



CITY APPOINTEES
 MARY SHARP, VICE CHAIR
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 RUSTY LINKOUS
 MARGARET PRITCHARD
 JAMES TOLES

MEMPHIS AND SHELBY COUNTY
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) 576-6619



COUNTY APPOINTEES
 JON MCCREERY, CHAIR
 ROBERT NORCROSS
 EMILY TRENHOLM
 LISA WILBANKS
 ROSLYN WILLIS

SCHEDULE

Thursday, October 11, 2012

- 9:30 A.M. EXECUTIVE SESSION Conference Room-‘A’ 4th Floor
- *10:00 A.M. MORNING PUBLIC SESSION City Council Chambers-Lobby
 Subdivision Correspondence,
 Subdivisions, Street & Alley Closures,
 Street Dedications, Street Name Changes,
 Planned Development & Zoning Correspondence,
 Site Plan Reviews, Planned Developments,
 Special Use Permits, Zoning Map Amendments
 & Zoning Text Amendments, Comprehensive Plan Adoption

NOTE: *Time Approximate

Conflict of Interest Statement:

The adopted policy of the Land Use Control Board requires that any member of the Board recuse them self from any participation in the discussion or voting on any matter on the meeting’s agenda in which they may have direct or indirect personal interest. The member shall vacate their seat during deliberation on any matter from which they have recused themselves.

General Order in Which Public Hearings Will Proceed:

1. The Chairman will open the Public Hearing by calling the Agenda item number and application Case Number as it appears on the agenda.
2. The OPD staff will explain the nature of the application and will present an analysis of it and the staff recommendation.
3. The applicant and proponents will be heard for a period not exceeding five (5) minutes.
4. The opponents will be heard for a time period not exceeding five (5) minutes.
5. The applicant will be given a two (2) minute period for rebuttal.
6. Board members proceed to discuss the application amongst themselves and may request clarification of certain points from staff or persons in the audience who spoke previously.
7. The Land Use Control Board will then vote to approve, approve in modified form, deny, or continue (hold) the application until a subsequent meeting.
8. The Board Chairman will then inform the audience of the outcome of the Board’s action.

RIGHT TO APPEAL:

Any individual appearing or submitting written comments at the Land Use Control Board (LUCB) meeting, or any governmental body submitting comments may appeal the decision of the Land Use Control Board to the appropriate governing body (ies), i.e. Memphis City Council and/or Shelby County Commission.

Appeals should be submitted within 10 working days of the Land Use Control Board action to the Chief Administrative Officer of the City of Memphis (George Little) and/or of Shelby County (Harvey Kennedy) with a copy of same to Josh Whitehead, Director for the Office of Planning and Development (OPD). This applies only to preliminary subdivision and correspondence applications. The balance of all of the other items heard on today's agenda is automatically forwarded to the City Council and/or County Commission for final action.

If you choose to file an appeal please be aware of the following additional requirements in order to make your appeal valid. The request for an appeal shall: 1) indicate the name and case number of the application; 2) the date of the L.U.C.B. action; 3) the specific decision and/or conditions approved by the L.U.C.B. which are being appealed; 4) your suggested remedy; and 5) the name, address and phone number of the appellant.

Please note that public hearing notification fees of \$50.00 are required to be paid to the City Council Records Office and/or the County Minutes Office, and \$100 to OPD. The fees should accompany your letter of appeal copied to OPD.

**Harvey Kennedy, CAO
Shelby County
160 North Main Street
Memphis, TN 38103**

**George Little, CAO
City of Memphis
125 North Main Street
Memphis, TN 38103**

**Josh Whitehead, Director
Office of Planning & Development
125 North Main Street-Suite 468
Memphis, TN 38103**

AGENDA

10:00 A.M. MORNING PUBLIC SESSION

- A. ROLL CALL**

- B. APPROVAL OF THE MINUTES**

Minutes from the September 13, 2012 Meeting

- C. SECRETARY'S REPORT**

- D. CONSENT AGENDA Agenda Item 1**

- E. REGULAR AGENDA**

Agenda Item # 1 comprise the various applications pertaining to land subdivision and zoning to be heard as part of the Consent Agenda. The Board will act on all of these items as a group with one vote subject to the recommendation of the Office of Planning and Development in its Staff Report-- rather than vote on each item separately. This also applies to items which otherwise involve a public hearing where notice was sent to adjacent property owners. Such action satisfies the legal requirements for holding a public hearing so long as no one wishes to speak either for or against an item listed as being on the Consent Agenda.

If Board Members or persons in the audience wish to discuss any item, that item is pulled from the others for separate discussion and vote by the Board and the remaining items are voted on as a group. If you desire to speak in regard to an application listed as being part of the Consent Agenda, please come to the podium at the front of the chamber and notify the Board Chairman of the Agenda Item Number after the Consent Agenda and staff recommendation for this morning's applications have been read.

Please fill out an Attendance/Speaker's Card and hand it to an OPD staff member sitting behind the railing in the front of the chamber if you intend to address the Board in regard to any item found on today's Agenda. Cards may be found at the speaker's podium and at the Sergeant At Arms table. If you decide to speak, please start by giving your name and street address, then tell the Board of your concern. If there are several in your area with similar concerns, you may appoint a spokesperson. The Board is particularly interested in the specific reasons you are for or against a proposal.

If you are attending the meeting on a specific agenda item but do not wish to speak it is requested that you nonetheless fill out an Attendance/Speaker's Card so that your attendance may be recorded at the meeting. This is necessary in order to preserve your right to appeal the decision of the Land Use Control Board to the City Council and/or County Commission for applications regarding preliminary subdivision applications and most planned development and zoning correspondence applications on today's agenda.

CONSENT AGENDA

CORRESPONDENCE APPLICATIONS:

- 1. CASE NUMBER: PD 97-328**
- DEVELOPMENT NAME: Polo Grounds Planned Development
- LOCATION: North side of Sonic Drive
- APPLICANT: Polo Grounds PD
- EXISTING ZONING: Commercial Mixed Use -2 (CP) District
- PROPERTY SIZE: 1.38 Acres
- REQUEST: Off site parking

NEW APPLICATION:

- 2. CASE NUMBER: PD 12-315**
- DEVELOPMENT NAME: Fieldstone PD Amendment
- LOCATION: Southwest corner of Players Club Parkway and Hacks Cross Road
- APPLICANT: Chip Brown
- EXISTING ZONING: Currently governed by the Fieldstone Planned Development (PD 05-337)
- PROPERTY SIZE: 1.14 Acres
- REQUEST: Dog day care and boarding with outdoor play area