



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
April 9, 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: Gene Bryan, Michael Fahy, Don Hardy, Tim McCaskill, Floyd Munn, Wise Smith and Brenda Solomito-Basar.

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 read a Resolution recognizing the retirement of Terry Langlois from the LUCB and Staff.

Approval of Minutes: February 12, 2015

Board Member Pritchard made a motion to approve LUCB minutes from March 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 4, 5, 7 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 4, 5, 7 and 9)

- 4. CASE NUMBER:** P.U.D. R-19
PROJECT LOCATION: West side of Raleigh-Lagrange Rd; approximately 1,100 feet South of Macon Rd.
Request: Major Modification to Amberly Village PUD (PUD R-19) to modify the approved setbacks for existing structures.
Staff's Recommendation: Approval with conditions
- 5. CASE NUMBER:** P.D. 15-303
PROJECT NAME: ELVIS PRESLEY AIRCRAFT DISPLAY PD
Request: Planned Development for the Elvis Presley Aircraft Outdoor Display and Museum.
Staff's Recommendation: Approval with conditions and an Amendment to Condition 3.B.
- 7. CASE NUMBER:** S.U.P. 15-202
PROJECT LOCATION: Capewood Drive (600 feet west of Trezevant)
Request: 170' CMCS (Cell) Tower.
Staff's Recommendation: Approval with conditions
- 9. CASE NUMBER:** S.U.P. 15-206
PROJECT LOCATION: 3297 Summer Ave.
Request: To allow used auto sales within a CMU-3 zoning district.
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 4, 7 and 9. Board Member Wilbanks made a motion to approve Consent Agenda Items 4, 7 and 9 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. Chairman McCreery also noted that Items 1 & 2 would be heard in conjunction since but voted on individually.

Item 1: CASE #: S 15-002

Request: Four (4) lot Subdivision.

Location: Northwest corner of Germantown Parkway and Moriarty.
Applicant: Marketplace Development, LLC
Applicant Representative: Wise Smith, 700 Colonial Rd. Memphis, TN 38117

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.

MOTION: Approval with Conditions and Amendments to Conditions #1, #5, #6, #10 #12 and #17.
MADE BY: Pritchard
SECOND: Wilbanks
AYES: Fleming, McCreery, Norcross Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks

Item 1 – APPROVED AS AMENDED

Item 2: CASE #: S 15-003

Request: Two (2) lot Subdivision.
Location: West side of Germantown Parkway; +/-189 feet south of Fischer Steel Road.
Applicant: Marketplace Development, LLC
Applicant Representative: Wise Smith, 700 Colonial Rd Memphis, TN 38117

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.

MOTION: Approval with Conditions and Amendments to Conditions #1, #5, #6, #10 #12 and #17.
MADE BY: Pritchard
SECOND: Wilbanks
AYES: Fleming, McCreery, Norcross Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks

Item 2 – APPROVED AS AMENDED

Item 3: CASE #: S 15-004

NORFLEET SUBDIVISION

Request: Two (2) lot subdivision.
Location: 64 Norwal; +/-329' South of Walnut Grove Road
Applicant: Norfleet Investments LP
Applicant Representative: Brenda Solomito-Basar, 2067 Kirby Parkway, Memphis, TN 38119

MOTION: Approval with Conditions and (4) four Friendly Amendments on Lot 2.

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

Item 3 – APPROVED AS AMENDED

Item 5: CASE #: P.D. 15-303

ELVIS PRESLEY AIRCRAFT DISPLAY PD

Request: Planned Development for the Elvis Presley Aircraft
Outdoor Display and Museum.
Location: 3850 Elvis Presley Boulevard; 140 feet south of Dolan.
Applicant: OKC Partnership
Applicant Representative: Tim McCaskill, Hills Blvd., Ste. 112, Memphis, TN 38133

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

Item 5 – APPROVED AS AMENDED

Item 6: CASE #: S.U.P. 12-205

Request: A two-year time extension to construct a 160 foot tall,
canister style cell tower.
Location: Northwest corner of Walnut Grove and Hayden Street
Applicant: TV6 Signal Source Tower, LLC (Craig Royal)
Applicant Representative: Michael Fahy, 7520 Capital Dr, Germantown, TN 38138

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

Item 6 – APPROVED

Item 8: CASE #: S.U.P. 15-205

Request: Dormitories for Ministerial Students and One Resident
Pastor.
Location: West side of Austin Peay Hwy; +/- 900' north of Lakehurst
Dr.
Applicant: Raleigh Assembly of God
Applicant Representative: Don Hardy, Exec. Pastor of Raleigh Assembly of God,
3683 Austin Peay Hwy., Memphis, TN 38128.

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

Floyd Munn, 3749 Springfield Road, Memphis, TN 38128.

MOTION: Approval with Conditions and an add'l Condition #5: to alleviate noise with a 6' solid wood privacy fence.
MADE BY: Pritchard
SECOND: Wilbanks
AYES: Fleming, McCreery, Norcross Pritchard, Sharp, Toles, Trenholm, Wallace and Wilbanks

Item 8 – APPROVED AS AMENDED

ADJOURNMENT:

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

MINUTES APPROVED: 05/14/15

CHAIRMAN

SECRETARY