

CITY OF GERMANTOWN
PLANNING COMMISSION
COUNCIL CHAMBERS
Tuesday, December 7, 2021
6:00 p.m.

1. Call to Order: Chairman Mike Harless called the meeting to order at 6:00 p.m.
2. Roll Call and Establishment of a Quorum: Jason Huisman (Assistant City Administrator) called the roll and established a quorum.

Commissioners Present: Chairman Mike Harless; Vice Chairman Dike Bacon; Secretary George Hernandez; Alderman Jon McCreery; Jennifer Sisson; and David Clark.

Commissioners Absent: Mayor Mike Palazzolo; Steven Levy; and Tony Salvaggio.

Staff Present: Cameron Ross, Economic and Community Development (ECD) Director; Sarah Goralewski, (ECD) Planning Division Manager; Andy Sanders, City Engineer; Jody Dwyer, Fire Marshal; Jason Huisman, Assistant City Administrator; Mac McCarroll, City Attorney and David Harris, Assistant City Attorney.

3. Approval of the Minutes

Vice Chairman Dike Bacon moved to approve the Planning Commission minutes of the November 2, 2021, meeting, seconded by David Clark.

ROLL CALL:

McCreery – Yes
Hernandez – Abstain
Sisson – Abstain
Bacon – Yes
Clark – Yes
Harless - Yes

MOTION PASSED 4-0-2

4. Consent Agenda:

No items were placed on the Consent Agenda.

5. Public Hearings:

- A. Number & Project Name: (17-742) Viridian Planned Development (PD)
Location: 9660 Winchester Rd.
Applicant: Boyle Investment Company – Les Binkley
Existing Zoning: “T4” General Urban
Area: 24.93 acres
Request: Approval of a Final Plan (Mixed Use – Office, Retail and 266 Multi-Family Units)

This item was withdrawn by the applicant at the beginning of the meeting.

- B. Case Number & Project Name: (21-010) Glasgow Planned Unit Development (PUD)
Location: 1780 Kimbrough Rd.
Applicant: Farmington Kimbrough Development Group – Spence Ray

Existing Zoning: “R” Low-Density Single-Family Residential & “R-T” Residential Townhome
Area: 145.42 acres
Request: Approval of an Amended Outline Plan – (Private Streets & Gates)

*Refer to complete application and staff report on file.

Sarah Goralewski made a staff presentation.

The applicant, M. Spence Ray, Farmington Kimbrough Development Group, 1468 Kimbrough Rd. Ste 103, Germantown, TN 38138 made a presentation. The applicant and the project engineer, Trent Harrell with the Reaves Firm, 6800 Poplar Ave., Memphis, TN 38138, answered the Commission’s questions.

The public hearing was opened.

Chairman Harless asked if anyone would like to speak in favor of this item and there were none.

Chairman Harless asked if anyone would like to speak against this item.

Mr. John Remsen, 1710 Willisshire in Allenby Lakes, spoke against the item.

Chairman Harless closed the public hearing and called for a motion.

MOTION:

Vice Chairman Dike Bacon moved to approve an amended Outline Plan for the Glasgow Planned Unit Development (located at 1780 Kimbrough Road), subject to the Outline Plan conditions, general requirements and TAC comments listed above, and the plans and documents submitted with the application, seconded by Secretary George Hernandez.

Chairman Harless led the Commission in a discussion of the item and afterward called for a vote.

ROLL CALL:

Bacon – Yes
Hernandez – Yes
Sisson – Yes
Clark – Abstain
McCreery – Yes
Harless – Yes

MOTION PASSED 5-0-1

C. Case Number & Project Name: (21-010) Glasgow Planned Unit Development (PUD)
Location: 1780 Kimbrough Rd.
Applicant: Farmington Kimbrough Development Group – Spence Ray
Existing Zoning: “R” Low-Density Single-Family Residential & “R-T” Residential Townhome
Area: 74.43 acres
Request: Approval of a Final Plan – Phase 1 (150 lots)

*Refer to complete application and staff report on file.

Sarah Goralewski made a staff presentation.

The applicant, M. Spence Ray, Farmington Kimbrough Development Group, 1468 Kimbrough Rd. Ste 103, Germantown, TN 38138 made a presentation and answered the Commission's questions.

The public hearing was opened.

Chairman Harless asked if anyone would like to speak in favor or against this item and there were none.

Chairman Harless closed the public hearing and called for a motion.

MOTION:

Vice Chairman Dike Bacon moved to approve the Final Plan – Phase 1 for the Glasgow Planned Unit Development (located at 1780 Kimbrough Road), subject to the Final Plan conditions, general requirements and TAC comments listed above, and the plans and documents submitted with the application, seconded by Alderman Jon McCreery.

Chairman Harless led the Commission in a discussion of the item and afterward called for a vote.

ROLL CALL:

Bacon – Yes
McCreery – Yes
Sisson – Yes
Clark – Abstain
Hernandez – Yes
Harless – Yes

MOTION PASSED 5-0-1

6. **Commission Liaison Reports**

Chairman Harless asked if there were any Commission Liaison reports and there was none.

7. **Old Business**

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

8. **New Business**

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

9. **Adjournment**

There being no further business, comments, or questions by the Commission, Chairman Harless adjourned the meeting at 7:15 p.m.

Mr. Mike Harless, Chairman
Planning Commission
