

CITY OF GERMANTOWN
PLANNING COMMISSION
VIDEO CONFERENCE
Tuesday, September 1, 2020
6:00 p.m.

1. Call to Order: Chairman Harless 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.

Commissioners Present: Chairman Mike Harless; Vice Chairman Dike Bacon; Secretary Sherrie Hicks, David Clark; Alderman Forrest Owens; Keith Saunders; George Hernandez; Richard Marsh; and Mayor Mike Palazzolo

Staff Present: Cameron Ross, Economic and Community Development Director; Sheila Pounder, Planning Division Manager; Sarah Goralewski, Senior Planner; Tim Gwaltney, City Engineer; Jody Dwyer, Fire Marshal; Regina Gibson, Staff Secretary; and Robert McLean, Assistant City Attorney.

3. Approval of the Minutes:

Vice Chairman Bacon moved to approve the Planning Commission minutes for August 4, 2020 meeting, seconded by Mayor Palazzolo.

ROLL CALL:

Owens – Yes
Hernandez – Abstain
Hicks – Yes
Marsh – Abstain
Clark – Yes
Saunders – Yes
Bacon – Yes
Harless – Yes
Palazzolo - Yes

MOTION PASSED 7-0-2

4. Consent Agenda: There were no items on the consent agenda.
5. Public Hearings:*

A. Case Number & Project Name:	(19-907) Skinner Property
Location:	Northwest quadrant of Poplar Ave. and Forest-Hill Irene Rd.
Property Owner/Applicant:	David A. Skinner, Jr. Revocable Trust – David Skinner
Representative:	Solomito Land Planning – Brenda Solomito
Existing Zoning:	“AG” Agricultural and “R-E” Residential Estate
Area:	3.38 acres
Request:	Approval of a rezoning of three parcels from AG (Agricultural) and R-E (Residential Estate) to O (Office) and C-1 (Neighborhood Commercial)

*Refer to complete application and staff report on file.

This item was withdrawn by the applicant prior to the meeting.

B. Case Number & Project Name: (19-948) 7271 Neshoba Rd.
Location: 7271 Neshoba Rd.
Property Owner: Regina Wildun and Christina Heindel
Applicant/Developer: Bluff City Builders – Brian Lurie
Existing Zoning: “R” Low-Density Single-Family Residential
Area: 3.88 acres
Request: Approval of a rezoning from R (Low-Density Single-Family Residential) to R-1 (Medium-Density Single-Family Residential)

*Refer to complete application and staff report on file.

Sheila Pounder made a staff presentation

The applicant’s representative, Robert Estes, with Parker Estes and Associates, 3460 Ridge Meadow Parkway, Memphis, TN 38115, made a presentation.

The Commission discussed the request with ECD staff and the applicant’s representative.

The following public comments were submitted via email.

Opposition:
Lucy Burkhalter, 7116 Neshoba Rd.

Support:
Susan Threlkeld, 7861 Lennox Cv.

Approximately 12 calls and email were received from citizens concerning this rezoning request. All callers wanted more information on what type of developments are allowed by the R-1 (Medium-Density Single-Family Residential).

MOTION:

Vice Chairman Bacon moved to approve the rezoning a 3.88-acre parcel (“7271 Neshoba Road Rezoning”), located on the side of Neshoba Road, approximately 355 feet west of Tamarack Lane, from “R” Low-Density Single-Family Residential to “R-1” Medium-Density Single-Family Residential, subject to the comments and conditions listed above and in the staff report, and the plans and documents submitted with the application, seconded by Mr. Saunders.

ROLL CALL:

Hicks – Yes. Good zoning and consistent with the properties to the south and west. However, echoes the concerns from Commissioner Saunders regarding the concept plan. Would like to see the future site plan flipped.

Bacon – No, this is primarily a request to rezone from low-density to medium-density residential. This level of density will not fit on this piece of property. Having a roadway in an existing homeowner’s backyard, as shown on the concept plan, will not justify the reasons to rezone this property.

Saunders – Yes, based on the rezoning request. However, echoes Mr. Bacon’s concerns regarding the concept plan.

Clark – Yes, for the rezoning, due to the surrounding area being “R-1” medium-density residential. As clearly stated by other commissioners, concept plan issues and maintaining the existing character of the property need to be considered at the site plan phase.

Marsh – (Inadvertently, missed during roll call voting)

Hernandez – (Inadvertently, missed during roll call voting)

Owens – Yes, for the rezoning, based on some changes in the neighborhood that justifies this change. Agrees with other commissioners that the current concept plan is not a site plan he would vote in favor of in the future.

Harless – Yes, as previously stated by other commissioners.

Palazzolo – Yes, primarily due to the city’s most recently approved land use plan. It is in complete congruence with this request, with two relatively new subdivisions to the east matching this pattern. Agrees with the concerns regarding the concept plan, as previously stated by the other commissioners.

MOTION PASSED 8-1-0

C. Case Number & Project Name:	(20-007) Lot 2, River Village Subdivision – Section C
Location:	1275 S. Germantown Rd. (Office Depot)
Property Owner/Applicant:	Wolf River, LLC – Walker Huey
Developer:	TVT I, LLC – Jay Lindy, Partner
Representative:	Prime Development Group – Michael Fahy, Agent
Existing Zoning:	“C-2” General Commercial
Area:	0.32 acres
Request:	Approval of a revised preliminary and final site plan (new 140 ft. tall cell tower)

*Refer to complete application and staff report on file.

Mr. Hernandez and Mr. Marsh recused themselves from this item.

Sheila Pounder made a staff presentation

The developer’s representative, Michael Fahy, Agent, with Prime Development Group 7520 Capital Drive, Suite 200, Germantown, TN 38138, made a presentation.

The Commission discussed the request with ECD staff and the applicant’s representative.

No public comments were submitted on any agenda items.

MOTION:

Vice Chairman Bacon moved to approve a revised preliminary and final site plan for a 140 ft. tall wireless transmission facility (cell tower) on Lot 2 of River Village Subdivision – Section C (1275 S. Germantown Rd.), subject to the comments and conditions listed above and in the staff report, and the plans and documents submitted with the application, seconded by Mayor Palazzolo.

ROLL CALL:

Hernandez – Recused

Marsh – Recused

Saunders – Yes. Agree with the Mayor. This is a service need for first responders and residents. The applicant has made a gallant effort to conceal this tower from the public view, and hopefully the DRC will make sure the landscaping issue is taken care of appropriately.

Clark – Yes, as previously stated by other commissioners.

Hicks – Yes. It is a safety concern and there has not been any neighbor objection to this cell tower location.

Owens – Yes. Appreciate that alternate locations were studied by applicant. However, this location is needed for safety and for supplying the medical corridor with the cellular and data coverage they require.

Bacon – Yes, as previously stated by other commissioners.

Harless, Yes, as previously stated by other commissioners.

Palazzolo – Yes. This is a public safety need for first responders and residents.

MOTION PASSED 7-0-0

8. Commission Liaison Reports

Chairman Harless asked if there were any liaison reports and there were none.

9. Old Business

Mr. Saunders gave an update on the Tennessee One Task Force.

10. New Business

Chairman Harless asked if there was any new business and there was none.

11. Adjournment

There being no further business, comments, or questions by the Commission, Chairman Harless adjourned the meeting at 7:40 p.m.

Mike Harless, Chairman
Planning Commission
