

CITY OF GERMANTOWN
BOARD OF ZONING APPEALS
COUNCIL CHAMBERS – CITY HALL
Tuesday, August 10, 2021
6:00 p.m.

1. Call to Order: Chairman Jodie Bowden 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: Chairman Jodie Bowden; Vice Chairman Frank Uhlhorn; Greg Hurley; Mike Harless; Laura Meanwell; and Richard Towne.

Member Absent: Vice Mayor Mary Anne Gibson

Staff Present: Sheila Pounder, Economic and Community Development Assistant Director; Sarah Goralewski, Planning Division Manager; Joe Nunes, Neighborhood Services Manager; Regina Gibson, ECD Office Manager; and Alan Strain, Assistant City Attorney.

3. Approval of the Minutes

Richard Towne moved to approve the Board of Zoning and Appeals minutes of July 13, 2021, seconded by Mike Harless.

ROLL CALL:

Meanwell – Yes
Towne – Yes
Uhlhorn – Yes
Hurley – Yes
Harless – Yes
Bowden - Yes

MOTION PASSED 6-0-0

4. Regular Agenda

- A. Case Number & Project Name: (21-023) 7169 River Reach Rd.
Location: 7169 River Reach Rd.
Property Owner/Applicant: Clifford Priestley
Zoning District: “R” Low-Density Single-Family Residential
Request: Approval of a Variance to Allow an Accessory Structure in an Easement

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

Sarah Goralewski made a staff presentation.

The property owner/applicant Clifford Priestley, 7169 River Reach Rd, Germantown, TN 38138 made a presentation and answered questions.

The Board asked questions of the applicant and staff.

Chairman Jodie Bowden opened the public hearing. No one spoke in support of or against this item.

Chairman Jodie Bowden closed the public hearing and called for a motion.

MOTION:

Greg Hurley moved to approve a variance to allow an accessory structure in an easement at 7169 River Reach Rd., subject to the Board's discussion, staff comments noted in the staff report and the site plan submitted with the application, seconded by Vice Chairman Frank Uhlhorn.

ROLL CALL:

Harless – Yes, meets all of the necessary criteria to grant this variance.

Hurley – Yes, due to extraordinary and exceptional situation of the property, creating undue hardship upon the owner.

Uhlhorn – Yes, as previously stated by other board members.

Meanwell – Yes, as previously stated by other board members.

Towne – Yes, as previously stated by other board members.

Bowden – Yes, as previously stated by other board members.

MOTION PASSED 6-0-0

B. Case Number & Project Name: (21-024) Wildwood Farm
Location: 2731 S. Germantown Rd.
Property Owner: Melanie S. Taylor, Diversified Trust Co.
Applicant: Lewis Thomason Law Firm - J. Martin Regan, Jr., Agent
Representative: Reaves Firm – Greg Marcom
Zoning District: "R" Low-Density Single-Family Residential
Request: Approval of a Use on Appeal for Educational Uses

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

Sarah Goralewski made a staff presentation.

The applicant's representative Greg Marcom with the Reaves Firm, 6800 Poplar Ave #101, Memphis, TN 38138 made a presentation and answered questions.

The Board asked questions of the applicant and staff.

Chairman Jodie Bowden opened the public hearing.

The following individuals spoke in support of the item:

- Mayor Mike Palazzolo, 2455 Arthur Rd., Germantown, TN 38138
- Mark Utley, 7480 Stout Rd, Germantown, TN 38138
- James D. Crouch Jr., 2922 S. Germantown Rd, Germantown, TN 38138

No one spoke against this item.

Chairman Jodie Bowden closed the public hearing and called for a motion.

MOTION:

Vice Chairman Frank Uhlhorn moved to approve a Use on Appeal for educational uses, specifically for a university veterinary science program and an equestrian training facility, at Wildwood Farm (2731 S. Germantown Rd.), subject to the Board's discussion, staff comments and the conceptual plan submitted with the application, seconded by Rick Towne.

ROLL CALL:

Hurley – Yes, nothing about this request that would negatively affect the health, safety, or welfare of the City of Germantown. Would like to see the property owner address the perimeter screening and landscaping on the public thoroughfares, as this is at a major gateway into the city. Showcase the property for the residents of Germantown.

Harless – Yes, no way does this request impair the public, health, comfort, or welfare of the inhabitants of the city.

Uhlhorn – Yes, as previously stated by other board members.

Meanwell – Yes, will not impair an adequate supply of light and air to the adjacent property. Enhances our community's educational offerings. Hopes it will be expanded in the future to include other populations in the community.

Towne – Yes, as previously stated by other board members.

Bowden – Yes, as previously stated by other board members. Also echoes Mr. Hurley's comments about enhancing the perimeter landscaping on the perimeter as this is at a primary entrance to the city.

MOTION PASSED 6-0-0

5. Old Business

Chairman Jodie Bowden asked if there was any old business. There was none.

6. New Business

Chairman Jodie Bowden asked if there was any new business. There was none.

7. Adjournment

There being no further business, comments or questions by the Commission, Chairman Jodie Bowden adjourned the meeting at 6:40 p.m.