

**PLANNING COMMISSION MEETING  
MUNICIPAL CENTER COUNCIL CHAMBERS  
Tuesday, May 5, 2015**

The regular meeting of the Planning Commission was scheduled and held in the Council Chambers of the Municipal Center on May 5, 2015. Chairman Harless welcomed everyone and asked the Commission members as well as the audience to please speak into the microphone so they could be heard. Chairman Harless then called the meeting to order at 6:04 p.m., asking the secretary for the roll.

**Commissioners Present:** Susan Burrow, Hale Barclay, Mike Harless, George Hernandez, Alderman Forrest Owens, David Clark, and Dike Bacon

**Commissioners Absent:** Rick Bennett

**Staff Present:** David Harris, Wade Morgan, Tim Gwaltney, Cameron Ross, Sheila Pounder, and Pam Rush

Chairman Harless noted there are changes to the agenda; the first was put on the consent agenda tonight regarding cell towers and secondly a presentation was made in the executive session on the Mid-South Regional Greenprint Plan and moved to a later date for the Planning Commission.

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**2. Approval of Minutes for April 7, 2015**

Chairman Harless stated for those people who just arrived, tonight's agenda is on the front table. The first order of business is the approval of the minutes for April 7, 2015. If there are no additions, corrections or deletions to the minutes of the April 7, 2015, meeting of the Planning Commission, he would entertain a motion for approval.

Ms. Burrow moved to approve the Planning Commission minutes of April 7, 2015, as submitted, seconded by Mr. Bacon.

Chairman Harless asked for a roll call.

**Roll Call:** Barclay – yes; Burrow – yes; Hernandez – yes; Bacon – yes; Harless – yes; Owens – yes; Clark – yes; Bennett – absent; Palazzolo- abstain. **The motion was passed**

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**3. Consent Agenda:**

Chairman Harless stated at the Planning Commission Executive Session this evening, the following item was placed on the Consent Agenda by the Planning Commission:

**3. a. 8151 Poplar Avenue, Request Preliminary and Final Site Plan Approval of Additional Antennas on a Wireless Transmission Facility (Case #: 15-515)**

**INTRODUCTION:**

Applicant Name: Cindy Reaves, w/SR Consulting – Representative

Location: 8151 Poplar Ave. (Our Lady of Perpetual Help Catholic Church)

Current Zoning District: "R" Single Family Residential District

Description of Request: Request Preliminary and Final Site Plan Approval of Additional Antennas on an Existing Wireless Transmission Facility

**BACKGROUND:** The existing wireless transmission facility (WTF) was approved by the Board of Zoning Appeals (BZA) at its meeting on April 10, 2001, and by the Planning Commission on June 4, 2001. The WTF was constructed under Project Development Contract 1076. The BZA approved a variance to allow the tower to be increased in height by 20 feet on January 15, 2015. The DRC approved on March 24, 2015, the appearance of the additional antennas.

**DISCUSSION:** The tower is currently 100 feet tall. The proposed plan adds additional antennas to the top of the tower. The tower is a “monopine” variety, with the antennas designed to give the appearance of pine tree limbs. The new antennas will match the existing antennas. There is to be no change to the equipment compound on the ground, as all new ground equipment will be contained within the fenced-in compound and lease area.

**COMMENTS:**

1. The developer shall submit construction drawings for the tower and antennas prior obtaining a building permit for the structure.

**SUBDIVISION AND SITE PLAN SUBCOMMITTEE: (DIKE BACON, CHAIRMAN)** – the subcommittee did not meet in April.

**PROPOSED MOTION:** To approve the preliminary and final site plan for additional antennas on the Wireless Transmission Facility at 8151 Poplar Ave., subject to the plans filed with the application and staff comments.

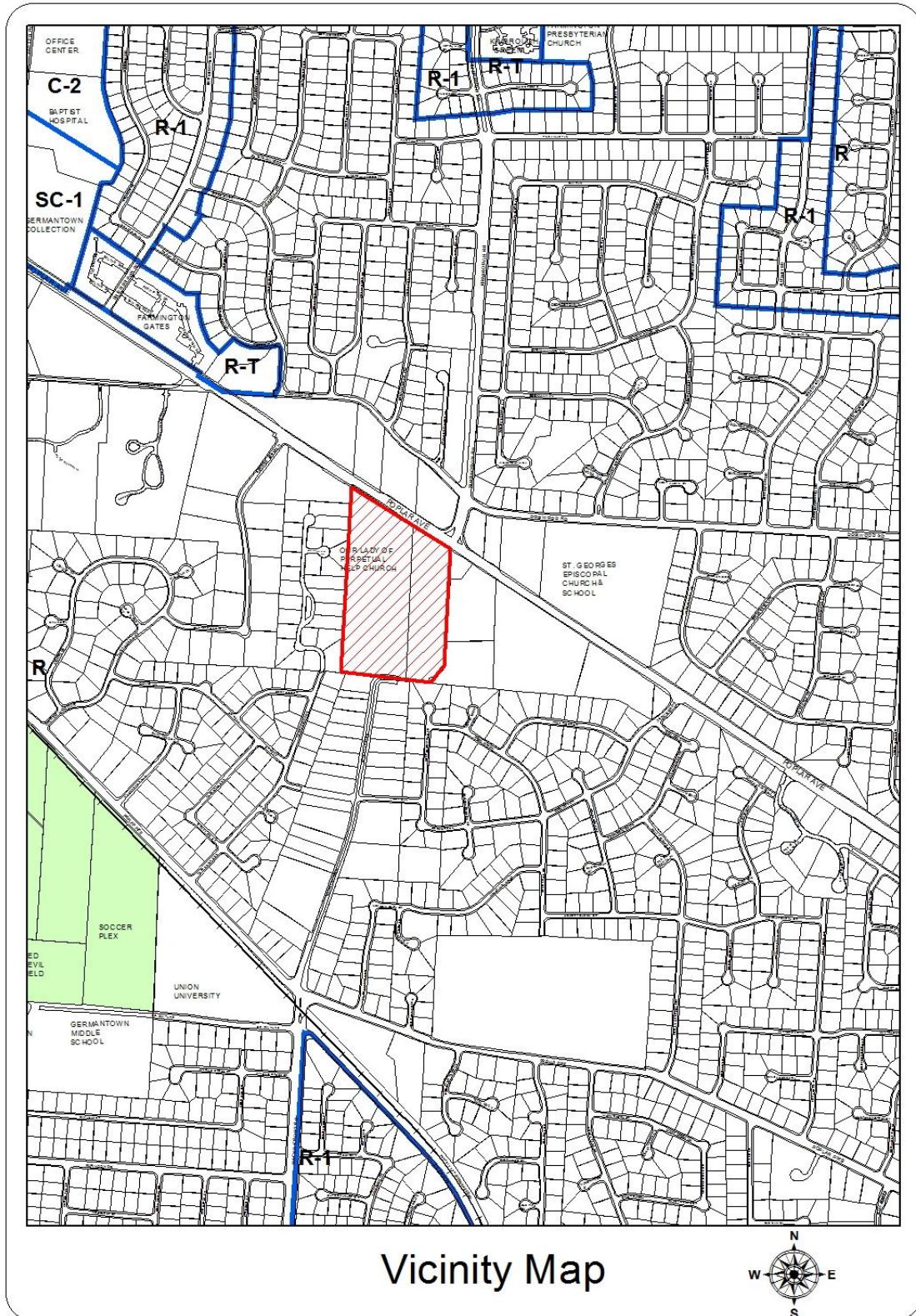
Chairman Harless stated as part of the consent agenda, this item will not be presented, discussed or voted upon individually. If you would like to have this item discussed before the Planning Commission this evening, please come forward at this time.

Seeing no one come forward, I would like to note that on all matters concerning the Consent Agenda, the vote of each member of the Planning Commission will constitute an acknowledgement that the member has read the application or proposal, the staff reports and the Subcommittee report. I am prepared for a motion for approval of the Consent Agenda.

Mr. Clark moved to approve the item on the Consent Agenda, subject to comments contained in the staff report, seconded by Ms. Burrow.

Chairman Harless asked for a roll call.

**Roll Call:** Barclay – yes; Burrow – yes; Hernandez – yes; Bacon – yes; Harless – yes; Owens – yes; Clark – yes; Bennett – absent; Palazzolo- yes. **The motion was passed**



**DATE RECEIVED** \_\_\_\_\_

**CITY OF GERMANTOWN**  
*PLANNING COMMISSION APPLICATION*

(Check  all that apply):  Sketch Plan;  Preliminary Site Plan;  Final Site Plan  
 Minor Subdivision;  Preliminary Plat;  Final Plat  
 Grading/Tree Removal;  WTF (Wireless Transmission Facility)  
 Rezoning From: \_\_\_\_\_ To: \_\_\_\_\_  
 Other: \_\_\_\_\_


**PROJECT INFORMATION**

Project Name: Highway 72 at Kimbrough Road Cell Tower  
Address: Property address: 8151 Highway 72, Cell Tower address: 8165 Highway 72  
Project Description: Request to increase the height of the existing cell tower by 20 feet from 100 feet to 120 feet.  
No. of Acres: 700 sq. ft. lease area Parcel Identification Number(s): G0231 00097  
**PLEASE ATTACH A LETTER EXPLAINING THE PROJECT, IN DETAIL, AND LISTING ALL VARIANCES FROM THE SUBDIVISION AND ZONING REGULATIONS.**

**OWNER INFORMATION**

Name (Print): Rev. Carroll Dozier Bishop of Memphis Address: 1325 Jefferson Avenue Memphis, TN 38104  
Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_  
Email Address: \_\_\_\_\_ Signed \_\_\_\_\_

**DEVELOPER INFORMATION**

Name: Lessee: Tower Ventures III, LLC Address: 370 Mallory Station Rd. Suite 505 Franklin, TN 37067  
Phone No.: 615-771-1561 Fax No.: \_\_\_\_\_  
Email Address: monica.mosesso@crowncastle.com Signed 

**AGENT/REPRESENTATIVE INFORMATION**

Name: Cindy Reaves Title: \_\_\_\_\_  
Company Name: SR Consulting, LLC Address: 5909 Shelby Oaks Drive, Suite 200 Memphis, TN 38134  
Phone No.: 901-373-0380 Fax No.: 901-373-0370  
Email Address: cindy@srce-memphis.com  
Who will represent this proposal at the Planning Commission meeting? Cindy Reaves

**ENGINEER/SURVEYOR INFORMATION**

Engineer Name: SR Consulting, LLC Address: 5909 Shelby Oaks Drive, Suite 200 Memphis, TN 38134  
Phone No. 901-373-0380 Fax No.: 901-373-0370  
Email Address: cindy@srce-memphis.com  
Surveyor Name: \_\_\_\_\_ Address: \_\_\_\_\_  
Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_  
Email Address: \_\_\_\_\_

2. **Not for Profit Entities**. If the owner of the land which is the subject of this Application (“Owner”) is a not for profit entity, the authorized representative of the Owner must list below the name and business or home address of the President (or equivalent chief executive officer) and the members of its board of directors:

Owner: Rev. Carroll Dozier

President or Equivalent Chief Executive Officer Rev. Carroll Dozier

Members of the Board of Directors of the Owner:

Name	Business <u>or</u> Home Address
<hr/>	<u>1325 Jefferson Avenue Memphis, TN 38104</u>
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# POPLAR KIMBROUGH (Sheet 1 of 2)

8151 Poplar Ave. Memphis, TN 38138



The included photographic simulation(s) are intended as visual representations of a proposed cell site and should not be used for construction purposes. The materials represented within the photographic simulation are subject to change and the installation may vary.

# POPLAR KIMBROUGH (Sheet 2 of 2)

8151 Poplar Ave. Memphis, TN 38138



Site Location Map



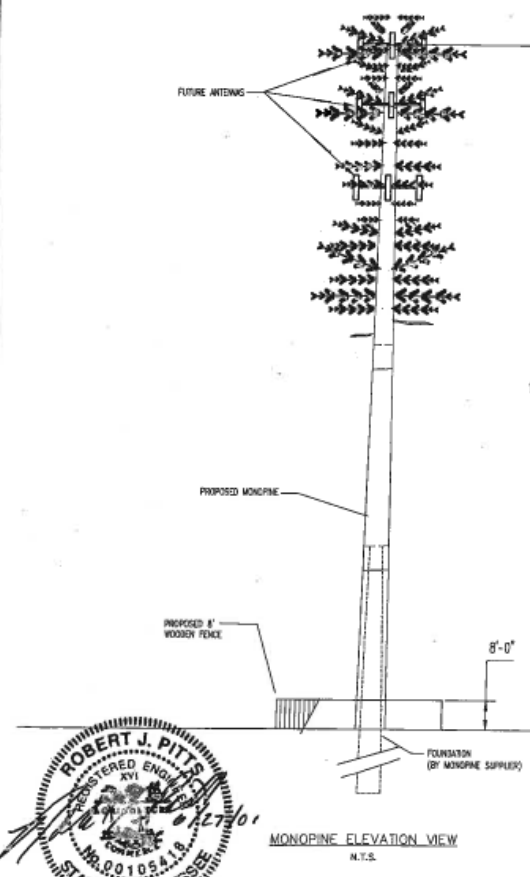
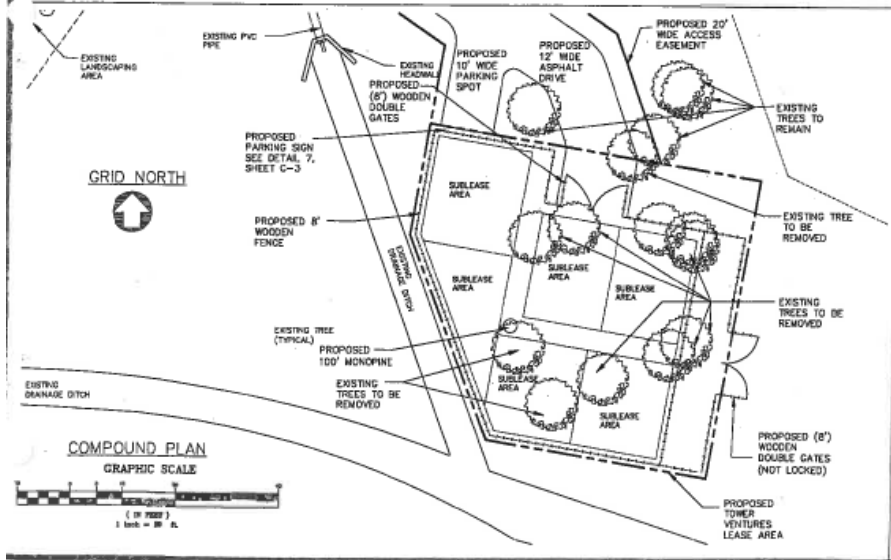
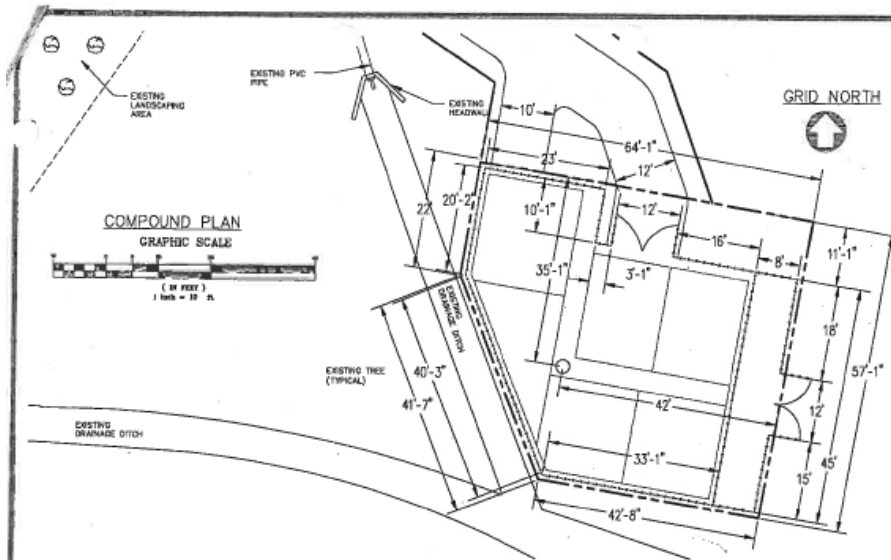
Proposed View 2



Existing View 2

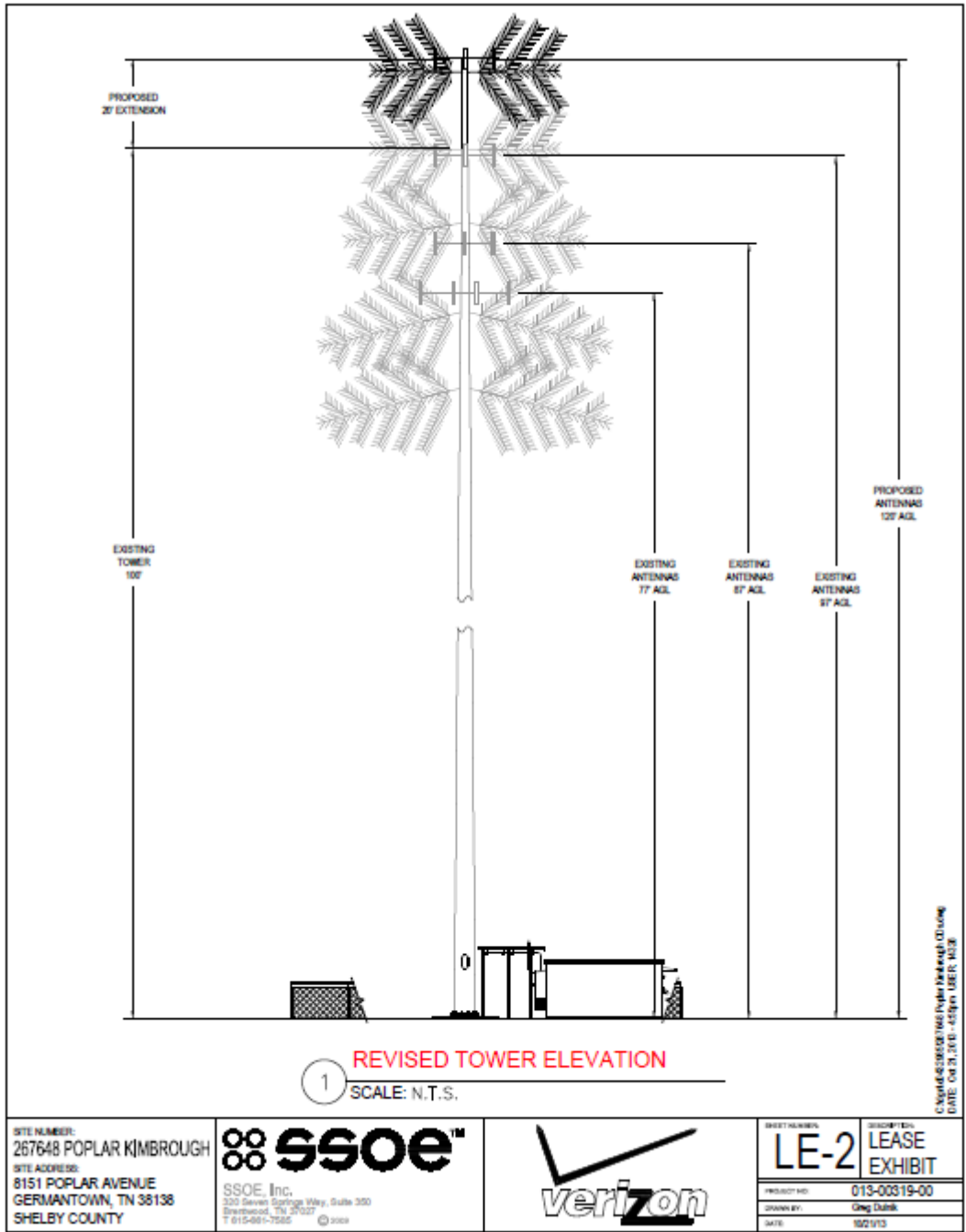
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**CURRENTLY APPROVED SITE**





1. Chairman Harless asked if there was any old business to come before the Commission. There was none.
2. Chairman Harless asked if there was any new business to come before the Commission. There was none.
3. Chairman Harless asked if there were any liaison reports. There were none.
4. **ADJOURNMENT:** The meeting adjourned at 6:10 p.m.