



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) 576-6601



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

MINUTES
December 10, 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	Alfred Washington	X	
Member	Lisa Wilbanks	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: Chris Ainsworth, Elizabeth Armstrong, John Bryant, Andrew Griffin, Ronald Harkavy, Charles Higgins, Thomas McHughes, Harvey Marcom, Tim McCaskill and Jeffrey Tawater.

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, as of date, the online LUCB Agenda was Hyperlinked for the public to go directly to the staff report. Secondly, he noted, starting next month there would be a more abbreviated version of the Agenda for Board Members Pritchard and Wilbanks to read.

Approval of Minutes: November 12, 2015

Board Member Pritchard made a motion to approve Minutes of November 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. 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 2, 3, 4, 5, 6, 7, 8, 10 and 11.

Consent Agenda (Items 2, 3, 4, 5, 6, 7, 8, 10 and 11)

- 2. 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 15-14
PROJECT NAME: GREENPOWER SUBDIVISION.
Request: Create a five (5) lot subdivision partially overlaid by Floodplain.
Staff's Recommendation: Approval subject to (1) waiver; (15) Conditions and (2) Friendly Amendments.
- 4. CASE NUMBER:** S.A.C. 98-06
PROJECT LOCATION: Northeast terminus of Goodwill Road; +/-1,120 feet northeast of Shelby Drive
Request: Time extension for closure of Goodwill Road unimproved public right-of-way.
Staff's Recommendation: Approval
- 5. CASE NUMBER:** S.A.C. 12-601
PROJECT LOCATION: North side of North Parkway, 232 feet east of Danny Thomas Boulevard
Request: Time extension to 8/07/2017 to complete the closing of the street.
Staff's Recommendation: Approval
- 6. CASE NUMBER:** P.D. 88-314
PROJECT NAME: QUAIL HOLLOW OFFICE PD PHASE 2
Request: Modification to Condition 2B in the Quail Hollow Office PD which states "all buildings shall have a residential character to their exterior elevations and in the shape and

Staff's Recommendation: materials of the roof subject to the approval of the Office of Planning and Development".
Approval with Conditions

7. CASE NUMBER: P.D. 90-333
PROJECT NAME: TRUSE MCKINNEY PLANNED DEVELOPMENT.
Request: To allow the installation of a walk-up ATM in the corner of the existing parking lot.
Staff's Recommendation: Approval

8. CASE NUMBER: P.D. 90-312
PROJECT NAME: RIDGEWAY TRACE RETAIL CENTER
Request: To add final building footprint and elevations for Lot 2, along Poplar Avenue, east of the main north-south drive; decrease total building square footage to 6,548 from 13,475; decrease total parking spaces to 1,494 from 1,508; all F.A.R. to remain as 0.26.
Staff's Recommendation: Approval

10. CASE NUMBER: P.D. 15-328
PROJECT NAME: MISTY MEADOWS PD II
Request: To allow a Planned Development for a vehicle tire service and installation establishment.
Staff's Recommendation: Approval with Conditions

11. CASE NUMBER: S.U.P. 11-204 CO
PROJECT NAME: 9580 Macon Road
North side of Macon Road, opposite of Big Orange Rd.
Request: Add a Miniature Golf Course.
Staff's Recommendation: Approval with (11) Conditions

Chairman McCreery asked if there were any items needed to be removed/pulled for discussion. Josh Whitehead noted the (2) Friendly Amendments for the record: (1) strike Condition #1 and (2) Condition #14, replace existing language with "requiring existing landscaping along I-240 to be a buffer street class I-B modified to not require shrubs and to accommodate existing mature trees and existing chain-linked fence".

Chairman McCreery then asked for a motion to approve Consent Agenda Items 2, 3 as amended, 4, 5, 6, 7, 8, 10 and 11. Board Member Wilbanks made a motion to approve Consent Agenda Items 2, 3 as amended, 4, 5, 6, 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 1: CASE #: Z 15-104

Request: Employment (EMP) District.
Location: Northeast, Southeast and Southwest corners of New Allen Road and New Frayser Boulevard
Applicant: Belz Investco GP (PSO)
Applicant Representative: Charles Higgins with Nathan Bicks, Burch, Porter, & Johnson PLLC, 130 N. Court Ave., Memphis, TN 38103
Harvey Marcom
Staff's Recommendation: Approval

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

Elizabeth Armstrong, 3868 Old Allen Road, Memphis, TN 38128

MOTION: Approval
MADE BY: Pritchard
SECOND: Wilbanks
AYES: Fleming, McCreery, Pritchard, Sharp, Toles, Wallace, Washington and Wilbanks

Item 1- APPROVED

Item 9: CASE #: P.D. 15-317

Request: **COLONIAL COUNTRY CLUB PD**
Planned development consisting of two development options that include single-family homes, apartments, senior housing, townhomes, and cabin-style guest homes.
Location: Existing terminus of Countrywood Parkway, south of Interstate 40.
Applicant: Jim Russell
Applicant Representative: Ronald Harkavy with Harkavy Shainberg Kaplan & Dunstan PLC, 6060 Poplar Ave., Memphis, TN 38119
Staff Recommendation: Approval with Conditions

MOTION: Approval.
MADE BY: Pritchard
SECOND: Wilbanks
AYES: Fleming, McCreery, Pritchard, Sharp, Toles, Wallace, Washington and Wilbanks

Item 9 -APPROVED

Item 12: CASE #: S.U.P. 15-226 CO

Request: Animal Boarding, Training and Doggie Day Care.
Location: 9463 Osborn Road

West side of Osborn Road, 1,122 feet north of Pleasant Ridge.
Applicant: Jeffrey and Mary Tawater, 9463 Osborn Rd., Arlington, TN 38002.
Applicant Representatives: Tim McCaskill with McCaskill and Associates, Inc., 7891 Stage Hills Blvd. Suite 112, Bartlett, Tennessee 38133
Staff Recommendation: Rejection

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

Thomas McHughes, 9487 Osborn Rd., Arlington, TN 38002.
John Bryant, 9450 Osborn Rd., Arlington, TN 38002.
Andrew Griffin, 9252 Pleasant Ridge Rd., Arlington, TN 38002
Chris Ainsworth, 9503 Osborn Rd., Arlington, TN 38002.

MOTION: Approval
MADE BY: Pritchard
SECOND: Wilbanks
NAYS: Fleming, McCreery, Pritchard, Sharp, Toles, Wallace, Washington and Wilbanks

Item 12 – ITEM REJECTED/DENIED

Item 13: CASE #: S.U.P. 15-229

Request: To allow pawn operations at existing ACE Express at Covington Pike.
Location: 2474 Covington Pike
Applicant: Ace Cash Express, Inc.
Applicant Representative: James S. Linder, 2474 Covington Pike
Staff Recommendations: Rejection

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

Gregory Gang with Reliable Pawn & Curio, 3807 Summer Ave., Memphis TN 38122.

MOTION: Hold for 30 days.
MADE BY: Pritchard
SECOND: Toles
AYES: Fleming, McCreery, Pritchard, Sharp, Toles, Wallace, Washington and Wilbanks

Item 13 – APPROVED FOR 30 DAY HOLD

ADJOURNMENT:

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

MINUTES APPROVED: 1-14-16

[Signature]
CHAIRMAN

[Signature]
SECRETARY