



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. 468 - MEMPHIS, TENNESSEE 38103 - (901) 676-6601



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

MINUTES October 13, 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: Sophia Kroger Atkins, David Baker, Wade Davidson, Cindy Reaves and Doyle Sulliman.

Chairman's Opening Remarks

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

Approval of Minutes: September 8, 2016

Board Member Pritchard made a motion to approve Minutes of September 8, 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 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15.

Consent Agenda (Items 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15)

- 3. CASE NUMBER:** PD08-324 CO
PROJECT LOCATION: NE CORNER OF WALNUT GROVE AND WOODLAND LAKE DR.
Request: Major modification to allow an integrated center sign for Woodland Hills II at the NE corner of Walnut Grove and Woodland Lake Dr.
Staff's Recommendation: Approval with Conditions
- 5. CASE NUMBER:** SUP 96-250
PROJECT LOCATION: 4444 S. THIRD.
Request: Major modification to allow a revised site plan for a Flea Market at 4444 S. Third.
Staff's Recommendation: Approval with Conditions
- 6. CASE NUMBER:** S.U.P. 01-240
PROJECT LOCATION: 4030 RALEIGH-MILLINGTON.
Request: Major modification to allow antennae to protrude more than 30" on a cell tower.
Staff's Recommendation: Approval with Conditions
- 7. CASE NUMBER:** SUP 06-201
PROJECT LOCATION: 950 W. LEVI
Request: Major modification to allow antennae to protrude more than 30" on a cell tower.
Staff's Recommendation: Approval with Conditions
- 8. CASE NUMBER:** S.U.P. 10-214
PROJECT LOCATION: 2790 BEKEMEYER DR.; +/- 1,000 FT. SOUTH OF HIGHWAY 64
Request: Modification to approved site plan to add a 4,100 square foot Clinic.
Staff's Recommendation: 30 Day Hold
- 9. CASE NUMBER:** S.U.P. 14-227
PROJECT LOCATION: 648 HAYES STREET/ 175' NORTH OF SPOTTSWOODS AVENUE (PARCEL ID 045034 00001)
Request: Time extension for original SUP 14-227 approved for a one

- Staff's Recommendation: hundred fifty foot (150') monopole CMCS tower.
Approval with Conditions
- 10. CASE NUMBER:** S.U.P. 16-16
PROJECT LOCATION: 161 AND 191 JEFFERSON AVENUE (PARCEL ID 002024 00002 AND PARCEL ID 002024 00003).
Request: A Special Use Permit to allow a hotel.
Staff's Recommendation: 30 Day Hold
- 11. CASE NUMBER:** S.U.P. 16-17
PROJECT LOCATION: NORTHEAST CORNER OF SUMMER AVENUE AND MUNSON ROAD.
Request: Automobile Sales
Staff's Recommendation: Approval with Conditions
- 12. CASE NUMBER:** SUP 16-18
PROJECT LOCATION: 4035 SUMMER AVENUE (PARCEL ID 055001 00005)
Request: A Special Use Permit to allow office use.
Staff's Recommendation: Hold for 30 Days
- 13. CASE NUMBER:** S.U.P. 16-19
PROJECT LOCATION: SOUTH SIDE OF KNIGHT ARNOLD ROAD; +/-275 FEET EAST OF HICKORY HILL ROAD.
Request: Special permit to allow a CMCS cellular communications tower and facilities one-hundred fifty (150) feet in height with the capacity to accommodate four (4) flush-mount antennae to protrude beyond the required thirty (30) inches from the face of the tower pole
Staff's Recommendation: Approval with Conditions
- 14. CASE NUMBER:** S.U.P. 16-20
PROJECT LOCATION: 2109 & 2119 CHELSEA AVENUE (PARCEL ID 041016 00004 & 041043 00001).
Request: A Special Use Permit to allow vehicle sales.
Staff's Recommendation: Approval with Conditions
- 15. CASE NUMBER:** Z 16-06
PROJECT LOCATION: 4230 RALEIGH-MILLINGTON.
Request: Rezoning from Residential Single-Family-- 8 (R-8) to Commercial Mixed Use - 1 (CMU-1)
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 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15. Board Member Wilbanks recused herself from voting on

Agenda Items 3. Board Member Wilbanks made a motion to approve Consent Agenda Items 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 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 2: CASE #: P.D. 94-356

Request: Site Plan Review for Memory Care Facility.
Location: Northwest corner of Winchester Rd. and Tournament Dr.
Owner: Tournament Trails Investment Land, LLC (Paul McClure)
Applicant: JEA Senior Living (Rachel Rudiger)
Applicant Representative: SR Consulting (Cindy Reaves) – 5909 Shady Oaks Drive,
Suite 200, Memphis, TN 38118
Doyle S. Silliman
Staff's Recommendation: Approval with Conditions

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

Item 2 – APPROVED

Item 4: CASE #: P.D. 13-321

Request: Revise I.C. to increase maximum size of a free standing
retail building from 3,600 sq. to 7,400 sq. ft.
Location: Northwest corner of Kirby Parkway and Kirby Gate
Boulevard
Owner: Wills and Wills L.P. (Walter Wills)
Applicant: Auto Zone, Inc. (Wade Davis)
Applicant Representative: Fisher Arnold Inc. (David Baker), 9180 Crestwyn Hills Dr.
Ste. 100, Memphis, TN 38125
Wade Davidson, AutoZone
Staff's Recommendation: Approval with Conditions

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

Sophia Kroger Atkins, 6700 Kirby Trace Cove, Memphis, TN 38119

MOTION: Approval

MADE BY: Pritchard
SECOND: Wilbanks
AYES: Fleming, Lyles-Wallace, McCreery, Norcross, O'Connell, Pritchard,
Sharp, Toles and Wilbanks
2nd MOTION: Fleming (for closing of business not to extend pass 10PM)
SECOND: Pritchard
AYES: Fleming, Lyles-Wallace, McCreery, Norcross, O'Connell, Pritchard,
Sharp, Toles and Wilbanks

Item 4 – APPROVED AS AMENDED

ADJOURNMENT:

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

MINUTES APPROVED: _____

11-10-16

CHAIRMAN _____

SECRETARY _____

