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LAND USE CONTROL BOARD

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

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AGENDA

THURSDAY, OCTOBER 8, 2020

PURSUANT TO STATE OF TENNESSEE EXECUTIVE ORDER NO. 60 SIGNED BY GOVERNOR BILL LEE ON AUGUST 28, 2020, THIS WILL BE A STREAMED MEETING WITH ELECTRONIC VOTING

TO VIEW THE MEETING LIVE ON YOUTUBE, GO TO [THIS LINK](https://www.youtube.com/c/divisionofplanninganddevelopment)
(<https://www.youtube.com/c/divisionofplanninganddevelopment>)

IF YOU WOULD LIKE TO SPEAK ON A MATTER, PLEASE EMAIL THE STAFF PLANNER LISTED BELOW WITH YOUR NAME, PHONE NUMBER FROM WHICH YOU WILL BE CALLING AND THE CASE NUMBER OR AGENDA ITEM ON WHICH YOU WOULD LIKE TO SPEAK BY NO LATER THAN 8AM, WEDNESDAY, OCTOBER 7, 2020. ANY REQUESTS RECEIVED AFTER THIS DEADLINE WILL NOT BE HONORED.

GIVEN THE HIGH VOLUME OF EXPECTED PARTICIPANTS, PLEASE [WATCH THE MEETING HERE ON YOUTUBE](#) UNTIL YOUR MATTER IS CALLED

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

- A. ROLL CALL**
- B. APPROVAL OF MINUTES FROM THE PREVIOUS MEETING**
- C. DIRECTOR'S REPORT**
- D. SECRETARY'S REPORT**
- E. 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.

- F. 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. [S 20-18](#): FISHERVILLE: four-lot major subdivision at north end of Monterey Mills Cove. Staff Planner: Lucas Skinner; Staff Recommendation: Approval with conditions (*this case was held for a period of one month by the Board during its September 10, 2020, meeting*)
2. [PD 06-348](#): LENOW: Major Modification to allow a convenience store with gasoline sales in Thomas Country Planned Development, Amended, Area 'A' on the southwest corner of Houson Levee Road and Pisgah Road. Staff Planner: Brian Bacchus; Staff Recommendation: Rejection (*this case was held for a period of one month by the Board during its September 10, 2020, meeting*)
3. [PD 20-08](#): SOUTH MEMPHIS: convenience store with gas sales at the southeast corner of Norris and Hernando Roads. Staff Planner: Brett Davis; Staff Recommendation: Rejection (*this case was held for a period of one month by the Board during its September 10, 2020, meeting*)

NEW CASES

4. [SAC 20-20](#): DOWNTOWN: closure and vacate the right-of-way of an east-west public alley, known as Barboro Alley, north of Gayoso Ave between Wagner Pl and Front St. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval with conditions.
5. [SD 20-01 CO](#): FISHERVILLE: street dedications of thirty-four (34) feet from the centerline of Collierville-Arlington Road and thirty-one (31) feet of right-of-way for a new cul-de-sac on the west side of Collierville-Arlington Road; +/-640 feet north of Preakness Drive. Staff Planner: Brian Bacchus; Staff Recommendation: Approval with conditions
6. [PD 99-330](#): CORDOVA: senior living facility at southeast corner of US 64 and Davies Plantation. Staff Planner: Seth Thomas; Staff Recommendation: Approval with conditions
7. [PD 04-322 CO](#): SOUTHEAST SHELBY COUNTY: Major Modification to allow a one (1) story indoor self-storage facility in Barry Farms Planned Development, 3rd Amend-Part of Area 'A' on the west side of Hacks Cross Road; +/-800 feet south of Lowrance Road. Staff Planner: Brian Bacchus; Staff Recommendation: Approval with conditions
8. [PD 20-11](#): SOUTH MEMPHIS: Motor vehicle sales and service planned development on the southwest corner of South Third Street and Gilbert Avenue and the northeast corner of South Third Street and Lucerne Place. Staff Planner: Jeffrey Penzes; Staff Recommendation: Approval with conditions
9. [PD 20-12](#): PARKWAY VILLAGE: commercial development at southwest corner of Perkins and Aloha. Staff Planner: Lucas Skinner; Staff Recommendation: Rejection

10. [SUP 20-10](#): RALEIGH: convenience store with gas pumps at part of 4704 Yale Road. Staff Planner: Brett Davis; Staff Recommendation: Rejection
11. [SUP 20-11](#): HICKORY HILL: cell tower at 3169 Kirby. Staff Planner: Teresa Shelton; Staff Recommendation: Approval with conditions
12. [SUP 20-13](#): RALEIGH: vehicle repair and gas pumps for City of Memphis on west side of Scheibler, approximately 1500 feet south of Yale. Staff Planner: Brett Davis; Staff Recommendation: Approval with conditions
13. [S 20-22](#): HICKORY HILL: two lot minor subdivision at northeast corner of Mendenhall and Sharp Plaza. Staff Planner: Teresa Shelton; Staff Recommendation: Approval with conditions