

CITY OF GERMANTOWN
PLANNING COMMISSION
COUNCIL CHAMBERS – CITY HALL
Tuesday, March 7, 2023
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: Lillian Haddock called the roll and established a quorum.

Commissioners Present: Mayor Mike Palazzolo, Alderman Jon McCreery; Mike Harless; David Clark; Keith Saunders; Tony Salvaggio; Steven Levy; and Dike Bacon

Absent: Jennifer Sisson

Staff Present: Cameron Ross, Economic and Community Development Director; Sarah Goralewski, Planning Division Manager; Lillian Haddock, Planning Technician; Clint Starnes, Assistant Fire Marshal; and Josh Whitehead, Assistant City Attorney.

3. Approval of the Minutes

Secretary Dike Bacon moved to approve the Planning Commission minutes of the February 7, 2023 meeting, seconded by Mayor Mike Palazzolo.

ROLL CALL:

Saunders – Yes
Levy – Yes
Salvaggio – Yes
McCreery – Yes
Bacon – Yes
Harless – Yes
Palazzolo – Yes
Clark – Yes

MOTION PASSED 8-0-0

4. Consent Agenda

There were no items on the consent agenda.

5. Public Hearings

- A. Case Number & Project Name: (14-499) Crestwyn Behavioral Health Hospital
Location: 9485 Crestwyn Hills Dr.
Property Owners/Applicant: Crestwyn Health Group, LLC – Chris Howard, VP & Secretary
Representative: Crunk Engineering, LLC – Adam Crunk, PE
Existing Zoning: “T5” Urban Center (Utilizing the Previous Zoning Designation “O-51” Office)
Area: 33.861 acres
Request: Approval of a Revised Final Plan – Phase 9A, Part of Phase 9 Revised, Forest Hill Heights Amended P.D. (48-Bed Patient Unit Addition)

*Refer to complete application and staff report on file.

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

Dr. Jeffrey Woods, Operations Group President, Acadia Healthcare (733 Alameda, Nolensville, TN, 37135) 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 a Revised Final Plan – Phase 9A, Part of Phase 9 Revised, Forest Hill Heights Amended P.D. for a 48-bed hospital addition (20,655 s.f.) for Crestwyn Behavioral Health at 9485 Crestwyn Hills Dr., subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application and all previous approvals for the PUD, seconded by Mayor Mike Palazzolo.

ROLL CALL:

Saunders – Yes
Levy – Yes
Salvaggio – Yes
McCreery – Yes
Bacon – Yes
Harless – Yes
Palazzolo – Yes
Clark – Yes

MOTION PASSED 8-0-0

B. Case Number & Project Name:	(23-002) Local Lime (Saddle Creek Northeast)
Location:	7615 West Farmington Blvd., Space N44 (Saddle Creek NE)
Property Owner:	Taylor Senter Crook ET AL
Property Management:	Trademark Property Company – Oliver Rodriguez, Tenant Services Project Manager
Applicant/Tenant/ Representative:	Local Lime – Saddle Creek, LLC - Amber Brewer, Agent
Existing Zoning:	“T5” Urban Center (Utilizing the Underlying Zoning Designation “SC-1” Shopping Center)
Area:	9.85 acres
Request:	Approval of a Revised Final Site Plan (Parking Reduction)

*Refer to complete application and staff report on file.

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

Members of the applicant’s team, Amber Brewer of Local Lime – Saddle Creek, LLC, and Gina Gregory, General Counsel for Local Lime – Saddle Creek, LLC, both of 1311 Rebsamen Park Rd., Little Rock, AR, 72202, introduced themselves, 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 Salvaggio moved to approve a Revised Final Site Plan (parking reduction of 5 parking spaces) for Local Lime (Saddle Creek at 7615 Farmington Blvd., Space N44, subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, seconded by Keith Saunders.

ROLL CALL:

Saunders – Yes
Levy – Yes
Salvaggio – Yes
McCreery – Yes
Bacon – No
Harless – Yes
Palazzolo – Yes
Clark – Yes

MOTION PASSED 7-0-1

C. Case Number & Project Name: (23-011) West TN Veterans Cemetery
Location: 4000 Forest Hill-Irene Rd.
Property Owner: State of Tennessee – Stephen Lusk, Executive Director – Stream Compliance
Applicant: Fisher & Arnold, Inc. – David Baker
Representative: State of Tennessee – Richard Yaris, Development Manager
Existing Zoning: “R-E” Residential Estate
Area: 255.487 acres
Request: Approval of a Revised Final Site Plan (New Parking Facility and Queuing Area)

This item was tabled at the Planning Commission Subcommittee meeting on February 22, 2023.

7. Commission Liaison Reports

There were no commission liaison reports.

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 6:39 p.m.

Mr. Mike Harless, Chairman
Planning Commission
