



CITY APPOINTEES
 MARY SHARP, 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) 576-6601



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

MINUTES September 10, 2020

PURSUANT TO STATE OF TENNESSEE EXECUTIVE ORDER NO. 51 SIGNED BY GOVERNOR BILL LEE ON JUNE 29, 2020, THIS WAS A STREAMED MEETING WITH ELECTRONIC VOTING

Meeting Attendance

LUCB Board Members

| OFFICERS/MEMBERS | NAME | PRESENT | ABSENT |
|------------------|-----------------------|---------|--------|
| Chair | Mary Sharp | X | |
| Member | Scott Fleming | X | |
| Member | Brown Gill | X | |
| Member | Desiree Lyles-Wallace | X | |
| Member | JC McKinnon | X | |
| Member | Jennifer O'Connell | X | |
| Member | Margaret Pritchard | X | |
| Member | Darrell K. Thomas | X | |
| Member | James Toles | X | |
| Member | Lisa Wilbanks | X | |
| Secretary | Josh Whitehead | X | |

Call to Order and Roll Call

Chair Sharp called the telephonic meeting to order at 9:30 a.m. Josh Whitehead called the roll. There was a quorum.

Other Staff: None

LUCB Staff: Brett Davis, Jeffrey Penzes, Brett Ragsdale, Lucas Skinner and Seth Thomas

Chair's Opening Remarks

Chair Sharp read the General Order of the Public Hearing proceedings and the Conflict of Interest Statement.

Approval of Minutes:

Board Member Pritchard made a motion to approve the Minutes as amended of the previous meeting. The motion was seconded by Board Member Wilbanks. The motion passed.

Secretary's Report

Josh Whitehead stated that there was no Secretary's Report for the meeting.

General Order of Public Hearing

Chair Sharp explained the procedure for hearing the applications staff presentation for the application, comments from the public, time limits, rebuttal and the LUCB's discussion and action. Chair Sharp also explained the procedure for hearing the Consent Agenda Items. She then introduced Committee Chair Lisa Wilbanks to read the Consent Agenda Items.

Consent Agenda (Approval of Items 1, 2 as amended, 4, 5, 6, 7, and 11, and Items 3, 8, and 10 Hold for one (1) month)

CASES APPROVED ON CONSENT

1. **CASE NUMBER:** PD 93-352 (CORRES)
PROJECT LOCATION: Northeast corner of Winchester and Riverdale
Request: Major Modification and site plan approval to allow a carwash, as required by the Outline Plan conditions
Staff's Recommendation: Approval as amended (Approval on Consent Agenda)
4. **CASE NUMBER:** S 20-19
PROJECT LOCATION: Southside of Tutwiler Ave. across the street from the intersection of Eastern Dr.
Request: 8 Lot Residential Subdivision
Staff's Recommendation: Approval with conditions (Approval on Consent Agenda)
5. **CASE NUMBER:** S 20-20
PROJECT LOCATION: 3100 Bellbrook Dr. & 1160 E. Brooks Rd.
Request: 2 Lot Industrial Re-subdivision
Staff's Recommendation: Approval with conditions (Approval on Consent Agenda)
6. **CASE NUMBER:** SAC 20-17
PROJECT LOCATION: West of Pond Street and +/-170 feet south of East McLemore Avenue
Request: Close and vacate a portion of public right-of-way that is part of an east-west public alley
Staff's Recommendation: Approval (Approval on Consent Agenda)
7. **CASE NUMBER:** PD 05-333 CO
PROJECT LOCATION: Northeast and southeast side of Houston Levee Road and (Future) Dexter Road
Request: Major Modification to allow a time extension for a planned development
Staff's Recommendation: Approval (Approval on Consent Agenda)
11. **CASE NUMBER:** PD 20-10
PROJECT LOCATION: 8535 Winchester Road
Request: Senior living facility planned development
Staff's Recommendation: Approval (Approval on Consent Agenda)

CASE APPROVED ON CONSENT, AS AMENDED:

2. **CASE NUMBER:** Z 1546 (CORRES)
PROJECT LOCATION: 274 South Highland Street
Request: Modification to the approved site plan to allow additional parking
Staff's Recommendation: Approval as amended (Approval on Consent Agenda)

CASES HELD ON CONSENT:

3. **CASE NUMBER:** S 20-18
PROJECT LOCATION: 0 Monterey Mills Road (1,350 feet north of Monterey Mills and Walnut Grove Road)
Request: 4-lot major subdivision
Staff's Recommendation: Hold for one (1) month
8. **CASE NUMBER:** PD 06-348 (CORRES)
PROJECT LOCATION: Southwest corner of N. Houston Levee Road and Pisgah Road
Request: Major modification to allow convenience store with gasoline sales in Area 'A'
Staff's Recommendation: Hold for one (1) month
10. **CASE NUMBER:** PD 20-8
PROJECT LOCATION: Southeast corner of Norris Road and Hernando Road
Request: Planned development to permit a convenience store with gas pumps
Staff's Recommendation: Hold for one (1) month

MOTION: Approve
MADE BY: Wilbanks
SECOND: Pritchard
AYES: 10 (Fleming, Gill, Lyles-Wallace, McKinnon, O'Connell, Pritchard, Sharp, Thomas, Toles and Wilbanks)
NAYES: 0
ABSTAIN: 0

REGULAR AGENDA ITEMS:

9. **CASE NUMBER:** PD 09-310 (CORRES)
PROJECT LOCATION: 4112 Summer Avenue
Request: Revision to the site plan and conditions to allow for Automotive Sales
Owner/Applicant: Brown's Automotive Group, LLC
Staff's Recommendation: Approval with conditions

Chair Sharp recognized the following person who spoke from the audience in support of the case:

Cindy Reaves

Chair Sharp recognized the following persons who spoke from the audience in opposition of the case:

Justin Rushing

MOTION: Approval as amended
MADE BY: Pritchard
SECOND: Toles
AYES: 10 (Fleming, Gill, Lyles-Wallace, McKinnon, O'Connell, Pritchard, Sharp, Thomas, Toles and Wilbanks)
NAYES: 0
ABSTAIN: 0

ITEM 9: Passes

12. **CASE NUMBER:** SUP 20-09
PROJECT LOCATION 5050 Summer Avenue
Request: To allow for a convenience store with gasoline sales on a non-collector or arterial interstation
Owner/Applicant: Jaromirski Bruno/Rafat Khmous
Staff's Recommendation: Rejection

Chair Sharp recognized the following person who spoke from the audience in support of the case:

Tim McCaskill

Chair Sharp recognized the following persons who spoke from the audience in opposition of the case:

None

MOTION: Approval
MADE BY: Pritchard
SECOND: Wilbanks
AYES: 7 (Fleming, Gill, McKinnon, Pritchard, Sharp, Thomas and Toles)
NAYES: 3 (Lyles-Wallace, O'Connell and Wilbanks)
ABSTAIN: 0

ITEM 12: Passes

13. **CASE NUMBER:** SUP 20-12
PROJECT LOCATION Part of 2939 South Third Street and part of 2920 New Horn Lake Road
Request: Special use permit for a truck stop and gas pumps
Owner/Applicant: LFM, Inc.
Staff's Recommendation: Approval with conditions

Chair Sharp recognized the following person who spoke from the audience in support of the case:

Henry Porter

Chair Sharp recognized the following persons who spoke from the audience in opposition of the case:

Dr. Yvonne Nelson

MOTION: Approval
MADE BY: Pritchard
SECOND: Wilbanks
AYES: 2 (Gill and O'Connell)
NAYES: 8 (Fleming, Lyles-Wallace, McKinnon, Pritchard, Sharp, Thomas, Toles and Wilbanks)
ABSTAIN: 0

ITEM 13: Failed

14. **CASE NUMBER:** Z 20-09
PROJECT LOCATION 2936 and 2944 South Perkins Road
Request: Rezoning of 2936 and 2944 South Perkins Road from Residential -6 (R-6) to Commercial Mixed Use -1 (CMU-1)
Owner/Applicant: Rafat Khmous
Staff's Recommendation: Rejection

Chair Sharp recognized the following person who spoke from the audience in support of the case:

Tim McCaskill

Chair Sharp recognized the following persons who spoke from the audience in opposition of the case:

None

MOTION: Approval
MADE BY: Pritchard
SECOND: Wilbanks
AYES: 0
NAYES: 10 (Fleming, Gill, Lyles-Wallace, McKinnon, O'Connell, Pritchard, Sharp, Thomas, Toles and Wilbanks)
ABSTAIN: 0

ITEM 14: Failed

ADJOURNMENT:

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

MINUTES APPROVED: _____

CHAIRMAN

SECRETARY