

CITY OF GERMANTOWN
PLANNING COMMISSION
COUNCIL CHAMBERS – CITY HALL
Tuesday, September 5, 2023
6:00 p.m.

1. Call to Order: Chairman Mike Harless called the meeting to order at 6:03 p.m.
2. Roll Call and Establishment of a Quorum: Cameron Ross called the roll and established a quorum.

Commissioners Present: Mayor Mike Palazzolo; Alderman Jon McCreery; Chairman Mike Harless; Vice Chairman Tony Salvaggio; Secretary Dike Bacon; Steven Levy; Keith Saunders; and Jennifer Sisson

Absent: David Clark

Staff Present: Cameron Ross, Economic and Community Development Director; Sheila Pounder, Assistant Economic and Community Development Director; Sarah Goralewski, Planning Division Manager; Andy Sanders, Assistant City Administrator; Ethan Skaggs, City Engineer; Clint Starnes, Fire Marshal; and Josh Whitehead, Assistant City Attorney.

3. Approval of the Minutes

Vice Chairman Tony Salvaggio moved to approve the Planning Commission minutes of the June 6, 2023 meeting, seconded by Mayor Palazzolo.

ROLL CALL:

Salvaggio – Yes
McCreery – Yes
Bacon – Yes
Saunders – Abstain
Levy – Abstain
Sisson - Abstain
Harless – Yes
Palazzolo – Yes

MOTION PASSED 5-0-3

4. Consent Agenda

No items were on the Consent Agenda.

5. Public Hearings

- A. Case Number & Project Name: (18-834A) The Standard Germantown Planned Development (aka: Carrefour at the Gateway Planned Development)
Location: Southwest corner of the intersection of Poplar Ave., and Kirby Pkwy
Property Owner/Applicant: CRE DEVCO Germantown, LLC – Billy Orgel, Manager
Representative: MJF consulting – Michael J. Fahy
Existing Zoning: “T5” Urban Center
Area: 4.86 acres
Request: Approval of a Final Plan – Phase 2 (Multi-Family & Commercial)

*Refer to complete application and staff report on file.

Steven Levy recused himself from this item.

Sarah Goralewski, Planning Division Manager, made a staff presentation and answered the Commission's questions.

Mr. Mike Fahy, MFJ Consulting, (2435 West Summit Parkway, Spokane, WA 99201), the applicant's representative, made a presentation 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 made a motion to approve a Final Plan – Phase 2 for The Standard of Germantown Planned Development (PD) at the southwest corner of the intersection of Poplar Ave. and Kirby Pkwy., subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, seconded by Keith Saunders.

Chairman Mike Harless led the Planning Commission in a discussion.

ROLL CALL:

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

MOTION PASSED 7-0-0

- B. Case Number & Project Name: (23-028) Viridian Planned Unit Development (PUD)
Location: North side of Winchester Rd., immediately west and adjacent to Germantown/Collierville city limits
Property Owner/Applicant: Boyle Investment Company – Gary Thompson, Vice President
Existing Zoning: "T4" General Urban
Area: 24.928 acres
Request: Approval of an Amended Outline Plan (Gated Single-Family Development)

*Refer to complete application and staff report on file.

Keith Saunders and Jennifer Sisson recused themselves from this item.

Sarah Goralewski, Planning Division Manager, made a staff presentation and answered the Commission's questions.

Gary Thompson, Vice President with Boyle Investment Company, 5900 Poplar Ave., Memphis, TN, 38119, developer, made a presentation 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 1:

Vice Chairman Tony Salvaggio made a motion to approve an Amended Outline Plan (Gated Single-Family Development) for the Viridian Planned Unit Development (PUD) at the north side of Winchester Rd., immediately west and adjacent to Germantown/Collierville city limits subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, seconded by Secretary Dike Bacon.

The applicant requested to remove the setback notes from the Outline Plan, to be considered with the Final Plan.

Chairman Mike Harless led the Planning Commission in a discussion.

ROLL CALL:

Salvaggio – Yes
McCreery – Yes
Bacon – Yes
Levy - Yes
Harless – Yes
Palazzolo – Yes

MOTION PASSED 6-0-0

MOTION 2:

Vice Chairman Tony Salvaggio made a motion to approve a warrant from Sec. 23-769(2)(B) – “70% maximum lot coverage” for the Viridian Planned Unit Development (PUD) at the north side of Winchester Rd., immediately west and adjacent to Germantown/Collierville city limits subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, seconded by Mayor Palazzolo.

Chairman Mike Harless led the Planning Commission in a discussion.

ROLL CALL:

Salvaggio – Yes
McCreery – Yes
Bacon – Yes
Levy - Yes
Harless – Yes
Palazzolo – Yes

MOTION PASSED 6-0-0

MOTION 3:

Vice Chairman Tony Salvaggio made a motion to approve warrant from Sec. 23-796(A)(5) - “All street lights within the SmartCode zoning districts shall be the standard MLGW decorative fluted cast iron top streetlight” for the Viridian Planned Unit Development (PUD) at the north side of Winchester Rd., immediately west and adjacent to Germantown/Collierville city limits subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, seconded by Mayor Palazzolo.

Chairman Mike Harless led the Planning Commission in a discussion.

ROLL CALL:

Salvaggio – Yes
McCreery – Yes
Bacon – Yes
Levy - Yes
Harless – Yes
Palazzolo – Yes
Levy - Yes

MOTION PASSED 6-0-0

C. Case Number & Project Name: (18-828) Olde Field Green Subdivision
Location: Forest Hill Irene Rd., 385’ north of Winchester Rd.
Property Owner/Applicant: Olde Field Green, LLC – Vince Smith
Representative: Integrated Land Solutions - Cory Brady
Existing Zoning: “R” Low-Density Single-Family Residential
Area: 19.93 acres
Request: Approval of a Revised Final Plat (Gates)

*Refer to complete application and staff report on file.

Sarah Goralewski, Planning Division Manager, made a staff presentation and answered the Commission’s questions.

Mr. Cory Brady, 9967 Brentwood Cv., Collierville, TN, 38017, the applicant’s representative, made a presentation 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 made a motion to approve: 1) Preliminary & Final Public to Private Street Conversion, and 2) Revised Final Subdivision Plat for Olde Field Green at Forest Hill Irene Rd., 385’ north of Winchester Rd.. subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, seconded by Alderman McCreery.

Chairman Mike Harless led the Planning Commission in a discussion.

ROLL CALL:

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

MOTION PASSED 8-0-0

D. Case Number & Project Name: (21-009) Olde Field Green Subdivision – 1st Addition
Location: 9200 Winchester Rd.
Property Owner/Applicant: Followell/Smith Development, LLC – Vince Smith, Member
Representative: Integrated Land Solutions - Cory Brady
Existing Zoning: “R” Low-Density Single-Family Residential
Area: 10.19 acres
Request: Approval of a Revised Final Plat (Gates)

*Refer to complete application and staff report on file.

Sarah Goralewski, Planning Division Manager, made a staff presentation and answered the Commission’s questions.

Mr. Cory Brady, 9967 Brentwood Cv., Collierville, TN, 38017, the applicant’s representative, made a presentation 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 made a motion to approve: 1) Preliminary & Final Public to Private Street Conversion, and 2) Revised Final Subdivision Plat for Olde Field Green 1st Addition at 9200 Winchester Rd., subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, seconded by Alderman McCreery.

Chairman Mike Harless led the Planning Commission in a discussion.

ROLL CALL:

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

MOTION PASSED 8-0-0

- E. Case Number & Project Name: (21-010) Glasgow Planned Unit Development (PUD)
Location: 1780 Kimbrough Rd.
Property Owner/Developer/
Applicant: Farmington Kimbrough Land Co., LLC – Spence Ray
Existing Zoning: “R” Low-Density Single-Family Residential & “R-T” Residential
Townhome
Area: 33.29 acres
Request: Approval of a Final Plan – Phase 2 (113 lots & 5 C.O.S.)

*Refer to complete application and staff report on file.

Sheila Pounder, ECD Assistant Director, made a staff presentation and answered the Commission’s questions.

The applicant, Mr. Spence Ray, Managing Member, of Farmington-Kimbrough Land Co, LLC, 1468 Kimbrough Rd., Germantown, TN, 38138, the applicant, made a presentation 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:

Virginia Pilcher, 8338 Westfair Circle North

Chairman Mike Harless closed the public hearing.

MOTION:

Vice Chairman Tony Salvaggio made a motion to approve the Final Plan – Phase 2 for the Glasgow Planned Unit Development, located at 1780 Kimbrough Road, subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, seconded by Alderman McCreery.

Chairman Mike Harless led the Planning Commission in a discussion.

ROLL CALL:

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

MOTION PASSED 8-0-0

- F. Case Number & Project Name: (21-010) Glasgow Planned Unit Development (PUD)

Location:	1780 Kimbrough Rd.
Property Owner/Developer/ Applicant:	Farmington Kimbrough Land Co., LLC – 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 3 (103 lots & 7 C.O.S.)

*Refer to complete application and staff report on file.

Sheila Pounder, ECD Assistant Director, made a staff presentation and answered the Commission’s questions.

The applicant, Mr. Spence Ray, Managing Member, of Farmington-Kimbrough Land Co, LLC, 1468 Kimbrough Rd., Germantown, TN, 38138, the applicant, made a presentation 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 closed the public hearing.

MOTION:

Vice Chairman Tony Salvaggio made a motion to approve the Final Plan – Phase 3 for the Glasgow Planned Unit Development, located at 1780 Kimbrough Road, subject to the conditions, general requirements and TAC comments listed above and the plans and documents submitted with the application, seconded by Keith Saunders.

Chairman Mike Harless led the Planning Commission in a discussion.

ROLL CALL:

Salvaggio – Yes

McCreery – Yes

Bacon – Yes

Saunders – Yes

Sisson – Yes

Harless – Yes

Palazzolo – Yes

Levy - Yes

MOTION PASSED 8-0-0

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 7:55 p.m.

Mr. Mike Harless, Chairman
Planning Commission
