

CITY OF GERMANTOWN
BOARD OF ZONING APPEALS
VIDEO CONFERENCE
Tuesday, May 12, 2020
6:00 p.m.

1. Call to Order: Chairman Jennifer Sisson 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: Chairman Jennifer Sisson; Vice Chairman Rhea Clift; Alderman Mary Anne Gibson; Greg Hurley; Frank Uhlhorn; Jodie Bowden; and Mike Harless

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

3. Approval of the Minutes

Mr. Harless moved to approve the Board of Zoning and Appeals minutes of March 10, 2020, seconded by Mr. Uhlhorn.

ROLL CALL:

Gibson – Yes
Harless – Yes
Uhlhorn - Yes
Hurley – Yes
Clift – Yes
Bowden – Abstain
Sisson - Yes

MOTION PASSED 6-0-1

4. **Case Number:** **19-926**
Case Name: Germantown Elementary School
Location: 2730 Cross Country
Property Owner/Applicant: Shelby County Schools – Joris Ray, Superintendent
Representative: Ledford Engineering and Planning – Kevin Ledford, Agent
Request: Approval of a Use on Appeal for a Two-Story Building Expansion to an Existing Public Elementary School 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.

Kevin Ledford with Ledford Engineering and Planning (representative for the applicant) as well as Gene Sides (Director of Construction) and Michele Stuart (Director of Facilities and Planning) with the Shelby County Schools (the applicant) made a presentation and answered the Board’s questions. Jamie Morton (Associate General Counsel with Shelby County Schools) and Genard Phillips (Chief of Business Operations with Shelby County Schools) were also present from the applicant’s team.

The Board discussed the request.

The following individuals submitted public comments in support via email:

Lee Ann Kight, 8235 Ole Pike Cove

The following individuals submitted public comments in opposition via email and/or in writing:

Change.org petition with 715 signatures

Frank Bartozzi, 2870 Belgrave Cv.
Vincent Beard, 7950 Elm Leaf Dr.
Kathy Birdsong, 8261 Park Ridge Dr.
Alex Boggan, 2301 Sleepy Hollow Ln.
Lindsay Boggan, 2301 Sleepy Hollow Ln.
Mary Landers Brock, 7858 Cordie Lee Cv.
Roslyn Clark, 7941 Elm Leaf Dr.
I. John Clement, 7935 Cross Village Dr.
Dawn Compton, 8283 Scruggs
Mike Compton, 8283 Scruggs
Gerald Cooper, 8010 Farindon Dr.
Ron Davis, 2910 Belgrave Cv.
Shari Davis, 2910 Belgrave Cv.
Douglas Dugard, 3050 Cross Country Dr.
Charles Eatherly, 2279 Sleepy Hollow Ln.
Bob Etherton, 7894 Cross Village Dr.
Horace Elkins, 7895 Cross Village Dr.
Janet Elkins, 7895 Cross Village Dr.
Helen Georgette Etherton, 7894 Cross Village Dr.
Rebecca Fields, 2826 Long Oak Dr.
Donna Gamble, 3015 Cordie Lee Ln.
William Gamble, 3015 Cordie Lee Ln.
Ingrid Gardner, 8457 Wood Briar Ln.
Ernest Goad, 7931 Elm Leaf Dr.
Kenneth Groshart, 2289 Sleepy Hollow Ln.
Sheila Groshart, 2289 Sleepy Hollow Ln.
Jackson Haake, 3143 Penmont Dr.
Melissa Hayes, 8001 Elm Leaf Dr.
Mary Hoover, 2888 Belgrave Cv.
Tom Hoover, 2888 Belgrave Cv.
Lou Housholder, 8070 Savannah Way
William B. Housholder, 8070 Savannah Way
John F. Howell, 7990 Cross Ridge Dr.
Carol Johnson, 6986 Round Hill Cv.
Bruce Kelley, Jr., 3143 Penmont Dr.
Ida Kelley, 3143 Penmont Dr.
Isabella Kelley, 3143 Penmont Dr.
Clayton Rhett Kramer, 7961 Elm Leaf Dr.
Gordon Kraus, 2280 Sleepy Hollow Ln.
Susette Kraus, 2280 Sleepy Hollow Ln.
Brooke Leggett, 3050 Cotton Cross Dr.
Sharon Lichliter, 2319 Sleepy Hollow Ln.
Wayne Lichliter, 2319 Sleepy Hollow Ln.
Tim Majors, 2826 Long Oak Dr.
Larry & Sandy Mansel, 2243 Kilbirnie Dr.
Alan Moltz, 2308 Sleepy Hollow Ln.

Holly Moltz, 2308 Sleepy Hollow Ln.
Michael Mosteller, 7875 Cross Village Dr.
Nikki Mosteller, 7875 Cross Village Dr.
Randall Newman, 7991 Cross Village Dr.
Steven Newman, 7916 Elm Leaf Dr.
Plum Nobles, 2318 Sleepy Hollow Ln.
Candi Northcross, 7450 McVay Rd.
Steve Northcross, 7450 McVay Rd.
Karen Paessler, 7344 McVay Rd.
Emily Phillips, 7836 Elm Leaf Dr.
Carol Neeley, 7950 Elm Leaf Dr.
Thomas Neeley, 7950 Elm Leaf Dr.
Judy Oehl, 2300 Sleepy Hollow Ln.
William Oehl, 2300 Sleepy Hollow Ln.
Kothanur Rajanna, 7991 Elm Leaf Dr.
Premauthi Rajanna, 7991 Elm Leaf Dr.
Sarah Reed, 7844 Cross Country Dr.
Brent Rose, 2929 Sandy Creek Dr.
Gretchen Rose, 2929 Sandy Creek Dr.
Amy Schaefer, 7915 Farindon Dr.
Marvin Schaefer, 7915 Farindon Dr.
Ken Sei
Linda Spinolo, 7641 Foster Ridge Dr.
Matt Spinolo, 7641 Foster Ridge Dr.
Barbara Stapleton, 2331 Sleepy Hollow Dr.
Steven Stapleton, 2331 Sleepy Hollow Dr.
Marlene Strube, 7642 Foster Ridge Dr.
Nicky Tarchala, 2935 Cross Village Dr.
Alan Teal, 2898 Belgrave Cv.
Karen Teal, 2898 Belgrave Cv.
Mark Waggener, 7854 Cross Pike Dr.
Thea Waggener, 7854 Cross Pike Dr.
Dave Wilson, 7987 Cross Ridge Dr.
Keith Wolford, 2830 Cross Country Dr.
Rebecca Wolford, 2830 Cross Country Dr.
Chelsea Yadron, 7970 Farindon Dr.
Thomas Richard Yadron, 7970 Farindon Dr.

Mr. Uhlhorn made a motion to approve a Use on Appeal for a 22,000 sq.ft building expansion to an existing public school at Germantown Elementary School (2730 Cross Country Rd.), subject to the Board's discussion, staff comments and the site plan submitted with the application, seconded by Mr. Hurley.

ROLL CALL:

Gibson – No, if approved it would create an undue burden on the neighborhood and increase congestion of the streets.

Uhlhorn – No, too much traffic congestion and it is a safety issue.

Clift – No, it will create a public safety issue for the residents near the school and unreasonably increase congestion traffic around the school as well.

Bowden – No, for the same reasons as already mentioned.

Harless – No, due to congestion on the public streets and the safety therein. The expenditure of the \$5 million for the project affects the welfare of all of Shelby County and Germantown residents.

Hurley – Yes, making assumptions of the possible increase in the student body and what that means in the increase of traffic in the neighborhood. As the application moves forward, hopefully more information would be provided, and all other commissions would add conditions to the application that would alleviate his concerns.

Sisson – No, due to street conditions affecting safety, and generally impairing the welfare and health of the surrounding area of the school.

MOTION FAILED 1-6-0

5. Old Business

Chairman Sisson asked if there was any old business. There was none.

6. New Business

Chairman Sisson asked if there was any new business. There was none.

7. Adjournment

There being no further business, comments, or questions by the Commission, Chairman Sisson adjourned the meeting at 7:24 p.m.

Ms. Jennifer Sisson, Chairman
Board of Zoning Appeals
