

CITY OF GERMANTOWN
BOARD OF ZONING APPEALS
CITY HALL COUNCIL CHAMBERS
Tuesday, December 10, 2019
6:00 p.m.

1. Call to Order: Vice Chairman Rhea Clift called the meeting to order at 6:02 p.m.
2. Roll Call and Establishment of a Quorum: Regina Gibson called the roll and established a quorum.

Members Present: Vice Chairman Rhea Clift; Alderman Mary Anne Gibson; Greg Hurley; Jodie Bowden; and Mike Harless

Members Absent: Chairman Jennifer Sisson and Frank Uhlhorn

Staff Present: Cameron Ross, Economic and Community Development Director; Sheila Pounder, Planning Division Manager; Sarah Goralewski, Senior Planner; Joseph Nunes, Neighborhood Services Manager; Regina Gibson, Administrative Secretary, and Alan Strain, Assistant City Attorney.

3. Approval of the Minutes

Mr. Harless moved to approve the Board of Zoning and Appeals minutes of November 12, 2019, seconded by Mr. Hurley.

ROLL CALL:
Bowden – Yes
Hurley – Yes
Harless – Abstain
Gibson – Yes
Clift – Abstain

MOTION PASSED 3-0-2

4. Case Number 14-490

Case Name: Village at Germantown
Location: 7280 Walking Horse Circle
Property Owner/Applicant: Village at Germantown – Michael Craft, CEO
Representative: SSR – Brandon Taylor
Request: Approval of a Variance for a Parking Expansion to Encroach into the Side Yard Setback and Landscape Screen in the “R-H” Retirement Housing Zoning District.

*Refer to complete application, plans and staff report on file.

Sarah Goralewski made a staff presentation.

The applicant, Mr. Michael Craft, CEO w/Village at Germantown, 7820 Walking Horse Circle, Germantown, TN, made a presentation.

Vice Chairman Clift requested anyone wishing to speak against this request, to come forward and state their name and address. There were none.

Vice Chairman Clift requested anyone wishing to speak in favor of this request, to come forward and state their name and address. There were none.

The Board discussed the request.

Ms. Bowden made a motion to approve a variance for a parking expansion to encroach into the side yard setback and landscape for the Village at Germantown (7820 Walking Horse Circle) in the “R-H” Retirement Housing zoning district, subject to the Board’s discussion, staff comments noted in the staff report and the site plan submitted with the application, seconded by Mr. Hurley.

ROLL CALL:

Hurley – No, due to the variance not being a hardship inherent to the property itself, but one created by how the property was built out.

Harless – Yes, due to unique situation of the property.

Ms. Bowden – Yes, based on exceptional situation and the constraints on the eastern side of the property.

Gibson – Yes, based on reasons already stated.

Clift – No, because the applicant created the hardship in 2016 by not choosing to build a parking garage. The variance has nothing to do with the property; rather, it’s a problem created by the applicant.

MOTION PASSED 3-2-0

5. Case Number 19-946

Case Name: Evangelical Christian School
Location: 1920 Forest Hill Irene Rd.
Property Owner/Applicant: Evangelical Christian School – Brady Braxton, Head of School
Representative: Archimania – Todd Steele
Request: Approval of a Use on Appeal for a Private School Building Expansion in the “R” Single-Family Residential Zoning District

*Refer to complete application, plans, and staff report on file.

Sarah Goralewski made a staff presentation.

The applicant’s representative, Todd Steele w/Archimania, 663 S. Cooper, Memphis, TN and the applicant, Brady Braxton, Head of Evangelical Christian School, 7600 Macon Rd., made a presentation.

Vice Chairman Clift requested anyone wishing to speak against this request, to come forward and state their name and address. There were none.

Vice Chairman Clift requested anyone wishing to speak in favor of this request, to come forward and state their name and address.

Mr. Forrest Owens, 9180 Forest Hill Cove, Germantown, TN

Mr. Harless made a motion to approve a Use on Appeal for an 11,655 sq.ft. building expansion to an existing private school at Evangelical Christian School (1920 Forest Hill-Irene Rd.), subject to the Board’s discussion, staff comments and the site plan submitted with the application, seconded by Ms. Bowden.

ROLL CALL:

Bowden – Yes

Harless – Yes. Appreciate applicant working with neighbors, staggering school start times and proposing an arboretum.

Hurley – Yes. Not aware of any negative impacts the development will cause.

Gibson – Yes, based on colleagues' answers.

Clift – Yes. Appreciate the staggered start times and proposed arboretum.

MOTION PASSED 5-0-0

6. Old Business

Vice Chairman Clift asked if there was any old business. There was none.

7. New Business

Vice Chairman Clift asked if there was any new business. There was none.

8. Adjournment

There being no further business, comments, or questions by the Commission, Vice Chairman Clift adjourned the meeting at 6:43 p.m.

Ms. Rhea Clift, Vice Chairman
Board of Zoning Appeals
