

CITY OF GERMANTOWN  
BOARD OF ZONING APPEALS  
VIDEO CONFERENCE  
Tuesday, July 14, 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 May 23, 2020, seconded by Mr. Uhlhorn

ROLL CALL:  
Gibson – Yes  
Clift – Yes  
Bowden – Yes  
Hurley – Yes  
Harless – Yes  
Uhlhorn – Yes  
Sisson - Yes

**MOTION PASSED 7-0-0**

4. **Case Number:** 20-007  
Case Name & Location: 1275 S. Germantown Rd.  
Property Owner/Applicant: Wolf River, LLC – Walker Huey  
Representative: Prime Development Group – Michael Fahy, Agent  
Request: Approval of a Variance (Parking Reduction) in the “C-2” General Commercial Zoning District

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

Sarah Goralewski made a staff presentation.

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

The Board discussed the request.

Mr. Uhlhorn made a motion to approve a variance for a parking reduction (7 spaces), resulting in 118 parking spaces, for Lot 2 of the River Village Subdivision – Section C (1275 S. Germantown Rd.), in the “C-2” General Commercial zoning district, subject to the Board’s discussion, staff comments and the site plan submitted with the application, seconded by Mr. Harless.

**ROLL CALL:**

Hurley – No, it does not meet the legal criteria necessary to grant a variance.

Bowden – Yes, it does meet the criteria for a variance due to the exceptional piece of property at the rear where the flood zone is present.

Clift – Yes, due to the reasons given by Alderman Gibson, Mr. Harless and Chairmen Sisson during the board's discussion.

Uhlhorn - Yes, it has a number of qualifying reasons: 1) topographical and 2) irregularly shaped lot. The variance is necessary in order to place the cell tower in the proposed location, which ensure the safety of the citizens.

Harless, Yes, no, the lot is not unusually shaped. However, a variance should be granted due to the amount of required parking spaces that are not being used on the site and may be in excess.

Gibson – Yes, based on Mr. Harless's reason, and the access to the site being exceptional.

Sisson – Yes, for the reasons previously mentioned.

**MOTION PASSED 6-1-0**

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 6:40 p.m.

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Ms. Jennifer Sisson, Chairman  
Board of Zoning Appeals

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