



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

# LAND USE CONTROL BOARD

EST. 1922 AS MEMPHIS PLANNING COMMISSION - REORGANIZED IN 1976

JOSH WHITEHEAD, AICP, SECRETARY

CITY HALL - 125 N. MAIN ST., STE. 466 - MEMPHIS, TENNESSEE 38103 - (901) 676-6601



COUNTY APPOINTEES  
 JON MCCREERY, CHAIR  
 ROBERT NORCROSS  
 JENNIFER O'CONNELL  
 DESIREE LYLES WALLACE  
 LISA WILBANKS

## MINUTES

May 12, 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	Desiree Lyles Wallace	X	
Member	Robert Norcross	X	
Member	Margaret Pritchard	X	
Member	Jennifer O'Connell	X	
Member	James Toles	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. Norman Saliba called the roll. There was a quorum.

**LUCB Staff:** Calvin Abram, Brian Bacchus, Gene Burse, Don Jones, and Norman Saliba.

**Others Present:** Robert Craddock, Laura Morris and Cindy Reaves.

#### Chairman's Opening Remarks

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

#### Approval of Minutes: April 14, 2016

Board Member Pritchard made a motion to approve Minutes of April 14, 2016. The motion was seconded by Board Member Toles. The motion passed unanimously.

#### Secretary's Report

Norman Saliba stated there was no report and Josh Whitehead will be in attendance for next month's meeting.

**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, 9 and 10.

**Consent Agenda (Items 2, 3, 4, 5, 6, 7, 8, 9 and 10)**

- 2. CASE NUMBER:** S 16-03  
**DEVELOPMENT NAME:** ELLSWORTH STREET II-SUBDIVISION  
**PROJECT LOCATION:** West side of Ellsworth Street; +/-800 feet south of Midland Avenue.  
Request: Major subdivision to subdivide one (1) residential lot into two (2) residential lots.  
Staff’s Recommendation: Approval with Conditions
- 3. CASE NUMBER:** S 16-04  
**DEVELOPMENT NAME:** BELLEAIR WOODS SUBDIVISION-RESUBDIVISION OF LOT 12  
Request: 2 Lot Subdivision.  
Staff’s Recommendation: Approval with Conditions
- 4. CASE NUMBER:** S 16-05  
**PROJECT LOCATION:** 27 W Carolina Avenue (Parcel ID 012051 00002, 012051 00003, 012051 00004, 012051 00011, and 012051 00012).  
Request: 11 Lots Subdivision.  
Staff’s Recommendation: Approval with Conditions (deleted Conditions 4-8)
- 5. CASE NUMBER:** PD16-05  
**PROJECT LOCATION:** 287 S. Front Street  
Request: To allow a planned development, incorporating a stand-alone surface parking lot with the South Main zoning district.  
Staff’s Recommendation: 30 Day Hold
- 6. CASE NUMBER:** S.U.P. 10-208  
**PROJECT LOCATION:** South side of E. Chelsea Avenue; +/-350 feet west of Walter Street  
Request: Major modification to allow antennae array to protrude beyond the required maximum of thirty (30) inches from the face of the tower pole.  
Staff’s Recommendation: Approval with Conditions

- 7. CASE NUMBER:** SUP14-202  
**PROJECT LOCATION:** 2700 Lamar Avenue.  
Request: To allow a time extension for a proposed 150-foot CMCS tower.  
Staff's Recommendation: Approval with Conditions
- 8. CASE NUMBER:** S.U.P. 14-203CC  
**PROJECT LOCATION:** North side of State Line Road; +/- 300' east of Bridge Mill Lane.  
Request: Two year time extension to install a 150 foot tall, Cellular Communications Tower.  
Staff's Recommendation: Approval with Conditions
- 9. CASE NUMBER:** SUP16-06  
**PROJECT LOCATION:** South side of Godwin Road, 113' east of Deadfall Road  
Request: To allow a 46.37 Acre expansion of gravel mining operations.  
Staff's Recommendation: 30 Day Hold
- 10. CASE NUMBER:** Z 16-02  
**PROJECT LOCATION:** 480 W. Brooks Road  
Request: To allow establishment of the Ernest C. Withers Foundation Historic Overlay District.  
Staff's Recommendation: Approval

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 2, 3, 4, 5, 6, 7, 8, 9 and 10. Board Member Wilbanks made a motion to approve Consent Agenda Items 2, 3, 4, 5, 6, 7, 8, 9 and 10 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 2780**                      **Oakville Industrial Park M-L Wholesale Distribution Park**  
Request: To modify Restrictions 2 and 3 of the original Oakville Industrial Park M-L Wholesale Distribution Park plan.  
Location: 3655 American Way  
Applicant: American Way, LLC/Guardian, LLC/ Fleet Equipment, LLC  
Applicant Representative: Cindy Reaves, SR Consulting, LLC– 5909 Shelby Oaks Dr. Ste. 200, Memphis, TN 38134.  
Staff's Recommendation: Rejection

MOTION: Rejection  
MADE BY: Pritchard  
SECOND: ~~222222~~ Wilbanks  
2<sup>nd</sup> MOTION: Approval with Amended Conditions (Parcel (3) 9ft. medal fence height w/no trees)  
MADE BY: McCreery  
SECOND: Sharp  
AYES: Fleming, Lyles-Wallace, McCreery, O'Connell, Norcross, Pritchard, Sharp, Washington and Wilbanks

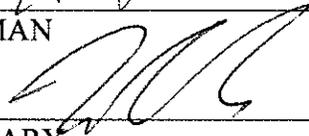
**Item 2 -- APPROVED AS AMENDED**

**ADJOURNMENT:**

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

MINUTES APPROVED: 6-9-16

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CHAIRMAN

  
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SECRETARY