

ECONOMIC DEVELOPMENT COMMISSION
Thursday, March 3, 2011
Blue Conference Room
1920 South Germantown Road

The regular meeting of the Economic Development Commission (EDC) was held Thursday, March 3, 2011, in the Blue Conference Room. Chairman Jerry Klein called the meeting to order at 6:00 P.M.

PRESENT: Rocky Janda, Jerry Klein, Brian Pecon, David Rea, Wanda Richards, Marc Johnson, John Walker, , and Greg Marcom, Donald Robbins, John Wagner, and Charles McCraw

ABSENT: Chris Harrison, and Susan Burrow

STAFF PRESENT: Andy Pouncey, Economic and Community Development Services Director

MINUTES: The February 6, 2010 minutes were approved.

OLD BUSINESS: Project Art Front – Jerry Klein met with Tania from GPAC and the some of the Alderman she was in favor on putting the artwork at GPAC and in the store front windows of vacant retail buildings.

NEW BUSINESS: 2011 COMMITTEE REPORTS

a. Economic Development Strategy (Chris Harrison, Marc Johnson)

Marc Johnson presented a draft tonight. The Strategy will begin with Vision 2020 and align with the four basic goals: (1) Business Development (2) Home-Based Businesses, (3) Heart of Germantown, and (4) Medical and Healthcare. Andy Pouncey presented a marketing brochure to administration and was told there was no money to print it. He was advised that anyone could go to the City website to see the brochure.

b. Home-Based Business (Donald Robbins, Wanda Richards)

Donald and Wanda now have a list of 627 Germantown home-based businesses with business licenses (fee \$15.00). They brought copies of the code ordinances from Franklin and Collierville, TN. We need to work closely with the Neighborhood Preservation Commission. Listed below is the Germantown code ordinance home-based business.

Home Based Businesses – Offices for Germantown, TN
Chapter 23, Section 89

General

All residential district dwellings, accessory buildings and the land are used as a place of abode and those uses customarily incidental to family living.

The following information relative to the use of property located in residentially zoned districts is provided for your information:

1. It is permissible for you or members of your immediate family to transact business related administrative matters at a residence, provided that the principal building on the property is used primarily as a place of abode.

2. Persons cannot be received at residential property for the specific purpose of buying, selling, ordering or picking up products in connection with a business.
3. Individuals cannot come to residential property for the purpose of receiving task assignments, do work or perform other functions if any of these are related to a business conducted on or off the premises, except to perform work or services for the purpose of repair or maintenance of the owner's property.
4. The buildings or land cannot be used for business facilities to repair, manufacture, process or grow products sold in conjunction with the operation of a business.
5. The buildings and land cannot be used as warehouse or storage areas for materials and products used or sold in connection with a business. The buildings and land cannot be used to park or store vehicles or equipment that are used for business purposes, with the exception of one (1) vehicle, less than eight (8) feet in height, twenty (20) feet in length and under 8,000 lbs. GVW.
6. The use of residential property for the purpose of receiving materials for transshipment to other locations when done for business purposes is prohibited.
7. Any noxious or offensive activity carried on at any residential property for business purposes that becomes an annoyance or nuisance to the neighborhood is prohibited.

Any use of residential property contrary to the above stated provisions would constitute a Zoning Ordinance violation and subject violators to legal action. If you have any questions on this matter, please contact Code Compliance at 757-7263.

NOTE: The issuance of a City Business License to a residential address shall not be held to permit or to be an approval to violate any City or County Ordinance, or State or Federal Laws. Rev. 09/10

c. Smart Growth Area (John Walker, John Wagner)

Staff met with all the companies associated with overhead communication lines at intersections on Poplar and Farmington Blvd. The companies are to work up an estimate that staff can include in our CIP applications for both streets. TDOT will start the work in April for the Poplar Ave Widening Improvement project from Miller Farms to Dogwood. The WRB project will start this month.

d. Medical Device Industry (Brian Pecon, David Rhea, Rock Janda)

The next move is to schedule a one day trip to Franklin, TN. they have something very similar to this.

e. Retail/Business Centers (Andrew Pouncey)

There were four business visits in February: Hollywood Feed Store, Ben and Jerry Ice Cream. Our new goal is five visits per month.

f. Planning Commission Liaison (Susan Burrow, Mike Harless)

There were three issues on the March Planning Commission, two street conversions (from private to public) and a Residential PUD and all the items passed. The April Planning Commission has one street conversions (from private to public), and two Residential PUDs.

OTHER: There is a six (6) percent vacancy rate for retail and 7.8% for office. The Germantown and Collierville Chamber of Commerce State Legislator breakfast will be at the Germantown Country Club on April 1, 2011 at 8:00 a.m. The Business Expo is going to be at GPAC on April 26, 2011 from 9:00 to 4:00. The Germantown Chamber of Commerce for the month of February we have 14 new members to join and 42 annual renewals.

ADJOURNMENT

There being no further business, the meeting adjourned. The next meeting will be April 14, 2011.