



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. 469 • MEMPHIS, TENNESSEE 38103 • (901) 576-6601



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

MINUTES August 11, 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: Dr. Carnita Atwater, Beverly Brown, Lou Katzerman, James Kirkwood and Willie Slate

Chairman's Opening Remarks

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

Approval of Minutes: July 14, 2016

Board Member Toles noted (2) typos regarding Agenda Items 11 and 12, whereas the vote outcome should read "Nays" instead of "Ayes". Board Member Pritchard made a motion to approve Minutes of July 14, 2016 with so noted typos. The motion was seconded by Board Member Wilbanks. 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, 10 and 11. Agenda Item 10 was withdrawn.

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

- 2. CASE NUMBER:** SAC 16-13
DEVELOPMENT NAME: WEST OF 611 N. MAIN STREET
Request: Closure of Center Lane alley, a north-south alley between Saffarans and Looney and Front and Main.
Staff's Recommendation: Approval with Conditions
- 3. CASE NUMBER:** PD 82-027
PROJECT LOCATION: EAST SIDE OF AUSTIN PEAY HIGHWAY; +/- 615 FEET NORTH OF COVINGTON PIKE
Request: Major modification to allow a sign for Methodist Hospital on east side of Austin Peay, 615' north of Covington Pike.
Staff's Recommendation: Approval with Conditions
- 4. CASE NUMBER:** PD 91-316 CC
PROJECT LOCATION: 3778 CONTRACTORS PLACE
Request: Major modification to allow outdoor storage for an existing business at 3778 Contractors Place.
Staff's Recommendation: Approval with Conditions
- 5. CASE NUMBER:** PD 02-306CO
PROJECT LOCATION: SOUTHWEST CORNER OF HOUSTON LEVEE ROAD AND MACON VIEW DR.
Request: Major modification to allow Hertz facility at 1105 N. Houston Levee.
Staff's Recommendation: Approval with Conditions
- 6. CASE NUMBER:** PD 13-313
DEVELOPMENT NAME: GALLERIA OF MEMPHIS PLANNED DEVELOPMENT
Request: Major modification to allow a blood plasma donation center on S side of Bellevue Pkwy, 623' W of Germantown Pkwy.
Staff's Recommendation: Approval with Conditions

7. CASE NUMBER: PD 16-08
PROJECT LOCATION: NORTH SIDE OF CALLIS CUT-OFF ROAD.; +/-
2,500 FEET EAST OF GERMANTOWN ROAD
Request: Amend the Permitted Uses Section to permit Multiple
Family Residential Uses.
Staff's Recommendation: HOLD

8. CASE NUMBER: SUP 13-219
DEVELOPMENT NAME: NORTHWEST CORNER OF ROCKDALE COVE
AND MILL BRANCH ROAD
Request: Major modification to allow a time extension for
construction of a cellular communications tower 160 feet in
height.
Staff's Recommendation: HOLD

10. CASE NUMBER: SUP 16-12
Request: CMCS tower 120' in height at 1809 Bender Road
Staff's Recommendation: Approval with Amended Conditions

11. CASE NUMBER: Amendment to Bylaws
Request: Amendment to allow attaching conditions recommended by
staff and/or the Board to rejected cases.
Staff's Recommendation: Approval

Chairman McCreery asked if there were any items needed to be removed and or pulled for discussion. There were none. He then asked for a motion to approve Consent Agenda Items 2, 3, 4, 5, 10 and 11 as amended and 6, 7 and 8 for 30 Day Holds. Board Member Wilbanks recused herself from voting on Agenda Item 5. Board Member Wilbanks made a motion to approve Consent Agenda Items 2, 3, 4, 5, 6, 7, 8, 10 and 11 in agreement with staff's recommendations as amended. 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 9: CASE #: SUP 16-11

Request: A Special Use Permit to construct a one hundred fifty-foot
(150') CMCS tower in the Residential Urban-3 (RU-3)
zoning district.

Location: 699 Sexton Avenue

Applicant: Tower Assets Newco IX, LLC

Applicant Representative: Tower Ventures, LLC (Lou Katzerman) – 4091 Viscount Ave., Memphis, TN 38118
Staff's Recommendation: Approval with Conditions

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

Willie Slate, 1871 Patrick Rd., Memphis, Tennessee 38114
James Kirkwood, 2787 Lynchburg St., Memphis, Tennessee 38134 (Home)
653 Wells Ave., Memphis, Tennessee 38107 (Church)

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

Dr. Carnita Atwater, 1098 Firestone Ave., Memphis, TN 38107
Beverly Brown, 1203 N. Manassas St., Memphis, TN 38107 (Grace MBC)

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

Item 9 – APPROVED

ADJOURNMENT:

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

MINUTES APPROVED: 9-8-16

CHAIRMAN

SECRETARY