



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

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) 676-6601



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

MINUTES
January 14, 2016

Meeting Attendance

LUCB Board Members

OFFICERS/MEMBERS	NAME	PRESENT	ABSENT
Chairman	Jon McCreery	X	
Vice Chairperson	Mary Sharp	X	
Member	Scott Fleming		X
Member	Robert Norcross	X	
Member	Margaret Pritchard	X	
Member	James Toles	X	
Member	Emily Trenholm		X
Member	Desiree Lyles Wallace	X	
Member	Alfred Washington		X
Member	Lisa Wilbanks	X	
Alternate Member	Tim Rainey	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, Gene Burse, Don Jones, Marion Jones, CJ Finkley, and Norman Saliba.

Others Present: Dorothy Hamilton, Vicki Hill, L. Hunter, Larry Johnson, James S. Linder, Steve Lockwood, Audrey Martin, Abdullah Mohammed, Cindy Reaves, Saleem Virand and Scot Woodard.

Chairman's Opening Remarks

Chairman McCreery read the General Order of the Public Hearing proceedings and the Conflict of Interest Statement. He welcomed and thanked Mr. Tim Rainey for filling in as an Alternate Board Member. Chairman also acknowledged the absence of Board Member Emily Trenholm, due to her term had ended last month.

Secretary's Report

Josh Whitehead gave a brief review of the LUCB Annual Report for 2015 which was comprised of (3) Sections: (I) Attendance; (II) Cases for 2015 – (144 total) and (III) a list of Significant Cases.

Approval of Minutes: December 10, 2015

Board Member Pritchard made a motion to approve Minutes of December 10, 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. 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. The Consent Agenda Items were 1, 3, 4, 6 and 8.

Consent Agenda (Items 1, 3, 4, 6 and 8)

- 1. CASE NUMBER:** P.D. 15-327
PROJECT NAME: PARKSIDE AT SHELBY FARMS PD.
Request: Planned Development to allow garden-style and mid-rise apartments with limited ground floor commercial uses.
Staff's Recommendation: HOLD
- 3. CASE NUMBER:** S 15-17
PROJECT NAME: ELLSWORTH SUBDIVISION.
Request: Major subdivision to subdivide one (1) residential lot into two (2) residential lots.
Staff's Recommendation: Approval with (2) Conditions
- 4. CASE NUMBER:** S 16-01
PROJECT LOCATION: North side of Macon Cove, 758 feet west of Sycamore View Road.
Request: Create a five (5) lot subdivision
Staff's Recommendation: Approval with Conditions and Road Improvement waiver
- 6. CASE NUMBER:** P.D. 14-315 CC formerly P.D. 99-308 CC
PROJECT LOCATION: West side of Houston Levee Road, 980'± north of Woodland Hills Drive.
Request: Major modification to allow self-storage as a permitted use within this planned development, in accordance with UDC Section 9.6.11E(2)(e), and the deletion of the movie/theater-use from the list of permitted uses.
Staff's Recommendation: Approval with Conditions
- 8. CASE NUMBER:** S.U.P. 16-01

PROJECT LOCATION: **St. Matthews Baptist Church (2016 Pendleton Street)**
Request: To allow the construction of a 160' tall, flush mount, Commercial Mobile Communication Service (CMCS) Tower.
Staff's Recommendation: Approval with conditions

Chairman McCreery asked if there were any items needed to be removed/pulled for discussion. There were none. He then asked for a motion to approve Consent Agenda Items 1, 3, 4, 6 and 8. Board Member Wilbanks made a motion to approve Consent Agenda Items 1, 3, 4, 6 and 8 in agreement with staff's recommendations. She also recused herself from voting on Item #6. 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 2: CASE #: SUP 15-229

Request: To allow existing pawn loans in addition to existing payday loans at Ace Cash Express.
Location: 2474 Covington Pike
Applicant: James S. Linder
Applicant Representative: L. Hunter
Staff's Recommendation: Rejection

The applicant nor a representative were present for this case. Josh Whitehead suggested sending the applicant a certified letter in hopes he will attend the next meeting. Then, if he does not attend, consider the application withdrawn and proceed to turn the case over to the Environmental Court.

MOTION: Hold for 30 days
MADE BY: Pritchard
SECOND: Sharp
AYES: Lyles-Wallace, McCreery, Norcross, Pritchard, Rainey, Sharp, Toles, and Wilbanks

Item 2- APPROVED

Item 5: CASE #: S.D. 16-01

Request: **ROLAND ROAD DEDICATION**
Dedicate right-of-way fifty (50) feet in width and 625 feet in length for an extension of Roland Road at the southern terminus of existing roadway.
Location: South of U.S. Hwy 64 at the southern terminus of Roland Road
Applicant: First Alliance Bank

Applicant Representative: Cindy Reaves, SR Consulting, LLC, 5909 Shelby Oaks Dr., Suite 200, Memphis, TN 38134
Staff's Recommendation: Approval with (2) Conditions

Amendments: (1) If The Samida Tract does not agree with the dedication, the dedication would be on the East side and (2) To remove **“and improved”** stated in the Staff's Recommendation Conditions.

MOTION: Approval with Amendments
MADE BY: Pritchard
SECOND: Sharp
AYES: Lyles-Wallace, McCreery, Norcross, Pritchard, Rainey, Sharp, Toles, and Wilbanks

Item 5– APPROVED AS AMENDED

Item 7: CASE #: PD 16-01

Request: Planned development in North Memphis to allow uses of convenience store with gas pumps, hotel, retail, restaurant with drive-thru lane and truck washing..
Location: North Hollywood-Northwest Quadrant of I-40 and Hollywood
Applicant: Patel Manherlal T Living Trust/Hospitality Builders of America, Inc.
Applicant Representative: Scot Woodard, Woodard Architecture, P.O. Box 1764, Collierville, TN
Staff's Recommendation: Approval with Conditions

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

Steve Lockwood, Frayser Community Redevelopment, 3684 N. Watkins, Memphis, TN 38127

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

Dorothy Hamilton, 2984 Bannockburn Rd., Memphis, TN 38128
Vicki Hill, 2928 Springhill Dr., Memphis, TN 38127
Saleem Virand, 2644 N. Hollywood, Memphis, TN 38127 (Business Addr.)
Audrey Martin, 2928 Springhill Dr., Memphis, TN 38127
Larry Johnson, 2797 Springhill Dr., Memphis, TN 38127
Abdullah Mohammed, 3556 James Rd., Memphis, TN 38127 (Business Addr.)

MOTION: Approval per staff's Recommendation and Conditions
MADE BY: Pritchard

SECOND: Wilbanks
2nd MOTION: Approval per staff's Recommendation and Conditions with Amendments:
(1) all final plans returning for Board review and approval
(2) individual parcels return for review of site plan, building elevation, materials, parking, signage, landscaping to assure architectural quality and compatibility with and for the area.

MADE BY: Pritchard
SECOND: Norcross
AYES: McCreery, Rainey and Wilbanks
NAYS: Lyles-Wallace, Norcross, Pritchard, Sharp and Toles

Item 7- DENIED/REJECTED - *Item proceeds to City Council with a negative recommendation.*

ADJOURNMENT:

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

MINUTES APPROVED: _____

2-11-16

CHAIRMAN _____

SECRETARY _____

