



CITY APPOINTEES  
 MARY SHARP, VICE CHAIR  
 BERLIN BOYD  
 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

**MINUTES**  
**June 13, 2013**

**Meeting Attendance**

**LUCB Board Members**

OFFICERS/MEMBERS	NAME	PRESENT	ABSENT
Chairman	Jon McCreery	X	
Vice Chairperson	Mary Sharp	X	
Member	Berlin Boyd	X	
Member	Rusty Linkous		X
Member	Margaret Pritchard	X	
Member	Robert Norcross	X	
Member	James Toles	X	
Member	Emily Trenholm	X	
Member	Lisa Wilbanks	X	
Alt. Member	Frank Colvett, Jr.	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:** Josh Whitehead, Brian Bacchus, Don Jones, Gregory Love, Terry Langlois, Calvin Abram, and Norman Saliba.

**Others Present:** David Baker, Cynthia Bridgeforth, David Hilsdon, Donald Lester and Dorothy Lester.

**Chairman's Opening Remarks**

Chairman McCreery read the General Order of the Public Hearing proceedings and the Conflict of Interest Statement. He also noted the new Mission Statement on the Agenda and advised the Board to read it at their convenience.

**Secretary's Report**

There was none.

**Approval of Minutes: May 9, 2013**

Board Member Wilbanks made a motion to approve LUCB minutes from May 9, 2013. The motion was seconded by Board Member Boyd.

**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. The Consent Agenda Items 1 and 6 was read. 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.

**Consent Agenda (Items 1-6)**

- 1. CASE NUMBER:** S.A.C 13-602  
**DEVELOPMENT NAME:** HUNT-STREET CLOSURE  
Request: Close and vacate street right-of-way  
Staff's Recommendation: Approval with conditions but staff & applicant agreed to 30 day HOLD
  
- 2. CASE NUMBER:** S.A.C. 13-603  
**DEVELOPMENT NAME:** UNNAMED ALLEY  
Request: Close and vacate alley right-of-way  
Staff's Recommendation: Approval with conditions
  
- 3. CASE NUMBER:** S.A.C 13-604  
**DEVELOPMENT NAME:** TEXAS STREET  
Request: Close and vacate Texas Street right-of-way  
Staff's Recommendation: Approval with conditions
  
- 4. CASE NUMBER:** P.D. 00-314 CC  
**DEVELOPMENT NAME:** KINGS POINTE PLANNED DEVELOPMENT, PHASE TWO, PARCEL A  
Request: Site plan approval as required by the approved P.D.  
Staff's Recommendation: Approval with conditions
  
- 5. CASE NUMBER:** P.D. 09-317  
**DEVELOPMENT NAME:** ROCKGATE CENTER PLANNED DEVELOPMENT  
Request: Time extension on Plat  
Staff's Recommendation: Approval
  
- 6. CASE NUMBER:** Z 88-103 & Z 09-101  
**DEVELOPMENT NAME:** RAINES-GRACELAND C-P: Lot 2  
Request: Modification to reduce required side yard setback of thirty-nine (39) feet to ten (10) feet to increase the maximum building coverage from 16,000 sq. ft. to 18,750 sq. ft. of floor area.  
Staff's Recommendation: Rejection

Chairman McCreery asked the board members for a motion to approve Consent Agenda Items 1 thru 5, applicant requested to pull Item 6 to be discussed. Before the vote, Board Member Toles

recused himself from voting on Item 2 and Board Member Norcross recused himself from voting on Item 3. Board Member Wilbanks made a motion to approve the Consent Agenda Items-Cases 1 thru 5. The motion was seconded by Board Member Pritchard. The motion passed unanimously.

Chairman McCreery asked Board Member Wilbanks to read the Consent Agenda Item that was requested to be pulled for discussion. She then read the case.

**Item 6: CASE #: Z 88-103 & Z 09-101**

Request: Modification to reduce required side yard setback of thirty-nine (39) feet to ten (10) feet to increase the maximum building coverage from 16,000 sq. ft. to 18,750 sq. ft. of floor area.

Location: Southwest corner of Graceland Drive and E. Raines Road

Applicant: Robert L. Smith (Bright Beginnings Enrichment Center)

Representative for applicant: Hilsdon Engineering-David W. Hilsdon, 7975 Soderlund Drive, Millington, TN

Chairman McCreery recognized the following people who spoke from the audience in opposition to the case.

Cynthia Bridgeforth, 4158 Happy Trial Court, Apt. 1, Memphis, Tennessee 38116.

MOTION: Approval.  
MADE BY: Wilbanks  
SECOND: Boyd  
2<sup>nd</sup> MOTION: Hold for 30 days  
MADE BY: Pritchard  
SECOND: Boyd

AYES: Boyd, Colvett, Norcross, Pritchard, Sharp, Toles, Tremholm, Wilbanks, and Chairman McCreery

**APPROVED**

**REGULAR AGENDA ITEMS:**

Chairman McCreery introduced Board Member Pritchard to be the Zoning Chair and to read the Regular Agenda Items. She then called the first case.

**Item 7: CASE #: P.D. 13-314 CO**

Request: Amendment to Area A of the P.D. to permit:  
Area A-1 – Residential Lots (avg. size 60’ x 120’)  
Area A-2 – Event centers to include a culinary school and

Location: micro-brewery  
Area A-3 cabins & a day spa  
Beginning at a point on the east side of Collierville-  
Arlington Road; +/- 270.04 feet north of Raleigh-Lagrange  
Road, and extending north a distance of 3,677.95 feet.  
Applicant: Trails Partners, LLC  
Representative for applicant: David Baker w/Fisher & Arnold, Inc., 9180 Crestwyn Hills  
Drive, Memphis, TN 38125

Chairman McCreery recognized the following people who spoke from the audience in opposition to the case.

Donald E. Lester, 1818 Hayden Rd., Germantown, TN 38138.

Dorothy Lester, 7705 Blackberry Ridge Cove, Germantown, TN 38138.

MOTION: Approval according to staff's recommendation with a friendly amendment.  
MADE BY: Pritchard  
SECOND: Sharp  
AYES: Boyd, Colvett, Norcross, Pritchard, Sharp, Toles, Tremholm, Wilbanks, and Chairman McCreery

**APPROVED**

**Item 8: CASE #: Z 13-005 CO**

Request: Commercial Mixed-Use 1 Rezoning.  
Location: Northwest intersection of Austin Peay Highway &  
Millington – Arlington Road  
Applicant: First Citizens National Bank  
Representative for applicant: Real Estate Appraisers & Land Surveyors

\*Applicant was not present for this case but the Board moved forward to vote.

MOTION: Approval according to staff's recommendation.  
MADE BY: Pritchard  
SECOND: Wilbanks  
AYES: Boyd, Colvett, Norcross, Pritchard, Sharp, Toles, Tremholm, Wilbanks, and Chairman McCreery

**APPROVED**

**ADJOURNMENT:**

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

MINUTES APPROVED: 7-11-13

[Signature]  
CHAIRMAN

[Signature]  
SECRETARY