

CITY OF GERMANTOWN
PLANNING COMMISSION
COUNCIL CHAMBERS – CITY HALL
Tuesday, November 1, 2022
6:00 p.m.

1. Call to Order: Chairman Mike Harless called the meeting to order at 6:01 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 Tony Salvaggio; Alderman Jon McCreery; Keith Saunders; Jennifer Sisson; and Mayor Mike Palazzolo

Commissioners Absent: David Clark; Secretary George Hernandez; and Steven Levy

Staff Present: Cameron Ross, Economic and Community Development Director; Sheila Pounder, Assistant Economic and Community Director; Sarah Goralewski, Planning Division Manager; Regina Gibson, Economic and Community Development Office Manager; Ethan Skaggs, City Engineer; Clint Starnes, Fire Marshal; Andy Sanders, Assistant City Administrator; Josh Whitehead, City Attorney; Lillian Haddock, Planning Technician and Saba Mortazavi, Planner.

3. Approval of the Minutes

MOTION:

Keith Saunders moved to approve the Planning Commission minutes of the June 7, 2022 meeting; seconded by Alderman Jon McCreery.

ROLL CALL:

Salvaggio – Yes
Sisson – Yes
Saunders – Yes
McCreery – Yes
Harless – Yes
Palazzolo - Yes

MOTION PASSED 6-0-0

During executive session, the Commission moved the Public Hearings Agenda Item No. 5B and 5D to the consent agenda making them Agenda Item No. 4A and 4B.

4. Consent Agenda

- A. Case Number & Project Name: (22-027) Rowan Oak Planned Unit Development (PUD)
Location: South Poplar Ave., and New Riverdale Road
Property Owner/Applicant: Rowan Oak Homeowners Association (HOA) – Patty Anderson, President
Representative: MJF/Womble Joint Ventures – Michael Fahy, Agent
Existing Zoning: “R-T” Residential Townhomes
Area: 21.66 acres
Request: Approval of a Revised Final Plan (Addition of Gates)
- B. Case Number & Project Name: (21-027) Radford Planned Unit Development (PUD)
Location: 7772 Radford Ridge Dr.

Property Owner/Applicant: Angela & John Blanks
Representative: WH Porter – Henry Porter, Agent
Existing Zoning: “R” Low-Density Single-Family Residential
Area: 0.78 acres
Request: Approval of a Revised Final Plan (Setback Revision)

*Refer to complete application and staff report on file.

Vice Chairman Tony Salvaggio recused himself from Consent Agenda Item No. 4B.

MOTION:

Mayor Mike Palazzolo made a motion to approve the consent agenda, seconded by Keith Saunders.

ROLL CALL:

Sisson – Yes
Salvaggio – Yes, recused himself from Agenda Item No. 4B
Saunders – Yes
McCreery – Yes
Harless – Yes
Palazzolo – Yes

MOTION PASSED 6-0-0 for item 4A, and 5-0-0 for item 4B

5. Public Hearings:

A. Case Number & Project Name: (15-524) TraVure Planned Development (PD)
Location: Southwest corner of TraVure Dr., & Poplar Ave.
Property Owner/Applicant: Gill Poplar Phase 4, GP – Ray Gill
Representative: Rockfield Engineering LLC – Taylor Webb, Agent
Existing Zoning: “T6” Urban Core
Area: 2.05 acres
Request: Approval of a Revised Final Plan – Phase 4

*Refer to complete application and staff report on file.

Cameron Ross made a staff presentation and answered the Commission’s questions.

Mr. Brown Gill, Gill Properties (8130 Macon Station, Suite 114 Memphis, TN 38018) introduced himself, and answered the Commission’s questions.

Chairman Mike Harless opened the public hearing.

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

Chairman Mike Harless asked if anyone would like to speak in opposition for this item and there were none.

Chairman Mike Harless closed the public hearing.

MOTION:

Vice Chairman Tony Salvaggio moved to approve TraVure PD, Phase 4 Final Plan, subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application; seconded by Jennifer Sisson.

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

ROLL CALL:

Sisson – Yes
Saunders – Yes
Salvaggio – Yes
McCreery – Yes
Harless – Yes
Palazzolo - Yes

MOTION PASSED 6-0-0

- B. Case Number & Project Name: (14-473) Germantown Crossing Shopping Center
Location: 7735 Farmington Blvd.
Property Owner/Applicant: Kroger – Charles Boehm, Director of Regional Construction
Representative: Pickering Firm Inc. – Marvin Brown, Agent
Existing Zoning: “T5” Urban Center (Developed Utilizing the Underlying Zoning Designation of “SC-1” Shopping Center
Area: 14.45 acres
Request: Approval of a General Plan Amendment (Fuel Center Addition)

*Refer to complete application and staff report on file.

Sarah Goralewski made a staff presentation and answered the Commission’s questions.

Mr. Marvin Brown, Agent, Pickering Firm, (6363 Poplar Ave., #300 Memphis, TN 38119) introduced himself, and answered the Commission’s questions.

Chairman Mike Harless opened the public hearing.

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

Chairman Mike Harless asked if anyone would like to speak in opposition for this item.

The following individuals spoke in opposition:

Mr. William Watt, 2218 Wilderness Cove, Germantown, TN
Mr. Trey Murphy, 2032 Whispering Pines Germantown, TN
Ms. Jaime Armstrong, 8033 Farmington Blvd., Germantown, TN
Ms. Evelyn Walker, 1868 Malabar Drive, Germantown, TN
Mr. Jonathan Rowland, 7200 Cornwall Cove Germantown, TN

Chairman Harless closed the public hearing. The Commission asked the applicant questions.

The applicant requested to withdraw this request.

WITHDRAWN BY APPLICANT

6. Regular Agenda

A. Case Number & Project Name: Germantown Forward 2035

Cameron Ross presented the item.

MOTION:

Mayor Mike Palazzolo made a motion to adopt Germantown Forward 2035, seconded by Keith Saunders.

ROLL CALL:

Salvaggio – Yes

Sisson – Yes

Saunders – Yes

McCreery – Yes

Harless – Yes

Palazzolo - Yes

MOTION PASSED 6-0-0

7. Commission Liaison Reports

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

8. Old Business

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

9. New Business

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

10. Adjournment

There being no further business, comments, or questions by the Commission, Chairman Harless adjourned the meeting at 7:14 p.m.

Mike Harless, Chairman
Planning Commission
