



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 - 126 N. MAIN ST., STE. 469 - MEMPHIS, TENNESSEE 38103 - (901) 676-6601



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

## MINUTES July 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	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. Josh Whitehead called the roll. There was a quorum.

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

**Others Present:** Mike Blakey, Charlotte Boggs, Cory Brady, Calvin Burton, Casey Canady, Michael Fahy, Nancy Jackson, Brent Kollars, Margaret Martin, Forrest Owens, George Pappas, Blair Parker, Cindy Reaves, Delinor Smith, Bret Thompson, Velma Wall, Ann Wieties, and Sandra Williams-Patrick.

### Chairman's Opening Remarks

Chairman McCreery read the General Order of the Public Hearing proceedings and the Conflict of Interest Statement. He also acknowledged the passing of Mr. Sam Reaves and offered a moment of silence.

### Approval of Minutes: June 9, 2016

Board Member Pritchard made a motion to approve Minutes of June 9, 2016. The motion was seconded by Board Member Sharp. The motion passed unanimously.

### Secretary's Report

There were none.

### 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, 13, 14 and 15. Agenda Item 10 was withdrawn.

**Consent Agenda (Items 2, 3, 4, 5, 6, 7, 8, 13, 14 and 15)**

- 2. CASE NUMBER:** S 16-09  
**DEVELOPMENT NAME:** ALLELON SUBDIVISION  
Request: Approval of the portion of the proposed Allelon Subdivision contained within the City of Memphis including a waiver of improvements to McVay Road.  
Staff's Recommendation: Approval with conditions and approval of street improvement waiver request
- 3. CASE NUMBER:** SAC 16-10  
**PROJECT LOCATION:** North South alley at 1145 Kansas (138.81' west of the west line of Kansas Street)  
Request: ROW Vacation.  
Staff's Recommendation: Approval with Conditions
- 4. CASE NUMBER:** SAC 16-11  
**PROJECT LOCATION:** East West alley at 1145 Kansas Street (138.81' west of the west line of Kansas Street).  
Request: ROW Vacation.  
Staff's Recommendation: Approval with Conditions
- 5. CASE NUMBER:** SAC 16-12  
**PROJECT LOCATION:** 1203 POPLAR AVENUE  
Request: ROW Vacation.  
Staff's Recommendation: Approval with Conditions
- 6. CASE NUMBER:** Z-2145  
**DEVELOPMENT NAME:** CEDAR GROVE SC-1 SHOPPING CENTER  
Request: Major modification to reduce required building setbacks on Raleigh-LaGrange Road and Wilfong Road to thirty (30) feet and to remove required landscape screen of fifteen (15) feet along the south and southwest property lines.  
Staff's Recommendation: Approval with three (3) Site Plan Conditions
- 7. CASE NUMBER:** PD 03-363

**PROJECT LOCATION:**

Request: Site plan approval for office bldg. with ground floor retail at Hacks Cross, 225' S of Misty Meadow.  
Staff's Recommendation: Approval with Conditions

**8. CASE NUMBER:**

**P.D. 06-322**

**DEVELOPMENT NAME:**

**ALLENTOWN SOUTH PLANNED DEVELOPMENT**

Request: Revise Conditions IV. A. 1 and IV. A. 2 – Delay the installation of the required landscaping until Old Brownsville Road is built and until development to the east occurs.

Staff's Recommendation: Approval with Conditions

**13. CASE NUMBER:**

**S.U.P. 16-10**

**DEVELOPMENT NAME:**

**COMMUNITY FACILITIES CENTER  
BROADMOOR PARK SC-1**

Request: Special permit to allow motor vehicle sales.

Staff's Recommendation: Approval with Conditions

**14. CASE NUMBER:**

**Z 16-03**

**PROJECT LOCATION:**

**3902 Prescott Rd and rear 1.138 acre tract of 3884  
Prescott Rd.**

Request: Rezoning to Employment (EMP) District.

Staff's Recommendation: Approval

**15. CASE NAME:**

**AMENDMENT TO BYLAWS**

Request: Amend Board Bylaws to allow attaching conditions to rejected cases.

Staff's Recommendation: Approval

Chairman McCreery asked if there were any items needed to be removed/pulled for discussion. Agenda Item 2 was requested to be pulled. He then asked for a motion to approve Consent Agenda Items 3, 4, 5, 6, 7, 8, 13, 14 and 15. Board Member Fleming recused himself from voting on Agenda Item 6. Board Member Wilbanks made a motion to approve Consent Agenda Items 3, 4, 5, 6, 7, 8, 13, 14 and 15 in agreement with staff's recommendations. 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 1: CASE #: PD16-04**

Request: To allow a PD within an R-10 zoning district to subdivided one parcel into seven (7) lots.

Location: 263 Mendenhall Road

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

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

Michael Fahy, Prime Development, 7520 Capital Dr., Ste. 200, Germantown, Tennessee 38138

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

Mike Blakey, 4996 Minden, Memphis, TN 38117  
Margaret Martin, 266 Pinewood St., Memphis, TN 38117  
Ann Wieties, 302 Pinewood St., Memphis, TN 38117  
Casey Canady, 258 Pinewood St., Memphis, TN 38117  
Charlotte Boggs, 257 Pinewood St., Memphis, TN 38117

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

**Item 1 – APPROVED**

**Item 2: CASE #: S 16-09**

Request: Approval of the portion of the proposed Allelon Subdivision contained within the City of Memphis including a waiver of improvements to McVay Road.  
Location: East side of McVay Road, opposite Messick Road  
Applicant: Lucie May Thompson/Boyle Investment Company  
Applicant Representative: Blair Parker Design, LLC – 5159 Wheelis Dr., Ste. 107, Memphis, TN 38117.  
Staff's Recommendation: Approval with conditions and approval of street improvement waiver request.

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

Nancy Jackson, 6992 Dashwood Dr., Memphis, TN 38119

MOTION: Approval  
MADE BY: Pritchard

SECOND: Wilbanks  
AYES: Fleming, Lyles-Wallace, McCreery, Norcross, Pritchard, Sharp, Toles  
Washington and Wilbanks

**Item 2 – APPROVED**

**Item 9: CASE #: P.D. 15-314**      **McKEE ROAD MULTI-PURPOSE PLANNED DEVELOPMENT**  
Request: Major modification to allow group living for boarding house, single room occupancy, rooming house and transitional home.  
Location: Southeast corner of McKee Road and Sedgwick Street  
Applicant: Corry Evans  
Applicant Representative: Delinor Smith, Smith Building Design & Associates, Inc. – 3831 Lakehurst Dr., Memphis, TN 38128  
Staff's Recommendation: Rejection.

MOTION: Approval  
MADE BY: Pritchard  
SECOND: Wilbanks  
NAYES: Fleming, Lyles-Wallace, McCreery, Norcross, Pritchard, Sharp, Toles  
Washington and Wilbanks

**Item 9 – REJECTED**

**Item 11: CASE #: PD 16-09**  
Request: To amend the Outline Plan for the Summers Planned Development to allow a car wash as a permitted use in Area II-A.  
Location: 4701 Boeingshire Drive (southwest corner of the intersection of Shelby Drive and Boeingshire Drive)  
Applicant: Shelby Boeingshire LLC/Quick Shine Auto Spa, LLC  
Mr. Brent Kollars, [Quick Shine Auto Spa, LLC] 513 N. Lake Havasu Ave., Lake Havasu City, AZ 86403  
Applicant Representative: Forrest Owens – 1755 Lynnfield Rd., Memphis, TN 38119  
Staff's Recommendation: Approval with Conditions.

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

Calvin Burton, 1986 Meadowview Lane, Memphis, TN 38116  
Bret Thompson, 1557 E. Shelby Dr., Memphis, TN 38116  
Sandra Williams-Patrick, 2014 Oakvalley Rd., Memphis, TN 38116  
Velma Wall, 4747 Hancock Dr., Memphis, TN 38116

MOTION: Approval  
MADE BY: Pritchard

SECOND: Wilbanks  
✓AYES: Fleming, Lyles-Wallace, McCreery, Norcross, Pritchard, Sharp, Toles  
Washington and Wilbanks

**Item 11 – REJECTED**

**Item 12: CASE #: SUP16-08**

Request: To allow a planned development, incorporating a stand-alone surface parking lot within the Central Business District.  
Location: 238 Poplar Avenue  
Applicant: Two Forty Poplar  
Applicant Representative: Cory Brady – 975 Fair Oaks Dr., Collierville, TN 38017.  
Staff's Recommendation: Rejection

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

George Pappas, 127 Madison, Apt. 502 Memphis, TN 38103

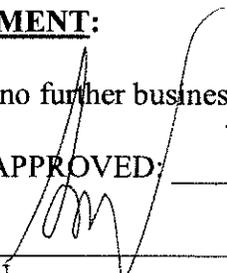
MOTION: Approval  
MADE BY: Pritchard  
SECOND: Wilbanks  
✓AYES: Fleming, Lyles-Wallace, McCreery, Norcross, Pritchard, Sharp, Toles  
Washington and Wilbanks

**Item 12 – REJECTED**

**ADJOURNMENT:**

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

MINUTES APPROVED: 8-11-16

CHAIRMAN 

SECRETARY 