



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 September 8, 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: Brian Bacchus, Gene Burse, Charles Finkley, Don Jones, and Norman Saliba.

Others Present: Steve Auterman, Jean R. Bowers, Byron Fisher, Peggy Jackson, Cindy Reaves and Tracy Speake

Chairman's Opening Remarks

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

Approval of Minutes: August 11, 2016

Board Member Pritchard made a motion to approve Minutes of August 11, 2016. 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, 6, 7, 8, 9, 10, 11, 12 and 13.

Consent Agenda (Items 2, 3, 4, 6, 7, 8, 9, 10, 11, 12 and 13)

- 2. CASE NUMBER:** S.U.P. 13-219
PROJECT LOCATION: NORTHWEST CORNER OF ROCKDALE COVE AND MILL BRANCH ROAD
Request: Major modification to allow a two (2) year time extension for construction of a cellular communications tower 160 feet in height and flush-mount 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
- 3. CASE NUMBER:** S 16-10
PROJECT LOCATION: 354 S. WHITE STATION ROAD
Request: 2 Lot Subdivision at the NE corner of White Station and Meadowcrest Cove.
Staff's Recommendation: Approval with Conditions
- 4. CASE NUMBER:** S 16-11
DEVELOPMENT NAME: SOUTH CITY SUBDIVISION EAST SECTIONS 1, 2, & 3
Request: 11-lot Sustainable Subdivision, to include single- and multi-family dwellings to replace Foote Homes on the E side of Danny Thomas.
Staff's Recommendation: Approval with Conditions
- 6. CASE NUMBER:** PD 13-315
PROJECT LOCATION: NE CORNER OF KNIGHT-ARNOLD AND RIDGEWAY.
Request: Modification to an approved conceptual site plan that would allow for a smaller building.
Staff's Recommendation: Approval

7. **CASE NUMBER:** P.D. 13-324
DEVELOPMENT NAME: CROSTOWN PLANNED DEVELOPMENT
Request: Major modification to allow a zero (0) foot rear yard building setback for a new brewery building in Parcel 1-J of the Outline/Final Plan.
Staff's Recommendation: Approval with two (2) Site Plan Conditions
8. **CASE NUMBER:** S.U.P. 13-202
PROJECT LOCATION: SOUTHEAST SIDE OF SUMMER AVENUE (U.S. HWY 70) AT ELMORE ROAD
Request: Major modification to allow a change in flush-mount 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
9. **CASE NUMBER:** S.U.P. 14-229
PROJECT LOCATION: West side of S. Germantown Road @ Richmond Road
Request: Major modification to allow a two (2) year time extension and change in tower design from a concealed canister to a flush-mount design 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
10. **CASE NUMBER:** S.U.P. 16-13
PROJECT LOCATION: North side of Madison Avenue between Second Street and B. B. King Blvd.
Request: Re-purpose an existing bank/office building into a Hotel with ground floor commercial space
Staff's Recommendation: Approval with Conditions
11. **CASE NUMBER:** S.U.P. 16-14
PROJECT LOCATION: NORTH SIDE OF POPLAR AVENUE; +/- 550' WEST OF KIRBY PARKWAY.
Request: Convenience Store with gasoline sales
Staff's Recommendation: Approval with Conditions
12. **CASE NUMBER:** S.U.P. 16-15
PROJECT LOCATION: 1720 E. HOLMES ROAD
Request: Special Use Permit to allow motor vehicle sales at the former Southern Security Credit Union.
Staff's Recommendation: Approval with Conditions

13. CASE NUMBER: Z 16-04
PROJECT LOCATION: WEST SIDE OF N. EVERGREEN STREET; +/- 150 FEET SOUTH OF POPLAR AVE.
 Request: Rezone from Commercial Mixed Use-3 to Residential Urban (RU-3) District
 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, 6, 7, 8, 9, 10, 11, 12 and 13. Board Member Norcross recused himself from voting on Agenda Items 4 and 7. Board Member Wilbanks made a motion to approve Consent Agenda Items 2, 3, 4 as amended, 6, 7 as amended, 8, 9, 10, 11, 12 and 13 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 1: CASE #: P.D. 16-08

Request: Amend the Permitted Uses Section to permit Multiple Family Residential Uses.
 Location: North side of Callis Cut-Off Road.; +/- 2,500 feet east of Germantown Road.
 Owner: Ferrell Properties Inc.
 Applicant: Lightman Realty Co.
 Applicant Representative: SR Consulting (Cindy Reaves) – 5909 Shady Oaks Drive, Suite 200, Memphis, TN 38118
 Staff's Recommendation: Approval with Conditions

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

Peggy Jackson, 7695 Red Hill Dr., Memphis, Tennessee 38119
 Jean R. Bowers, 7619 October Rose Dr., Memphis, Tennessee 38119

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

Item 1 – APPROVED

Item 5: CASE #: SAC 16-14

Request: ROW Vacation.
Location: West entrance of Roane Road from Shady Grove Road
Owner/Applicant: William M & Kathleen R Poston
Applicant Representative: Byron Fisher, 4877 Roane Rd., Memphis, TN 38117
Staff's Recommendation: Approval with Conditions

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

Tracy Speake, 4737 Gwynne Rd., Memphis, Tennessee 38117

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

Item 5 – APPROVED AS AMENDED

Item 14: CASE #: ZTA 16-001

Request: Adopt Amendments to the Memphis and Shelby County Unified Development Code.
Applicant: Memphis and Shelby County Office of Planning and Development
Applicant Representative: Josh Whitehead, Planning Director/Administrator
Staff's Recommendation: Approval

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

Steve Auterman, 1897 Snowden Ave., Memphis, Tennessee 38107

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

Item 14 – APPROVED

ADJOURNMENT:

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

MINUTES APPROVED: 10-3-16

CHAIRMAN _____

SECRETARY _____

A large, stylized handwritten signature in black ink, written over the lines for the Chairman and Secretary.