

CITY OF GERMANTOWN  
BOARD OF ZONING APPEALS  
CITY HALL COUNCIL CHAMBERS  
Tuesday, January 14, 2020  
6:00 p.m.

1. Call to Order: Alderman Mary Anne Gibson called the meeting to order at 6:00 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; Jodie Bowden; Frank Uhlhorn; and Mike Harless

Members Absent: Chairman Jennifer Sisson and Greg Hurley

Staff Present: Cameron Ross, Economic and Community Development Director; Sarah Goralewski, Senior Planner; Regina Gibson, Administrative Assistant; and Alan Strain, Assistant City Attorney.

3. Election of Chairman and Vice Chairman

Alderman Gibson called for a motion to elect a Chairman.

Mr. Uhlhorn made a motion to nominate Ms. Jennifer Sisson, and seconded by Ms. Bowden.

Alderman Gibson called for a motion that the nominations cease and that Jennifer Sisson be elected.

Mr. Harless made a motion to end nominations, motion seconded by Mr. Uhlhorn.

ROLL CALL:  
Harless – Yes  
Bowden – Yes  
Uhlhorn – Yes  
Clift – Yes  
Gibson – Yes

**MOTION PASSED 5-0-0**

Alderman Gibson called for a motion to elect a Vice Chairman.

Mr. Uhlhorn made a motion to nominate Ms. Rhea Clift, and seconded by Ms. Bowden.

Alderman Gibson called for a motion that the nominations cease and that Rhea Clift be elected.

Mr. Harless made a motion to end nominations, motion seconded by Mr. Uhlhorn.

ROLL CALL:  
Uhlhorn – Yes  
Bowden – Yes  
Harless – Yes  
Gibson – Yes

**MOTION PASSED 4-0-0**

Vice Chairman Clift took over as chair of the meeting.

4. Approval of the Minutes

Mr. Harless moved to approve the Board of Zoning and Appeals minutes of December 10, 2019, seconded by Ms. Bowden.

ROLL CALL:

Harless – Yes  
Uhlhorn – Abstain  
Bowden – Yes  
Gibson – Yes  
Clift – Yes

**MOTION PASSED 4-0-1**

5. Case Number 19-949

Location: 2905 Windstone Cove  
Property Owner/Applicant: Bryan Johnson  
Request: Approval of a Variance to Allow an 8' High Fence in the Required Rear Yard Setback in the "R" Low-Density Single-Family Residential Zoning District

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

Sarah Goralewski made a staff presentation.

The owner/applicant, Mr. Bryan Johnson, 2905 Windstone Cove, Germantown, TN, made a presentation.

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.

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

The Board discussed the request.

Mr. Uhlhorn made a motion to approve a variance to allow a fence up to 8' in height for two transition areas (32' long to the eastern side property line and 100' long to the northern rear property line), as shown on the site plan, at 2905 Windstone Cove in the "R" Low-Density Single-Family Residential 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. Harless.

ROLL CALL:

Gibson – Yes, various conditions on this property make this request exceptional, namely the topography and the shape of the lot itself.  
Bowden – Yes, same as previously mentioned  
Uhlhorn – Yes, same as previously mentioned  
Harless – Yes, primarily due to the topography of this property  
Clift – Yes, due to the unusual topography as well.

**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 6:17 p.m.

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Ms. Rhea Clift, Vice Chairman  
Board of Zoning Appeals

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