



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) 576-6801



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

MINUTES

March 8, 2018

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	
Secretary	Josh Whitehead	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, Don Jones, Jeffrey Penzes, Katherine Flynn, Marion Jones, and Staci Tillman.

Other Staff Present:

Chairman's Opening Remarks

Chairman McCreery 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 Minutes of the previous meeting. The motion was seconded by Board Member Wilbanks. The motion passed unanimously.

Secretary's Report

In regards to a speaker card being submitted, Item #19 will remain on hold on the consent agenda.

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 read the Consent Agenda Items. The Consent Agenda Items were 1, 2, 4, 5, 6, 11, 12, 13, 17, 18, 19, 22, 23, and 25.

Consent Agenda (Items 1, 2, 4, 5, 6, 11, 12, 13, 17, 18, 19, 22, 23, and 25.)

- | | |
|--------------------------|--|
| 1. CASE NUMBER: | S 18-01 |
| PROJECT LOCATION: | WHITEHAVEN |
| Request: | 19-lot single-family subdivision on E side of McCorkle between Hale and Crescent. |
| Staff's Recommendation: | Approval with conditions |
|
 | |
| 2. CASE NUMBER: | PD 18-01 |
| PROJECT LOCATION: | EADS |
| Request: | Wholesale automobile auction establishment at 11625 US 64. |
| Staff's Recommendation: | Hold for one month |
|
 | |
| 4. CASE NUMBER: | S 18-04 |
| PROJECT LOCATION: | S MAIN |
| Request: | 30-lot major subdivision between Front, Butler, Wagner and CN RR. |
| Staff's Recommendation: | Approval with conditions |
|
 | |
| 5. CASE NUMBER: | SNC 18-01 |
| PROJECT LOCATION: | SOUTHWIND |
| Request: | Street name change from T&B Blvd between Hacks Cross and Players Club Parkway to Sedgwick Way. |
| Staff's Recommendation: | Approval with conditions |
|
 | |
| 6. CASE NUMBER: | SAC 14-604 (CORRES) |
| PROJECT LOCATION: | CROSTOWN |
| Request: | Time extension for closure of Claybrook under Crosstown Concourse. |
| Staff's Recommendation: | Approval with conditions |
|
 | |
| 11. CASE NUMBER: | PD 86-367 (CORRES) |
| PROJECT LOCATION: | WHITEHAVEN |
| Request: | Modification to landscaping and streetscape for Davis Motorhome Mart at 3305 Hernando |
| Staff's Recommendation: | Hold for one month |
|
 | |
| 12. CASE NUMBER: | PD 11-318 (CORRES) |
| PROJECT LOCATION: | HICKORY HILL |
| Request: | Allow vehicle repair at 3518 Riverdale. |
| Staff's Recommendation: | Approval with conditions |

13. CASE NUMBER: PD 13-313 (CORRES)
PROJECT LOCATION: CORDOVA
Request: Increased signage for Biolife Plasma Services at 8015 Bellevue Pkwy.
Staff's Recommendation: Approval with conditions

17. CASE NUMBER: PD 18-06
PROJECT LOCATION: OAKHAVEN
Request: 52-acre expansion of Davenport PD and its light industrial uses on the N side of Holmes, E of Maltech.
Staff's Recommendation: Hold for one month

18. CASE NUMBER: PD 18-07
PROJECT LOCATION: SEA ISLE
Request: 4-lot single-family development at 5499 Park Ave.
Staff's Recommendation: Hold for one month

19. CASE NUMBER: PD 18-08
PROJECT LOCATION: SEA ISLE
Request: 4-lot single-family development at 1118 and 1130 E Irvin.
Staff's Recommendation: Hold for one month

22. CASE NUMBER: SUP 15-215 (CORRES)
PROJECT LOCATION:
Request: Time extension for Cambria Suites on the S side of Union, E of Fourth.
Staff's Recommendation: Approval with conditions

23. CASE NUMBER: SUP 18-02
PROJECT LOCATION: WELL STATION
Request: Car dealership at 4024 Jackson
Staff's Recommendation: Approval with conditions

25. CASE NUMBER: Z 18-02
PROJECT LOCATION: HILLSHIRE
Request: Rezoning of 1530 Whitten from R-8 residential to CMU-1 Commercial.
Staff's Recommendation: Approval with conditions

Chairman McCreery asked if there were any items that needed to be removed and or pulled for discussion. No item was pulled for discussion. Chairman McCreery then asked for a motion to approve or hold Consent Agenda Items 1, 2, 4, 5, 6, 11, 12, 13, 17, 18, 19, 22, 23, and 25 as amended. Board Member Wilbanks made a motion to hold Consent Agenda Items 2, 11, and 17, 18, and 19. The motion passed unanimously.

REGULAR AGENDA ITEMS:

Item 3: CASE #: SUP 17-02: NEW CHICAGO
Request: Auto Repair at 1054 Firestone.
Owner/Applicant: Jie W. Deng/ Leonel Ruiz Lopez
Staff's Recommendation: Approval with conditions

Chairman McCreery recognized the following persons who spoke from the audience in support of the case:

None

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

Carl Flake
Carnita Atwater
William Jefferson

MOTION: Approval
MADE BY: Pritchard
SECOND:
AYES: 6 (Fleming, McCreery, Norcross, Pritchard, Toles, and Wilbanks.)
NAYES: 4 (O'Connell, Sharp, Wallace, Washington.)

ITEM 3 – APPROVED AS AMENDED

Item 7: CASE #: SAC 15-606 CC: S MAIN
Request: Time extension to close and vacate Linden Ave, west of the intersection of Wagner Place and Dr. M.L. King Jr. Avenue
Owner/Applicant: One Beale, LLC and City Revenue Finance Corporation/ Carlisle Corporation
Staff's Recommendation: Approval with conditions

Chairman McCreery recognized the following persons who spoke from the audience in support of the case:

Cindy Reaves
June West
Terry Lynch

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

Charles Higgins
Dr. Richard Cooke
Lisa Langley

MOTION: Approval
MADE BY: Pritchard
SECOND: Wilbanks
AYES: 10 (Fleming, McCreery, Norcross, O'Connell, Pritchard, Sharp
Toles, and Wallace, Washington, and Wilbanks.)
NAYES: 0

ITEM 7 – APPROVED

Item 8: CASE #: SAC 18-01: MIDTOWN
Request: Closure of Willett St. between Madison Ave. and E-W alley
Owner/Applicant: 1544 Madison Partners
Staff's Recommendation: Approval with conditions

Chairman McCreery recognized the following persons who spoke from the audience in support of the case:

Michael Fahy
June West

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

Robert Schenider
Sam Goff
Wallace Bell
Nancy Talley
Brantley Ellzey
Robert Foselman
Matt Edwards
Alisa Moore
Julia White
Lawrence Fairy
Martin Chow

MOTION: Approval
MADE BY: Pritchard
SECOND: Wilbanks
AYES: 9 (Fleming, McCreery, Norcross, O'Connell, Pritchard, Toles,
and Wallace, Washington, and Wilbanks.)
NAYES: 1 Sharp

ITEM 8 – APPROVED

Item 9: CASE #: SAC 18-02: MIDTOWN
Request: Closure of E-W alley west of Willett St.
Owner/Applicant: 1544 Madison Partners
Staff's Recommendation: Approval with conditions

Chairman McCreery recognized the following persons who spoke from the audience in support of the case:

Michael Fahy
June West

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

Robert Schenider
Sam Goff
Wallace Bell
Nancy Talley
Brantley Ellzey
Robert Foselman
Matt Edwards
Alisa Moore
Julia White
Lawrence Fairy
Martin Chow

MOTION: Approval
MADE BY: Pritchard
SECOND: Wilbanks
AYES: 9 (Fleming, McCreery, Norcross, O'Connell, Pritchard, Toles, and Wallace, Washington, and Wilbanks.)
NAYES: 1 Sharp

ITEM 9 – APPROVED

Item 10: CASE #: SAC 18-03: S MAIN
Request: Closure of Wagner N of Pototoc
Owner/Applicant: Center City Revenue Finance Corporation and Front Street Devco LLC/ Carlise Corporation
Staff's Recommendation: Approval with conditions

Chairman McCreery recognized the following persons who spoke from the audience in support of the case:

Cindy Reaves
June West
Terry Lynch

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

Charles Higgins
Dr. Richard Cooke
Lisa Langley

MOTION: Approval

MADE BY: Pritchard
SECOND: Wilbanks
AYES: 10 (Fleming, McCreery, Norcross, O'Connell, Pritchard, Sharp
Toles, and Wallace, Washington, and Wilbanks.)
NAYES: 0

ITEM 10 – APPROVED

Item 14: CASE #: PD 15-325 CO: CORDOVA

Request: Site plan approval of self-storage facility at NE corner of Walnut
Grove and Houston Levee
Owner/Applicant: Orgel Family LP, Weiss Family LP/ Absolute Storage
Staff's Recommendation: Approval with conditions

Chairman McCreery recognized the following persons who spoke from the audience in support of the case:

Michael Fahy

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

Teresa McGodrick

MOTION: Approval
MADE BY: Pritchard
SECOND: Sharp
AYES: 10 (Fleming, McCreery, Norcross, O'Connell, Pritchard, Sharp
Toles, and Wallace, Washington, and Wilbanks.)
NAYES: 0

ITEM 14 – APPROVED AS AMENDED

Item 15: CASE #: PD 18-03: CENTRAL GARDENS

Request: 7-lot single-family development at 1876 Central
Owner/Applicant: David and Suzanne Rose
Staff's Recommendation: Approval with conditions

Chairman McCreery recognized the following persons who spoke from the audience in support of the case:

Brenda Solomito Basar
Paul Morris
Mike Christoff

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

Barbara Sysak
Terry Trojan
June West

Josh Hardijan
Cynthia Sengel
Beverly Trojan

MOTION: Approval
MADE BY: Pritchard
SECOND: Wilbanks
AYES: 2 (Fleming, McCreery)
NAYES: 8 (Norcross, O'Connell, Pritchard, Sharp, Toles, and Wallace,
Washington, and Wilbanks.)

ITEM 15 – REJECTION

Item 16: CASE #: PD 18-05: MIDTOWN
Request: 4.12 acre, 230-dwelling unit multi-family development at NW
corner of Madison Ave. and Willett St.
Owner/Applicant: 1544 Madison Partners
Staff's Recommendation: Approval with conditions

Chairman McCreery recognized the following persons who spoke from the audience in support of the case:

Michael Fahy
June West

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

Robert Schenider
Sam Goff
Wallace Bell
Nancy Talley
Brantley Ellzey
Robert Foselman
Matt Edwards
Alisa Moore
Julia White
Lawrence Fairy
Martin Chow

MOTION: Approval
MADE BY: Pritchard
SECOND: Wilbanks
AYES: 9 (Fleming, McCreery, Norcross, O'Connell, Pritchard, Toles,
and Wallace, Washington, and Wilbanks.)
NAYES: 1 (Sharp)

ITEM 16 – APPROVED

Item 20: CASE #: PD 18-09:

E MEMPHIS

Request:

11-lot single-family residential development at the SE corner of Perkins and Princeton

Owner/Applicant:

City Construction + Development, LLC

Staff's Recommendation:

Approval with conditions

Chairman McCreery recognized the following persons who spoke from the audience in support of the case:

Cindy Reaves

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

Tim Williams
Bernando Zapata
Don Blackard

MOTION:

Approval

MADE BY:

Pritchard

SECOND:

Wilbanks

AYES:

1 (McCreery)

NAYES:

8 (Norcross, O'Connell, Pritchard, Sharp, Toles, and Wallace, Washington, and Wilbanks.)

ITEM 20 – REJECTION

Item 21: CASE #: PD 18-10:

S MAIN

Request:

Expansion of One Beale to the old Wm. Ellis property between Wagner Place and S Front Street, and the northern corner of Pototoc Ave and S Front Street extending NW to Wagner Place

Owner/Applicant:

One Beale, LLC

Staff's Recommendation:

Approval with conditions

Chairman McCreery recognized the following persons who spoke from the audience in support of the case:

Cindy Reaves
June West
Terry Lynch

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

Charles Higgins
Dr. Richard Cooke
Lisa Langley

MOTION:

Approval

MADE BY: Pritchard
SECOND: Wilbanks
AYES: 10 (Fleming, McCreery, Norcross, O'Connell, Pritchard, Sharp Toles, and Wallace, Washington, and Wilbanks.)
NAYES: 0

ITEM 21 – APPROVED AS AMENDED

Item 24: CASE #: STHD 18-002: SPEEDWAY TERRACE
Request: Creation of the Speedway Terrace Historic Overlay (IH) District and apply it to the properties bounded roughly on the North by Lick Creek, the East by North Watkins Street, the South by the southern property lines of parcels on the south side of Forrest Avenue and North Parkway and the West by Interstate 240-North.
Owner/Applicant: Crosstown Memphis CDC & North Crosstown Neighborhood Association
Staff's Recommendation: Approval

Chairman McCreery recognized the following persons who spoke from the audience in support of the case:

Patrick Durkin
Gordon Alexander
Quincy Jones
June West

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

None

MOTION: Approval
MADE BY: Pritchard
SECOND: Wilbanks
AYES: 9 (McCreery, Norcross, O'Connell, Pritchard, Sharp Toles, and Wallace, Washington, and Wilbanks.)
NAYES: 0

ITEM 24 – APPROVED

ADJOURNMENT:

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

MINUTES APPROVED:

4-12-18

CHAIRMAN

SECRETARY

