

A regular meeting of the **Planning Commission** was held on Thursday, February 4, 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; Planners, Mr. Matthew Wilkinson and Mr. Scott Henninger; Long Range Planner, Mr. Sean Isham; and Administrative Specialist, Mrs. Sandi Robbins.

Pledge of Allegiance

Chairman Cotton led the Pledge of Allegiance.

Roll Call to establish a Quorum

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

Quorum Present.

Approval of Minutes

Chairman Cotton asked if there were any additions or deletions to the minutes from the January 7, 2016 meeting.

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

Motion by Commissioner Murdock, and seconded, to approve the minutes as presented from the January 7, 2016 meeting.

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

Roll call:

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

Motion Approved.

Approval of Agenda

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

Mr. Jaime Groce stated the applicant for PC15-52 - CUP for an Accessory Dwelling on Lot 8 of Stratton Heights Subdivision is asking for a deferral of their item to the March 3, 2016 PC meeting. There is a request from the applicant of item D. PC15-56 - Ordinance 2016-03 under the Formal Agenda to be moved to the first item to be heard after the consent agenda, due to a scheduling conflict.

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

Motion by Commissioner Rozanski, and seconded, to approve the agenda as amended.

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

Roll call:

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

Motion Approved.

Consent Agenda:

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 no further comments, he called for a motion to approve the Consent Agenda as amended.

Motion by Commissioner Tebbe, and seconded, to approve the Consent Agenda by deferring item C. PC15-52 until the March 3, 2016 PC meeting, and approving items A. and B. with the conditions of approval as attached to each staff report.

A. PC16-05 - Cohen Subdivision – Request approval of a Final Subdivision Plat for 4 single family residential lots on 24.069 acres, fronting on the west side of Bray Station Road and located north of Dubray Manor Drive, south of Frank Road, and east of Shea Road.

To approve the Final Subdivision Plat (Exhibit 2) for the Cohen Subdivision, comprised of 24.069 acres fronting on the west side of Bray Station Road and located north of Dubray Manor Drive, south of Frank Road, and east of Shea Road, subject to the following conditions:

EXHIBITS

1. Applicant’s cover letter, 1/12/16.
2. Final Subdivision Plat, January 2016.
3. November 2015 Planning Commission Minutes
4. Soils Information for Subdivision, November 2015.

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 Final Subdivision Plat shall depict the area reserved for septic systems as approved by the Shelby County Health Department (BMA Development Agreement Condition).
3. Remove the 60-foot front yard setback shown graphically on the plat but keep the data chart as shown (PC Preliminary Plat Condition).
4. Show the 50-foot side yard setbacks graphically on the plat (PC Preliminary Plat Condition).

B. PC15-47 - Rolling Meadows PD, Ph. 3B - Request approval of Final Subdivision Plat for a 19-lot subdivision on 8.5 acres located at the current terminus of Pilgrim Ridge Road northeast of Majestic Trail.

EXHIBITS

1. Applicant’s cover letter, dated 10/27/15
2. Final Subdivision Plat, received 1/6/16

To approve a Final Subdivision Plat for Rolling Meadows PD, Phase 3B, a 19-lot residential subdivision on 8.5 acres located at the current terminus of Pilgrim Ridge Road northeast of Majestic Trail (per Exhibit 2), 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 following revisions shall be made to the Final Plat and approved by Development Division staff prior to recording:
 - a. All Sheets – Title Block – Please change “Final Plan” to “Final Plat” – Sheets 2 & 3 still have “Plan”
 - b. The Min. F.F.E. will be determined after the As-Built Topo.
 - c. Add a note on the plat which states that the required rear yard setbacks for Lots #145 and #146 follow Public Drainage Easement “D” where applicable.
3. Revised HOA Documents must be reviewed and approved by staff and legal counsel prior to recording the final plat.

C. PC15-52 - Conditional Use Permit for an Accessory Dwelling on Lot 8 of Stratton Heights Subdivision.-

To Defer to March 3, 2016 PC Meeting at the request of the applicant.

Roll call:

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

Motion Approved.

- | EXHIBITS |
|---|
| 1. Cover Letter (12/15/15) |
| 2. Architectural Elevations including Roof Plan and Floor Plans (12/15/15) |
| 3. Plot Plan (12/15/15) |
| 4. Stratton Heights Final Subdivision Plat (2013) |
| 5. Applicant’s HDC Cover Letter, with material samples, colors, light fixtures (12/15/15) |
| 6. January 2016 HDC Staff Report (without exhibits) |

Formal Agenda:

Commissioner Murdock recused herself at this time.

PC15-56 - Ordinance 2016-03– Request approval to rezone 135.08 acres from FAR: Forest Agriculture Residential to RI: Restricted Industrial, located north of SR385, south of US Hwy 72, east of Byhalia Road, and bisected by the future extension of Commerce Drive.

Mr. Groce gave the staff presentation. He explained several key questions he will answer in his presentation. “Why does the applicant want to rezone the property from FAR to RI?, Is the rezoning consistent with the Land Use Plan?, Is the existing infrastructure adequate to serve the increased density enabled by the rezoning?” He explained that in 2015 the PC approved an amendment to the Major Road Plan requested by the same applicant and property owner, and the PC approved a network of roads that will open up the area for future development. The applicant would be asked to build the Commerce Drive extension and the Distribution Parkway extension

- | EXHIBITS |
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| 1. Applicant’s Cover Letter (12/28/15) |
| 2. Traffic Projections from 2015 Road Plan Amendment (12/31/15) |
| 3. Property Survey showing Nonconnah Creek (2015) |
| 4. Vicinity Aerial Phot with nearby property owners listed (12/29/15) |
| 5. Collierville 2040 Future Land Use/Place Type Map showing subject property |
| 6. Existing Land Uses (2012) |
| 7. Collierville 2040 Technology/Employment Center Place Type (2012) |
| 8. Ordinance 2016-03, with legal description and location map (1/29/16) |

in the future when the property is developed. He displayed the property and zoning patterns of the area and explained that the request to rezone to RI is consistent with the patterns in the area. The property is currently being used agriculturally and is undeveloped land. Nonconnah Creek and a connected drainage lateral run through this piece of property and it is a heavily wooded area. Buffers that the State will require, and flood plain regulations will apply to any development of the property. The flood plain and the Nonconnah Creek will be an issue when the applicant is having to divide this property. The rezoning request is consistent with the Land Use Plan and helps to implement it as the place type for this area now is Technology/Employment Center. The existing infrastructure is not yet adequate to serve the increase density enabled by the rezoning. As it is not there now, but there is water and sewer lines nearby the property. The applicant will need to build sewer and water and complete the roads to service the area and the applicant is aware of these issues. He explained some traffic generation estimates for the industrial build-out of this property that were turned in last year by the applicant with the Road Plan amendment. In the future, there could be about ten office/complex areas and it is possible to see traffic patterns rise to what you see now at Winchester Boulevard and Carrier's entrance. The Town anticipates a Greenbelt extension in this area and it will help to add to a corporate industrial park concept and further the Town's goal for the greenbelt in the area. He explained the next steps for the applicant and reviewed the motion contained in the staff report.

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

Commissioner Tebbe asked if the applicant would be responsible for bringing in sewer and water lines.

Mr. Groce stated they would and they are aware that they would incur that expense.

Commissioner Tebbe asked about finishing Commerce Drive. What will they be responsible for?

Mr. Groce explained that the Town does have plans to improve the sewer lines in this area, and this could help offset future development costs, but the property owner will be responsible for the Commerce Drive extension.

Commissioner Bradford asked what the zoning to the east of the property was.

Mr. Groce stated that it is R-1: Low Density Residential; but a "borrow pit" leftover from the construction of SR 385.

Hearing no further questions, Chairman Cotton called the applicant to the podium.

Mr. Kevin Vaughan, representative for the applicant, addressed the commissioners. He stated that the State of Tennessee Department of Economic Community Development ranked this site as one of the top six sites in Shelby County for industry development in the area. The State of Tennessee also has a stake in this and will be assisting the Town's business development operation and marketing this for employment centers. This is a necessary step they need to have. They are aware of the infrastructure that needs to be added and they plan to build a bridge to get to land between Nonconnah Creek and SR 385. This is a remnant track that has become a really nice piece of property given the reduction in the floodplain due to changes in Nonconnah Creek's depth.

Chairman Cotton asked if there were any other questions of the applicant.

Commissioner Jordan asked if the parcel south of SR 385 is it part of this parcel as well.

Mr. Vaughan stated no, that parcel is part of the school improvement tract and part of it has been dedicated to the Town and will be used as parkland with the part closest to Sycamore Road for new houses.

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

Motion by Commissioner Tebbe, and seconded, to recommend approval of Ordinance 2016-03 (Exhibit 8) a request approval to rezone 135.08 acres from FAR: Forest Agriculture Residential to RI: Restricted Industrial, located north of SR385, south of US Hwy 72, east of Byhalia Road, and bisected by the future extension of Commerce Drive.

Roll call:

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

Motion Approved.

PC 15-40 Bailey Station PD, Ph. 10 (Chadwick Subdivision) - Request approval of Preliminary Subdivision Plat for 33 single family dwellings on 7.839 acres located at NE corner of Bailey Station Road and Winchester Road.

EXHIBITS

1. Applicant’s cover letter (12/11/15)
2. Preliminary Subdivision Plat (1/27/16)
3. Grading & Drainage Plan (1/27/16)
4. Tree Protection Plan (1/27/16)
5. Applicant’s right-of-way improvement letter (1-28-16)
6. Letter to B.J. Watson (6/27/94)
7. Excerpt from Town’s 2009 CIP
8. 1994 Subdivision Development Agreement
9. Bailey Station PD Outline Plan, Sec.III.D.
10. Bailey Station PD Landscape Plate F
11. BMA Staff Report for Bailey Station PD, Phase 3 Bond Reduction (4/9/01)
12. Excerpt from BMA Minutes (4/9/01)

Mrs. Nancy Boatwright gave the staff presentation. She explained that Resolution 2015-44 created the residential Parcel 6A where this development will be located. There are three key questions to consider while she makes her presentation and they are, “Why is the applicant not improving the Winchester Boulevard frontage?; Does the subdivision comply with the PD?; and What is the relationship to the commercial lot to the east?” She explained the proposed plat and stated that all of the 33 lots will front onto the private drive with a gated entry and will be maintained by the HOA. No lots will have direct access to Bailey Station Road or Winchester Boulevard. There will be 7 common open space areas with detention in COS 1 and the HOA will maintain all of these as well. All the bulk requirements are met. Regarding the road improvements, she explained that the BMA will address any required road improvements but she wanted to include information in the report to inform the PC of the issue. There are previous agreements with Shelby County and the State of Tennessee, as the PD was approved in the County and later annexed into the Town. The BMA will determine with the Development Agreement for the subdivision infrastructure, whether or not the developer should make certain improvements based on old records regarding the right-of-way of Winchester Boulevard. The same applicant was not required to improve the road frontage in front of the Mansfield Subdivision, which is to the east. At one time the Town’s CIP included the improvement of Winchester Boulevard at this location. Staff is also reviewing a related Minor Subdivision Plat that will create Lot 1 to be known as Phase 11. She explained the grading and drainage for Phase 10 and explained the tree mitigation plan. There are 277 trees on the site with 142 trees to be removed. With the tree migration ratio of 1:2, this equates to 71 mitigated trees, the staff report contained a typographical error. She explained the next steps for the application and reviewed the example motion and the conditions. The applicant has agreed to comply with all of the conditions of approval.

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

Alderman Worley asked if the planned development was approved by the Town or the County.

Mrs. Boatwright stated the PD was approved in the County but developed after it was annexed into the Town.

Alderman Worley stated that since he was not on this board when the CIP project was planned, is he correct in understanding that the Town decided with other phases, to install the curb and gutter in that area.

Mrs. Boatwright stated that is correct.

There was a brief discussion over the grading and drainage plan showing that all the water will drain off the site, across the surface into pipes and to the detention pond.

Hearing no further discussion, Chairman Cotton called the applicant to the podium.

Mr. Wesley Wooldridge, representative for the applicant, addressed the commissioners. He stated that the existing conditions on the site has water running off on all four directions. They plan to demonstrate post-develop flows that are under the pre-develop flows. This means the pipe under Winchester Boulevard will not be receiving as much water after the development as it was pre-development. It is sized for that capacity. They are in agreement with staff's report and they think this is a great project and development and they are ready to get it started.

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

Mr. Skip Funk, resident at 1784 S. Yancey Circle, addressed the commissioners. He stated he is the acting president of the HOA at the Downing Place Subdivision, representing 42 homeowners. They were concerned about the small lot connected to the east of the property being developed because it was to their understanding it wasn't supposed to be. He asked where the private drive entrance was going to be.

Mrs. Boatwright explained it is part of the PD but there are no plans at this time for that piece of property. The entrance to Chadwick will be on Winchester Boulevard, west of Peyton Parkway and near the existing drive of the FedEx entrance.

Mr. Funk asked what kind of buffer zone will be between Chadwick Subdivision and Downing Place.

Mrs. Boatwright stated they are planning on leaving the existing trees in a natural state. They will remove underbrush and undergrowth, but it will retain all trees 8 inches or larger in diameter.

Mr. Funk asked what is the proposed average square footage and prices of the home.

Mrs. Boatwright stated she didn't have that information but she will have the developer to contact him with that information.

Mr. Funk asked if there were any significant changes from the last meeting from what is presented here.

Mrs. Boatwright stated nothing much has really changed and this is the same plan as presented before.

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

Motion by Commissioner Worley and seconded, to approve the Preliminary Subdivision Plat for 33 single-family residential lots on 7.839 acres located at the northeast corner of Winchester Boulevard and Bailey Station Road (Exhibit 2) 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. Lot 1 shall have a 5-foot utility easement on the south side lot line.
3. Show a continuous 20-foot front setback line on the west side of Lot 1 measured from the back of the common open space.
4. Show the entry gates on the final plat.
5. Change the name of the street to Winchester Boulevard.
6. Include the common open space total acreage and square footage in the Subdivision Data Chart.
7. Provide a legible tree protection detail on the Tree Protection Plan.
8. Engineering will require the following.
 - a. Prior to recording of the Final Plat, provide an 11" x 17" drawing showing the area (in square feet) of all public easements and right-of-way dedicated with the plat.
 - b. The minimum finished floor elevation will be reviewed after the As-Built Topo is submitted.
 - c. Match the line width and shade of the other lots on the east that are outside of the proposed subdivision to eliminate any confusion as to whether Lot #1, Ph. 11 is part of this plat.
9. Public Services will require the following.
 - a. Brick pavers shall not be placed on top of a utility line. Use stamped asphalt inside the mountable curb at the west end of Chadwick Farms Loop.
 - b. All of the private streets shall be marked as water, sewer and ingress/egress easements.
 - c. The storm water basin walls across from the headwall shall be reinforced.

Roll call:

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

Motion Approved.

PC16-07 - Moss Minor Subdivision - Request of sidewalk waivers and approval of a rural road cross section for a 0.601-acre, 2-lot minor residential subdivision located on the east side of North Main Street, north of Poplar Avenue, and south of East White Road.

Mr. Matthew Wilkinson gave the staff presentation. He explained that the key questions tonight are, “Are the current road conditions along N. Main Street appropriate to leave “as is”?; What are the implications if the PC declines the request for a rural cross section?” He stated that North Main is currently in a rural cross section condition with a sidewalk on the western side of the road with an unimproved drainage swale to the east. The existing right-of-way is 30 feet, and the approximate frontage is 188 feet. He explained that there are other rural residential roadways in Town, including Burrows Road and Cooper and College Streets in the Historic District. It is the Town’s practice to require applicants to either improve the road frontage or pay fees in-lieu-of construction when the development is contiguous with the roadway that is not consistent with the Town’s adopted Major Road Plan. North Main Street is considered a Local Street. The current conditions of North Main Street do not meet the current subdivision regulations which require Local Streets to have a right-of-way of 50 feet with pavement width of 30 feet. Local streets must also have sidewalks, curbs and gutters. He reviewed the areas of 218 North Main Street and explained that there is only 30 feet of right-of-way and 20 feet of pavement. There is an existing 5-foot sidewalk on the west side of the road in front of the subject property, but there is not one in the east side.

EXHIBITS
1. Applicant’s Cover Letter (01/14/16)
2. Existing Conditions Survey (01/14/16)
3. Final Subdivision Plat (01/14/16)
4. Subdivision Regulations Excerpt Related to Sidewalks
5. Current Condition Site Photographs

South of 218 North Main Street, the right-of-way widens to 66-feet closer to Poplar Avenue. This additional right-of-way may have been required to put in a turn lane in the future but records are unclear as to the rationale for requiring the additional right-of-way. North of the subject property, outside of the Historic District, North Main Street is an urban condition and the Town Engineer is currently reviewing the potential need of increased right-of-way in front of the subject property. Several infill subdivisions along Washington Street east of Mt. Pleasant Street have been approved with a similar condition which is a rural cross section with a sidewalk to one side. The property is over 1,500 feet to the nearest school. It is the desire of the applicant and the intent of the property owners to preserve the existing character of the streetscape. Doing otherwise could cause the neighborhood to lose its long established character. There have been mixed opinions on this issue by neighbors to staff and the PC at the January 2016 meeting. Today staff received a call from the owner at 262 North Main Street and they stated that the road was not wide enough and has drainage issues and deteriorating pavement conditions. Should the PC decline the request, the applicant will have to construct the cross section as a part of the subdivision process or ask the BMA to allow fees-in-lieu-of-construction and the Town would incorporate the upgrade in a larger future project. There are currently no Town plans to improve North Main Street at this location. He reviewed the next steps for the applicant and the example motion contained in the staff report.

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

Commissioner Jordan asked what the surrounding lot sizes were.

Mr. Wilkinson stated most of them were right at or under 15,000 square feet.

Mr. Groce explained the size of the lots to the north are more consistent with R-2 zoning. Right now the property is zoned R-1 and is in the process of being rezoned to R-2.

Commissioner Tebbe asked about a phone call staff received regarding the drainage in the area.

Mr. Wilkinson stated staff had received a phone call about drainage on the road and he received another call from another person here tonight to talk about the drainage on his property coming from the subject property.

Mr. Jason Walters, Deputy Town Engineer, explained that they looked at the property yesterday and the addition of this house will not make an impact to the drainage system. This is a street where the roadside ditches are very shallow and with the way that it drains, as we look at it, it may be a project that the Town looks at for a future CIP for flood drainage or other road improvements. The addition of one house will not have any impact to the drainage at this time.

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

Mr. Robert Estes, representative for the applicant, addressed the commissioners. He explained that they would like for the cross section to remain how it is currently in order to keep the character of the Historic District. It has been this way for many, many years and changing it now, he believes it will change the neighborhood character completely. A neighbor expressed her opinion at the PC meeting last month about changing this and her fears of it changing the character. He stated he knows there are drainage inlets and this should not affect the area.

Hearing no further questions he called citizens to the podium.

Mr. Jerry Severin, resident at 242 N. Main Street, addressed the commissioners. He stated he represents his wife who owns the rental property to the north and he wants to go on record to explain what could potentially happen with the drainage. As the new residence will go next to his wife's property, he is concerned for drainage from the addition. He presented the PC with some pictures of what he took of the site a few days ago. He explained the drainage issues in the pictures and the elevation and the low area of their property. He feels that the development next to this property is going to cause the low area on their property to flood before it gets to the ditch. This will have to be regraded in order to get the flow to the street and off of his property. The natural drainage kind of comes over on his property now, but once you put a building on there it is going to create more runoff. The front of the property is going to have to be graded properly in order to get it to the street and not on his property.

Chairman Cotton asked if he had spoken with the Town Engineer.

Mr. Severin stated that someone from the Public Services came out and looked at his property and they assured him that it will be taken care of and he is here today to go on record to make sure that it is taken care of.

Mr. Groce stated the HDC doesn't look at drainage issues in their approvals, but they do look at house designs. When the applicant does go before the HDC for approval, staff will mail out public notice cards and you will have a chance to review the plans and voice your concerns. You will have advance notice of new home construction, which will show lot drainage around the new house and you are welcome to follow the process and voice your concerns.

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

Motion by Alderman Worley, and seconded, to recommend approval of the Moss Minor Subdivision, a .601 acre 2-lot minor residential subdivision located on the east side of North Main Street, north of Poplar Avenue and south of West White Road, the Planning Commission hereby:

1. recommends that the BMA approve the applicant's request to waive the sidewalk requirement along the N. Main Street frontage; and
2. approves a rural cross section along N. Main Street, with right-of-way width needs to be determined by the Town Engineer with the review of the minor plat.

There was a brief discussion about adding a condition to the motion to cover the drainage concerns. Mr. Groce explained that there is State Law that already covers private drainage matters and his concerns and that adding a condition to cover this would not be appropriate at this time.

Roll call:

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

Motion Approved.

Chairman Cotton recused himself at this time.

PC16-04 – Ordinance 2016-04 – South Main Street Rezoning – An ordinance to rezone multiple tracts totaling 1.168 acres from RI: Restricted Industrial, R-3: High Density Residential, and MPO: Medical Professional Office to MU: Mixed Use on the east and west sides of South Main Street, north of South Street

and south of South Rowlett Street.

EXHIBITS

1. Applicant's Cover Letter & Responses (1/12/16)
2. Aerial Photo Exhibit (1/12/16)
3. Existing Zoning Map (1/12/16)
4. 2040 Land Use Plan Map (1/12/16)
5. Downtown Collierville Small Area Plan Excerpt
6. South Main Layout & Elevations (1/12/16)
7. Site Photos (1/29/16)
8. Ordinance 2016-04 with

Mr. Scott Henninger gave the staff presentation. He explained that there are three key questions this evening, "Why do the applicants want to rezone the property?; Is the rezoning consistent with the Land Use Plan and the 2010 Downtown Collierville Small Area Plan?; and Is the infrastructure adequate to serve the rezoning?". He showed the area zoning and stated the applicants would like to rezone the property in order to bring their properties into compliance with the Land Use Plan. The Mixed Use rezoning would allow uses that are more appropriate in a downtown setting. It is consistent with the Downtown Plan. The request is being brought forward mainly for a proposed use, a beauty/barber shop, to be located at 189 South Main Street as it is not allowed under the current zoning classification of General Industrial. The review of this proposal cannot be completed until the rezoning is adopted by the BMA. There are no plans for the other two properties associated with rezoning other than to rezone them more appropriately. The rezoning is consistent with the Land Use Plan and 2010 Downtown Collierville Small Area Plan.

There are adequate water, utility services, and electric services to serve this use. There are a few issues with the actual street itself and they would be required to make payments-in-lieu-of construction and this would be included in their development agreement to cover improvements to the sidewalks, curb and gutters. He explained the test for rezoning and stated that it does fall into compliance with this area. He reviewed the next steps for the applicant and the example motion contained in the staff report.

Vice-Chairman Rozanski asked if there were any other questions of staff. Hearing none, he called the applicant to the podium.

Mr. Mark Underwood, representative for the applicant, addressed the commissioners. He explained that the applicants would like to open a hair salon business at this location and as they moved forward with the plans they joined together with property owners to help defer some costs with the zoning. There currently aren't any plans to develop the other properties but they are looking to the future to have this zoning in place.

Vice-Chairman Rozanski asked if there were any questions of the applicant. Hearing none, he asked if there was anyone present in the audience who wished to speak.

Commissioner Rice stated he is generally opposed to eliminating existing industrial rezoning because it is important for the municipalities to have an inventory of available industrial zoned land, but we are being forward thinking with this request and he would support the rezoning to Mixed Use.

Hearing no further discussion, Vice-Chairman Rozanski called for a motion.

Motion by Commissioner Bradford, and seconded, to recommend approval of Ordinance 2016-04 (Exhibit 8) which amends the official Zoning Map of the Town of Collierville by rezoning multiple tracts along South Main Street, totaling 1.168 acres from RI: Restricted Industrial (189 S. Main Street), R-3: High Density Residential (206 S. Main Street), and MPO: Medical Professional Office (148 E. South Street) to MU: Mixed Use on the east and west sides of South Main Street, north of South Street and south of South Rowlett Street.

Roll call:

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

Motion Approved.

Other Business:

Chairman Cotton returned to the meeting and asked if there was any other business.

Mr. Groce stated that he would give an update on several developments pending and he will email a link tomorrow to everyone with the updated information. He explained that there are some items that are emerging from last year into this year. The Arches Subdivision, near Magnolia Preserve on Fleming Road and Shelby Drive, has submitted their application and it should be coming before you by April based on their ability to revise their plans based on staff's comments. This will be a single family residential neighborhood with R-1 zoning. There was submitted a Land Use Plan amendment along the Houston Levee corridor, (known as the Haynes Tract), that is designed now for Office and Intuitional Campus and the applicant wants to change the placetype to Suburban Commercial for large retail shopping center and on the northernmost portion of the property would be designated Emerging Residential, for a couple hundred single family lots. The AddieGreen Subdivision property which was rezoned recently next to the hospital will be on the March PC agenda. Staff is working on expanding the drive-thru for the Kroger Store on Byhalia Road, and staff has received an application from Discount Tire for their store to be located on corner lot at Abbington Road and Poplar Avenue for a CUP. The Villages of Porter Farms, Phase 14 has been submitted. This is more of a narrow lot product that you see built around the "square-about" on Shea Road. This will require a PD amendment as this is actually an area that wasn't originally planned to be developed this way. The Stables has submitted construction plans for their final phases and they are working towards building out more along Wolf River Blvd. Staff has received an application for a Starbucks and Mattress Firm which will be next to Perkins on Poplar Avenue. There is a rezoning application pending for the Hoppers Tract which is zoned R-1 now and they will leave a portion as R-1 and they would like to rezone the parts of the property R-2 and R-3A.

Vice-Chairman Rozanski asked when the PC will stop trying to keep rural cross sections if the Town is not rural any longer. We need to make sure that we have proper right-of-way widths so that we don't have to fight this in the future. We said we wanted to keep the historic look of the road along Mt. Pleasant Road by keeping it rural but it will never look like it used to.

Chairman Cotton stated that this is a good question and we need to look into it for the future.

Commissioner Murdock stated that we do want this town to be a walkable area and sidewalk improvements need to be made.

Alderman Worley stated that we can look at still having them dedicate the rights-of-way if it is a rural road so that the Town doesn't have to purchase it in the future.

Vice-Chairman Rozanski stated that we need sidewalks and design features that an urban cross section provides. We are not rural any longer and we want to encourage walking in these areas. There are reasons beyond the aesthetics of this, such as vehicle safety.

Announcements:

Hearing no further business, Chairman Cotton adjourned the meeting at 7:12 p.m.

Secretary, Commissioner David Bradford

DRAFT