



CITY APPOINTEES
MARY SHARP, CHAIR
SCOTT FLEMING
BROWN GILL
MARGARET PRITCHARD
JAMES TOLES

LAND USE CONTROL BOARD

EST. 1920 AS THE CITY PLANNING COMMISSION - REORGANIZED IN 1976

JOSH WHITEHEAD, AICP, SECRETARY

CITY HALL - 125 N. MAIN ST., STE. 468 - MEMPHIS, TENNESSEE 38103 - (901) 576-6601



COUNTY APPOINTEES
DESIREE LYLES WALLACE, VICE CHAIR
ROBERT NORCROSS
JENNIFER O'CONNELL
DARRELL THOMAS
LISA WILBANKS

AGENDA

THURSDAY, OCTOBER 10, 2019
CITY HALL, 125 N. MAIN STREET

9:00 AM EXECUTIVE SESSION, CONFERENCE ROOM A, FOURTH FLOOR (Mary Sharp, Chair)

9:30 AM PUBLIC SESSION, CITY COUNCIL CHAMBERS (Mary Sharp, Chair)

A. ROLL CALL

B. APPROVAL OF MINUTES FROM THE PREVIOUS MEETING

C. SECRETARY'S REPORT

D. CONSENT AGENDA (Lisa Wilbanks, Chair)

The Consent Agenda is set during Executive Session. Cases placed on the Consent Agenda will be voted on as a whole. If any member of the Board or audience wishes to remove an item that has been placed on the consent agenda, please proceed to the front podium and ask that it be removed.

E. REGULAR AGENDA (Margaret Pritchard, Chair)

The Regular Agenda is ordered in the following manner: Subdivisions ("S"), Subdivision Final Plat and PD Final Plan Revocations ("SR"), Street & Alley Closures* ("SAC"), Street Dedications* ("SD"), Street Name Changes ("SNC"), Special Exceptions ("SE"), Planned Developments* ("PD"), Special Use Permits* ("SUP"), Rezoning* ("Z"), Zoning Text Amendments* ("ZTA") and Comprehensive Plan Adoption*; first by Held Cases, then by New Cases. Those cases in the categories with an asterisk ("*") with the current year in their case number proceed as a matter of course to the Memphis City Council or Shelby County Board of Commissioners (for those cases with the suffix of "CO"). All other cases on this agenda, including correspondence cases, are appealable to the legislative bodies.

SET THE REGULAR AGENDA

At this time, the Board may elect to change the order of the cases as they are listed on the agenda.

HELD CASES

The following cases were heard during a previous Land Use Control Board hearing and placed on today's agenda. Since a date certain for re-hearing was established for these cases by the Board during a public hearing, mailed notice was not re-issued. These cases are to be differentiated from cases classified as "new" but contain a staff recommendation of "hold." Cases may be held up to 30 days without the consent of the applicant and 90 days with the consent of the applicant.

1. [SUP 19-23](#): NORTH MEMPHIS: Vehicle sales at 1333 Hollywood. Staff Planner: Brett Davis; Staff Recommendation: Rejection (*This case was held for a period of one month by the Board during its August 8, 2019, meeting and held for an additional month by the Board during its September 12, 2019, meeting. It may be held once more.*)
2. [SUP 19-27](#): WHITEHAVEN: Child Care Center for 20 children at 465 East Raines Road. Staff Planner: Brian Bacchus; Staff Recommendation: Approval of Group Day Care w/ Conditions

NEW CASES

3. [PD 94-361](#) (CORRES) EAST MEMPHIS: digital sign at 6584 Poplar. Staff Planner: Bradyn Carson; Staff Recommendation: Rejection
4. [PD 19-15](#): RIVER OAKS: Massey Road Planned Development, 2nd Amendment: Change of Use for a five (5) story hotel at 1747 West Massey Road. Staff Planner: Brian Bacchus; Staff Recommendation: Hold One (1) Month
5. [RC 19-01](#): KIRBY GATE: Delete 30,788 sq. ft. of land from the Quince Road Residential Corridor at northeast side of Quince Road; +/-485' northeast of Kirby Gate Blvd. Staff Planner: Brian Bacchus; Staff Recommendation: Approval
6. [S 18-36](#): SEA ISLE/YORKSHIRE: modification to the conditions of approval of a 2-lot subdivision at 1090 Hayne Road regarding grading and drainage plans and front porches. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval with conditions
7. [S 19-21](#): RIVER OAKS: 6-lot major subdivision at 674 South Shady Grove. Staff Planner: Brett Davis; Staff Recommendation: Approval with conditions
8. [SAC 19-08](#): SOUTH MAIN: closure of alley east of 27 West Carolina. Staff Planner: Clarke Shupe-Diggs; Staff Recommendation: Approval with conditions
9. [SUP 09-208](#) (CORRES): RIVER OAKS: appeal of Planning Director's rejection of modifications regarding lighting at Lausanne School at 1381 West Massey. Staff Planner: Chip Saliba; Staff Recommendation: Hold for one month
10. [SUP 19-30](#): WALKER HOMES: cell tower at southeast corner of Peebles and Old Horn Lake Rd. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval with conditions
11. [SUP 19-31](#): ALCY-BALL: car sales at 2405 Elvis Presley Blvd. Staff Planner: Somer Smith; Staff Recommendation: Approval with conditions
12. [SUP 19-33](#): DOWNTOWN: hotel on east side of Main Street between Adams and Washington. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval with conditions
13. [Z 19-02](#): NORTHEAST MEMPHIS: commercial rezoning of site on east side of Summer, north of Elmore. Staff Planner: Somer Smith; Staff Recommendation: Approval