbanks made a motion to approve Consent Agenda Items 1.A., 1, 2, 3, 7, 8, 10 and 11 in agreement with staff's recommendations. The motion was seconded by Board Member Pritchard. 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 4: CASE #: S.A.C. 13-616

Request: Close & Vacate Street Right-Of-Way.
Location: Edison Road fronting the Smucker's facility.
Applicant: Pickering Firm, LLC
Applicant Representative: Brenda Solomito-Basar, 2067 Kirby Parkway, Memphis, TN 38119

MOTION: Approval with Conditions and an agreed Friendly Amendment
MADE BY: Pritchard
SECOND: Sharp
AYES: Fleming, McCreery, Norcross Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks

Item 4 – APPROVED AS AMENDED

Item 5: CASE #: P.D. 92-309 CC

Request: Major Modification to Original PD (Access, Landscaping, Signage.
Location: 0 Raines Road; 162 feet south of the intersection of Raines and Hickory Hill Road
Applicant: Marketplace Development, LLC
Wise Smith, 700 Colonial Rd., Memphis, TN 38119

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

Item 5 – APPROVED AS AMENDED

Item 6: CASE #: P.D. 15-302 CC

Request: Amendment to the permitted uses to allow for one Payday Loan establishment.
Location: 1204 Houston Levee Rd.; Southeast corner of Houston Levee Road and Macon Road.
Applicant: Terri Mansker
Applicant Representative: Brenda Solomito-Basar, 2067 Kirby Parkway, Memphis, TN 38119

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

Gene Bryan, 119 S. Main St., Ste. 600, Memphis, TN 38103.
John Bogan, 2332 N. Reid Hooker Rd., Eads, TN 38028

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

Stephen Mansour - ReMax Realtor, 433 Meadvale Rd., Memphis, TN 38120.

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

Item 6 – DENIED/REJECTED

Item 9: CASE #: S.U.P. 15-201 CC

Request: Rental of Agricultural Equipment
Location: 4708 Benjestown Road
Applicant: Sheila G. and Ralph Templeman
Applicant Representative: 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.

Anita Horton, 4617 Benjestown Rd., Memphis, TN 38127.
Rodney Wilson, 4770 Benjestown Rd., Memphis, TN 38127.

AMEND. MOTION: Expiration date until 3/12/2017 to sell or relocate the business with staff's recommended conditions.

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

Item 9 Amended Motion – APPROVED

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

Item 9 – APPROVED

ADJOURNMENT:

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

MINUTES APPROVED: April 9, 2015

CHAIRMAN

SECRETARY

