

A regular meeting of the **Planning Commission** was held on Thursday, January 7, 2016, at 6:00 p.m. in the Board Chambers of Town Hall, at 500 Poplar View Parkway.

Staff members present were: Town Attorney, Mr. Nathan Bicks; Interim Development Director, Mr. Josh Suddath; Town Planner, Mr. Jaime Groce; Deputy Town Engineer, Mr. Jason Walters; Assistant Town Planner, Mrs. Nancy Boatwright; Planner, Mr. Matthew Wilkinson; and Administrative Specialist, Sr., Mrs. Shari Michael.

**Pledge of Allegiance**

Chairman Cotton led the Pledge of Allegiance.

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**Roll Call to establish a Quorum**

Cotton – present, Worley – present, Tebbe – present, Netherton – present, Murdock –present, Rice – present, Jordan – present, Rozanski – present, Bradford – present.

**Quorum Present.**

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**Election of Officers**

**Chairman**

Chairman Cotton asked if there were any nominations for Chairman for 2016.

Commissioner Bradford nominated Mr. Greg Cotton to serve as Chairman for 2016.

Hearing no further nominations, he closed the nominations and called for a vote.

**Roll call:**

Rozanski - yes, Worley – yes, Tebbe – yes, Jordan – yes, Bradford – yes, Rice – yes, Murdock – yes, Netherton – yes, Cotton – yes.

**Motion Approved.**

**Vice-Chairman**

Chairman Cotton asked if there were any nominations for Vice-Chairman for 2016.

Commissioner Tebbe nominated Mr. Scott Rozanski to serve as Vice-Chairman for 2016.

Hearing no further nominations, he closed the nominations and called for a vote.

**Roll call:**

Rozanski - yes, Worley – yes, Tebbe – yes, Jordan – yes, Bradford – yes, Rice – yes, Murdock – yes, Netherton – yes, Cotton – yes.

**Motion Approved.**

**Roll call:**

Rozanski - yes, Worley – yes, Tebbe – yes, Jordan – yes, Bradford – yes, Rice – yes, Murdock – yes, Netherton – yes, Cotton – yes.

**Motion Approved.**

**Secretary**

Chairman Cotton asked if there were any nominations for Secretary for 2016.

Vice-Chairman Rozanski nominated Mr. David Bradford to serve as Secretary for 2016.

Hearing no further nominations, he closed the nominations and called for a vote.

**Roll call:**

Rozanski - yes, Worley – yes, Tebbe – yes, Jordan – yes, Bradford – yes, Rice – yes, Murdock – yes, Netherton – yes, Cotton – yes.

**Motion Approved.**

**Approval of Minutes**

Chairman Cotton asked if there were any additions or deletions to the minutes from the December 3, 2015 meeting.

Hearing none, he called for a motion to approve as presented.

***Motion by Vice-Chairman Rozanski, and seconded, to approve the minutes as presented from the Dec, 2015 meeting.***

Hearing no further discussion, Chairman Cotton asked Mrs. Michael to call the roll.

**Roll call:**

Rozanski - yes, Worley – abstain, Tebbe – yes, Jordan – yes, Bradford – yes, Rice – abstain, Murdock – yes, Netherton – yes, Cotton – yes.

**Motion Approved.**

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**Approval of Agenda**

Chairman Cotton asked if there were any changes to the agenda as presented.

Mr. Groce stated that there were none.

Hearing no further discussion, Chairman Cotton called for a motion to approve the agenda as presented.

***Motion by Commissioner Murdock, and seconded, to approve the agenda as presented.***

Hearing no further discussion, Chairman Cotton asked Mrs. Michael to call the roll.

**Roll call:**

Rozanski - yes, Worley – yes, Tebbe – yes, Jordan – yes, Bradford – yes, Rice – yes, Murdock – yes, Netherton – yes, Cotton – yes.

**Motion Approved.**

**Consent Agenda:**

**PC15-50 9966 Legends Drive – Request approval of an accessory structure larger than 1,200 square feet.**

Chairman Cotton asked if there were any questions of staff, or if there was any one present who wished to have this item heard.

Hearing none, Chairman Cotton called for a motion.

*Motion by Commissioner Murdock, and seconded, to approve the applicant’s request for approval for the proposed accessory structure at 9966 Legends Drive (per Exhibits 4 and 5).*

- | <b>EXHIBITS</b> |   |
|-----------------|---|
| 1.              | Applicant’s Cover Letter (12/14/15)                               |
| 2.              | Main House Floor Plan (12/14/15)                                  |
| 3.              | Main House Elevations (12/14/15)                                  |
| 4.              | Plot Plan (12/14/15)  |
| 5.              | Proposed Accessory Structure Floor Plan and Elevations (12/14/15) |

**Roll call:**

Rozanski - yes, Worley – yes, Tebbe – yes, Jordan – yes, Bradford – yes, Rice – yes, Murdock – yes, Netherton – yes, Cotton – yes.

**Motion Approved.**

**Formal Agenda:**

**PC15-44 – Bailey Station PD Phases 8 & 9 (part of Parcels 9 -15 & 16), Meridian Park Apartments – Request approval of Preliminary Site Plan for a 207-unit multi-family development on 23.21 acres located near the NE corner of Houston Levee Road and South Shea Road.**

Mrs. Nancy Boatwright gave the staff presentation. She explained that there are three key questions to consider this evening. They are, “Should the Town’s 2.876 acres be included in the density calculation?”, “Do the bulk requirements meet the PD requirements?”, and “Should there be a vehicular connection to Westbrook Crossing?” She reviewed the elevations for the site and explained that 80% of the parking spaces are internal. Internal sidewalks connect all of the buildings across the open spaces and to the public sidewalks surrounding the development. There is a trash compactor and maintenance shed at the southwest corner. Shea Road is fully improved in this area and at the development agreement stage with the Final Site Plan, the Board will require them to share in the cost of traffic signals at Houston Levee Road and south Shea Road to the north at Winchester Road. There are 4 parcels that make up the property and they will be required to submit a minor 1-lot subdivision before the Final Site Plan is approved, just to consolidate the lots. In 1998 Mr. Halle proposed trading his property with the Town so that he could have access to Shea Road when his other property is developed. The Town could not trade it because it was condemned. The solution was to develop an easement. It gave all the property rights to the owner of the larger space. So to answer the question, “Should the property be allowed to be used,” yes it was the intent of the donation. The Town owns the 2.876 acres located at the west of the property and was acquired through condemnation and was proposing to use it for a fire station. The property owner, who owned the adjacent property, donated the lower corner of the other lot which he owned,

and proposed locating the fire station on 1.28 acres to allow him access to the current proposed development because you cannot trade or sell condemned property. They developed an Easement for Ingress & Egress and Light & Air, intended to include the 2.876 acres toward density calculation for the proposed development before you tonight. The 207 units is consistent with “No Net Gain Policy” as explained in the memo in the packet. Since, the Town has annexed this property, it meets the PD requirements to allow for Parcel 16 as well. The development meets the bulk requirements. The next question in the report was, “Should they provide a connection to the property to the east, which is Westbrook Crossing.” The Westbrook Crossing plat has a requirement that they provide an easement if it was a sufficiently compatible use. That was defined as a use that complements and/or could be considered as providing support for the Westbrook Multifamily use. PC makes the final determination on this and Meridian Park is a gated development and it may not be appropriate to have access to a gated development from an ungated development. They are providing a pedestrian access to the greenbelt. They will be removing 27 trees which equates to 14 mitigation trees. She reviewed the grading and drainage and explained that the water will drain into the existing system within south Shea Road or into the detention pond. No stormwater will be carried to the fire house. She explained the next steps for the Final Subdivision Plat and Final Site Plan applications. She reviewed the Conditions of Approvals and motion in the staff report.

- EXHIBITS:**
1. Applicant’s Cover Letter (12/15/15)
  2. Preliminary Site Plan Package (12/15/15)
  3. Declaration of Easement for Ingress and Egress and Light and Air (1/21/98)
  4. Memo to David Halle from James Lewellen (7/30/15)
  5. Existing & Future Stand-Alone Apartment Development Memo (2/10/15)
  6. Plate I, Bailey Station PD Outline Plan
  7. Massing & Scale Checklist (12/15/15)
  8. Color Landscape Renderings (12/15/15)

Chairman Cotton asked if there were any other questions of staff.

Commissioner Tebbe asked if this development was included in the Town’s estimate of apartments left to be built.

Mrs. Boatwright stated that yes, they already have entitlements for the 207 units.

There was a brief discussion regarding the number of apartments that could be built in Town in the future according to the summary of Town’s policy in the memo.

Mr. Groce stated that at buildout of the Town, the single-family units would comprise 88% of dwellings and the stand-alone apartments would make up the difference around 12%. The Downtown Plan does encourage attached dwellings and stand-alone apartments could happen without limitations in that area, as long as it is consistent with the Land Use Plan. Those could happen sporadically and it is dependent on what is approved by the boards and commissions.

Commissioner Tebbe stated that he has concerns about allowing a lot of apartments and allowing 20% of the population to be apartment dwellers.

Commissioner Murdock asked about the usable open space provided.

Mrs. Boatwright explained that this will be addressed with the DRC, but staff has received some supplemental plans from the applicants and they have addressed the concerns listed in the staff report.

Alderman Worley asked about the stacking system at the gates.

Mrs. Boatwright explained that the gate at the east is an emergency exit only. The other gates are internal and should not have any stacking issues there.

Hearing none, he called the applicant to the podium.

Mr. Mat Regenold with Fisher Arnold, engineer of the project, addressed the commissioners. He explained that this plan will improve the area and will provide some housing for FedEx employees and the residents will have access to the sidewalks and greenbelt which will allow for a “walk-to-work” development and this will become a walkable neighborhood. They are in agreement with all of the conditions of approval contained in the staff report.

Hearing no further questions, Chairman Cotton called a citizen forward who wished to speak.

Mr. Jim Wilson, resident at 165 Ivy Brook Lane, addressed the commissioners. He stated that he is not opposed to apartments in general and he appreciates that the commissioners have concerns about apartments and rental properties. He was talking with a friend in the community and the comment made was made that all these apartments in Collierville are really high end and they will support the Town and be a great asset to the community. He asked the commissioners to look at the impact they are creating when adding more units, and to look at how they are centralizing all of them into one specific area of town. Most of the units being built are south of Highway 57 and most of the commissioners do not live in this area. In Salem, Virginia, the apartments are scattered around the town. He feels that it would be better to have them spread around town instead of in one location. He is not asking them to vote against this application, just to look at the impact that approving all these developments is causing in the long term.

Commissioner Tebbe asked if something has been pre-approved for an apartment complex then we really don't have the right to vote down the complex, do we?

Mr. Groce explained that in this particular case, this is in a Planned Development and that was how the zoning entitlements were previously granted. It is not advisable to turn this down as they have zoning for these apartments. Where your decision lies with apartment entitlements is in a new zoning request that is asking you zone property to create new entitlements and rights to build apartments.

Alderman Worley stated that no one on this board was here when this development was approved and was approved by the county. We accepted the PD zoning as it was and we later decided that we have all the apartments zoning areas that we would need at this time. Using the “Not Net Gain Policy” we know the direction that the Town wants to go and we have some good requirements for what types of units can be built, and taking away zoning is very expensive and you have to be very careful in doing this.

Mr. Bicks stated that in this case of the 1,138 apartment units to be built in the report, the developer has a vested right to put these in there. Based on what is placed before you tonight, unless it doesn't meet some requirement, it would be arbitrary and capricious if you chose not to approve and application with vested rights that have already been granted. This would be a different in a situation where you are being asked to create new entitlements, but in this situation there is an entitlements.

Mr. Groce explained that the Design Guidelines have been improved recently as they related to new stand-alone apartments to create a high-end quality development that will stand the test of time.

Hearing no further discussion, Chairman Cotton called for a motion.

*Motion by Commissioner Bradford, and seconded, to approve the To recommend that the BMA approve the request for a Preliminary Site Plan for the Meridian Park (Bailey Station PD, Phases 8 & 9 56, Part of Parcels 9 - 15 & 16) (Exhibit 2) 207-unit multi-family development on 23.21 acres located near the northeast corner of Houston Levee Road and South Shea Road subject to the following conditions.*

1. This development is subject to all applicable standard conditions of approval as adopted by the Board of Mayor and Aldermen, Resolution 2006-54.
2. The Existing Conditions sheet shall include the correct zoning for each adjacent land use.
3. Sheet 2 shall be titled "Preliminary Site Layout."
4. On the Site Layout all usable open space shall be hatched to match the legend.
5. Show the correct number of trees in the Tree Mitigation Summary. Twenty-seven trees are shown to be removed on the plan but only 24 are included in the Summary.
6. The Engineering Division will require the following:
  - a. Correct the conflicting scales on the Site Layout. The title block has 1" = 80' but the graphic scale has 1" = 60'.
  - b. Consider moving the eastern driveway back to the west a couple of feet since the median break will not be revised.
  - c. Confirm the throat for Structure #46, listed as 222.30, in the Storm Structure Table on the Grading & Drainage Plan.
  - d. A detailed drainage report for the detention pond will be required with submittal of the Final Site Plan. It is recommended that as much go to the detention pond as possible due to existing drainage issues near Fire Station #5.
  - e. A detailed review of all drainage calculations will be completed with the Final Site Plan review
  - f. Design information for the retaining wall will be required with Final Site Plan submittal
  - g. On the Final Utility Plans, provide 10' separation between water and sewer services – Some still appear to be less than 10'.
  - h. On the Final Utility Plans, provide a water main to Buildings 3 & 4. There is no longer a water main shown going to the services.
  - i. On the Final Utility Plans, remove the "Tie to existing water line" label at the southeast corner of the site since the water tie has been revised.
  - j. At the time of Final Site Plan approval, a cost sharing procedure will be utilized for determination of the payment in-lieu-of construction amount for traffic signals at the intersections of S. Shea Road & Winchester Road, and S. Shea Road & Houston Levee Road

**Roll call:**

Rozanski - yes, Tebbe – yes, Jordan – yes, Bradford – yes, Rice – yes, Murdock – yes, Netherton – yes, Worley – yes, Cotton – yes.

**Motion Approved.**

**PC16-01 – Ordinance 2016-01 – North Main Street Rezoning – An ordinance to rezone multiple tracts totaling 1.211 acres from R-1: Low Density Residential to R-2: Medium Density Residential on the east and west sides of North Main Street, north of Poplar Avenue and south of West White Road.**

Mr. Matthew Wilkinson gave the staff presentation. He explained that the key questions

<b>EXHIBITS</b>
1. Applicant’s Cover Letter (12/7/15)
2. Property Owner Consent #1 (12/7/15)
3. Property Owner Consent #2 (12/7/15)
4. Property Owner Consent #3 (12/7/15)
5. Existing Conditions and Vicinity Aerial (12/29/15)
6. Proposed Rezoning Map (12/7/15)
7. Example Lot Layout (12/7/15)
8. Collierville 2040: Land Use Plan Excerpt
9. 2010 Downtown Collierville Small Area Plan Excerpt
10. Ordinance 2016-01, with legal description and location map (12/29/15)

tonight are, “Why do the applicants want to rezone the property from R-1 to R-2?”, “Is the rezoning consistent with the Land Use Plan and the 2010 Downtown Collierville Small Area Plan”, “Are the smaller lot sizes allowed by the property zoning classification appropriate for the neighborhood?”, “Is the existing infrastructure adequate to serve the increased density enabled by the rezoning?”, and “What is the role of the example lot layout for 218 N. Main Street provided with the rezoning?” The rezoning request is consistent with the LUP and the 2010 Downtown Collierville Small Area Plan and is being requested to enable 218 N. Main Street to subdivide their lot into two buildable lots. The smaller lot sizes are consistent and appropriate for the neighborhood and the density and the size of the lots are really more consistent with R-2 standards and this can be seen on the aerial view of the properties. The existing infrastructure is adequate to service the increased density enabled by the rezoning. The 2-lot subdivision will create a new lot for a small house to be built on it and it will have a minimal impact. The property owners for 218 N. Main Street are required to improve their road frontage and build a sidewalk and curb and gutters and they will be asking the PC & the BMA for a sidewalk waiver and to preserve the existing rural cross-section. The example lot layout provided is not binding and creates no rights for the applicant. The subdivision is still under review by staff and this elevation is just to show you what the lot sizes will be and generally how it will fit. He reviewed the next steps and explained that they are seeking a BZA variance for a rear setback on Lot 1 of the proposed subdivision, where they are wanting to build an addition to their home.

Chairman Cotton asked if there were any other questions of staff.

Commissioner Netherton asked if the HDC approved what is noted as a demolition for the garage.

Mr. Wilkinson stated that yes that was approved for them to demolish that and build a new one.

Hearing no further questions, he called the applicant to the podium.

Mr. Robert Estes, representative for the applicant, addressed the Commissioners. He explained that this will allow the applicant to make a 2-lot subdivision and bring the other parcels closer into compliance with the R-2 Zoning Ordinance.

Hearing no further questions he called citizens to the podium.

Mrs. Linda Dick, resident at 280 N. Main Street, addressed the commissioners. She is in support of the application; however, she is against any changes to the street as it will alter the character of the area. She explained that she is unclear to her what a minor subdivision cross-section/rural cross-section is. She thanked all of the commissioners for their service.

Commissioner Jordan asked about the current non-conforming R-1 zoning and what the zoning is around the area.

Mr. Groce explained that there is a concept in planning that we call spot zoning. If you look at a zoning map it would be inappropriate to have a lot zoned R-2 in a sea of lots zoned R-1. The applicant has worked with their neighbors in order to make the zoning map read better and be zoned in a way that already reflects the character in the area.

Hearing no further discussion, Chairman Cotton called for a motion.

***Motion by Alderman Worley, and seconded, to recommend approval of Ordinance 2016-01 (Exhibit 10) which amends the official Zoning Map of the Town of Collierville by rezoning multiple tracts along North***

*Main Street, totaling 1.211 acres, known as 218 North Main Street, 225 North Main Street, and 237 North Main Street, from R-1: Low Density Residential to R-2: Medium Density Residential on the east and west sides of North Main Street, between Poplar Avenue and West White Road.*

**Roll call:**

Bradford – yes, Rice – yes, Murdock – yes, Netherton – yes, Rozanski - yes, Tebbe – yes, Jordan – yes, Worley – yes, Cotton – yes.

**Motion Approved.**

Commissioner Netherton asked about the citizen’s question about the rural cross section verses the urban cross section.

Mr. Wilkinson stated that this will be addressed during the subdivision approval process and will be reviewed after the rezoning request is approved.

Mr. Groce explained that this is not the time to decide or discuss that, but the issue will be discussed at the February 2016 meeting.

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**PC16-02 – Resolution 2016-02 – A Resolution of the Board of Mayor and Aldermen of the Town of Collierville, annexing and adopting a plan of services for 158.36 acres known as the Collierville High School Property, located in Collierville’s Reserve Area and immediately south of the current Town Limits and bound by Sycamore Road and East Shelby Drive, and to incorporate the same within the corporate boundaries of the Town of Collierville.**

Mr. Jaime Groce gave the staff presentation. He explained that he will be presenting both of the next items together but each item will need a separate motion. He reviewed the key questions regarding the annexation and zoning of the 158.36-acre subject property that will be the future home of the Collierville High School. The key questions are, “Why is this property being annexed?”, “Is the subject property in the Collierville Reserve Area?”, “How will services be provided to the annexed property?”, “What is the relationship of Resolution 2016-02 to Ordinance 2016-02?”, and “Does the rezoning comply with the Land Use Plan?”

- | <b>EXHIBITS</b> |   |
|-----------------|---|
| 1.              | Resolution 2016-02, with Map Attachment B and Plan of Service Attachment C (12/28/15) |
| 2.              | Existing Land Use Map, December 2014.   |
| 3.              | Future Land Use Map, April 2012   |
| 4.              | Ordinance 2016-02. with attachments (12/28/15)  |

Whenever we annex property we have to also zone it so we try to have both actions track through at the same time. The BMA first reading on the ordinance will be on January 11, 2016, with the second reading and public hearing to be on January 25, 2016. Annexation and Plan of Service public hearing and Resolution 2016-02 will be heard on February 8, 2016. We are annexing now by Resolution, but we typically did this by Ordinance and we have done that for decades. Since 1997 the Town has annexed around 9,606 acres, a 71.4% increase in land area, which gives us a total land area of 36.04 square miles or 23,064 acres. Collierville has not annexed new territory since December 2011. There has been some new legislation across the State that governs how we can and cannot annex property. This new process is to prevent annexations happening without property owner’s consent. We are now annexing with Resolution and property owner’s consent, which we do have from the Town’s Board of Education. In the future, if the Town chooses to annex, it must be done by referendum if there is not property owner consent. The Plan of Services is adopted with the Resolution. The POS outlines those services and/or amenities that will be made available to the land being annexed and the timeframe within which services and/or amenities will be provided, such as municipal schools, police coverage, fire and emergency responses, trash collection and curbside recycling, library

services, animal services, street maintenance, water and sewer, and management of stormwater drainage and drainage ditches. The property is located in the Collierville Reserve Area and this falls within the southern reserve area and should be annexed uncontested. The request does comply with the Land Use Plan and in this area the vision is clearly that in the future the Town will experience new population growth and a school is appropriate per Emerging Residential policies in the 2040 LUP. R-1 is consistent with residential areas and it is a prolific zoning area. In the next steps, the BMA will hold a first reading on January 11, 2016 with the second reading and public hearing to take place on January 25, 2016. The third and final reading will be scheduled for February 8, 2016, with the public hearing for the Resolution 2016-02 will be heard as well. The effective date of the annexation and zoning will be March 1, 2016.

Chairman Cotton asked if there were any other questions of staff.

Commissioner Jordan asked if that property north of this has been annexed.

Mr. Groce explained that yes, it had been annexed in 2011. There is still a large area to the south of Shelby Drive which has not been annexed yet.

Commissioner Netherton asked if there was anything eminent that would we annex that as well, and if the full 158 acres are being used for the high school only or is there space in there that single-family homes could be constructed.

Mr. Groce explained that there is nothing eminent, but it is in our reserve area and we do have that right if there is property owner consent in the future. Based on the school's draft plan and what is being brought in now there is no acreage intended for housing.

Alderman Worley stated that in the closing documents is the inclusion that this property is for a high school only.

Hearing no further discussion, Chairman Cotton called for a motion.

*Motion by Commissioner Murdock, and seconded, to recommend approval of Resolution 2016-02 (Exhibit 1), a Resolution of the Board of Mayor And Aldermen of The Town of Collierville, annexing, and adopting a plan of services for 158.36 acres known as the Collierville High School Property, located in Collierville's Reserve Area and immediately south of the current Town Limits and bound by Sycamore Road and East Shelby Drive, and to incorporate the same within the corporate boundaries of the Town of Collierville.*

**Roll call:**

Rice – yes, Murdock – yes, Rozanski - yes, Tebbe – yes, Jordan – yes, Bradford – yes, Netherton – yes, Worley – yes, Cotton – yes.

**Motion Approved.**

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**PC16-03 Ordinance 2016-02 – Request approval to zone 158.36 acres, known as the Collierville High School Property R-1: Low Density Residential, located at the southeast quadrant of Sycamore Road and East Shelby Drive..**

Hearing no further discussion, Chairman Cotton called for a motion.

*Motion by Commissioner Bradford, and seconded, to recommend approval of Ordinance 2016-02 (Exhibit 4), zoning 158.36 acres, known as the Collierville High School Property R-1: Low Density Residential, located at the southeast quadrant of Sycamore Road and East Shelby drive.*

**Roll call:**

Jordan – yes, Tebbe – yes, Bradford – yes, Netherton – yes, Rice – yes, Murdock – yes, Rozanski - yes, Worley – yes, Cotton – yes.

**Motion Approved.**

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**Other Business:**

Chairman Cotton asked if there was any other business.

Mr. Groce stated that he would give an update on several developments pending. He explained that there is a property south of the Quonset on South Main Street that has submitted a plan for a hair salon and you will see a rezoning request in the near future for that. You recently had a special meeting for 70 North Main and they have submitted a Final Site Plan and is under review by staff and by February or March they could be moving forward with a Development Agreement. They are still awaiting information from the railroad where they have asked them to scale back some of their improvements. They are still able to provide some minimal landscaping but it won't be as extensive as they originally planned. Discount Tire had an unsuccessful application about a year ago and they have applied to the BZA for a variance for parking, to be located at the corner of Poplar Avenue and Abbingtion Road. This property is vacant now and they will be demolishing the old bank and building their new building upon approval of their variance. The Arches Subdivision has submitted a Preliminary Plat for 19 homes to be located at the northwest quadrant at Shelby Drive and Fleming Road. The Haines property on the west side of Houston Levee Road and north of SR 385, now owned by the Crews family, has applied for a Land Use Plan amendment (LUP). Right now the LUP calls for office uses in that area, but they would like to have commercial uses closer to SR 385 and residential uses to the area to the north. If they are successful, they will submit a rezoning and a site plan for a retail development. In a rezoning related to the 2015 Major Road Plan amendment for Winchester Road, has been submitted that would rezone several acres near SR 385 to R-I. This is consistent with the plan as it was approved this far.

Staff is now using the new green Public Notice signs and you can see them around Town on the current properties which have applications going through the public process and the Collierville High School property is one you can drive by to see them posted.

**Announcements:**

Hearing no further business, Chairman Cotton adjourned the meeting at 7:10 p.m.

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Secretary, Commissioner David Bradford