

A non-voting work session of the **Planning Commission** for the Town of Collierville was held on Thursday, November 3, 2016, at 5:00 p.m., in the Development Conference Room at Town Hall, 500 Poplar View Parkway, to discuss a potential development application on 23.508 acres located within the Forest Hills Planned Development, which is located at the southeast quadrant of Forest Hill-Irene Road and Shelby Drive.

Staff members present were: Town Attorney, Mr. Nathan Bicks; Development Director, Mr. Jay Cravens; Town Planner, Mr. Jaime Groce; Assistant Town Planner, Mrs. Nancy Boatwright; and Administrative Specialist, Sr., Mrs. Shari Michael.

Planning Commissioners present were: Chairman Greg Cotton, Alderman John Worley and Commissioners Mr. Tim Netherton, Mr. Jewel Jordan, Mr. Mike Tebbe, Mr. David Bradford.

Mr. Cory Brady gave an overview of the proposed development and received feedback from the commissioners.

The meeting was adjourned at 5:50 pm.

A regular meeting of the **Planning Commission** was held on Thursday, November 3, 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; Development Director, Mr. Jay Cravens; Town Planner, Mr. Jaime Groce; Town Engineer, Mr. Dale Perryman; Assistant Town Planner, Mrs. Nancy Boatwright; Long Range Planner, Mr. Sean Isham; 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, Rice – absent, Jordan – present, Rozanski – absent, Bradford – present.

**Quorum Present.**

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Chairman Cotton welcomed the students from the University of Memphis Master City & Regional Planning Program, Land Use Controls class in the audience observing.

### **Approval of Minutes**

Chairman Cotton asked if there were any additions or deletions to the minutes from the October 6, 2016 meeting.

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

***Motion by Commissioner Netherton, and seconded, to approve the minutes as presented from the October 6, 2016 meeting.***

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

**Roll call:**

Bradford – yes, Worley - yes, Netherton – yes, Tebbe – yes, Jordan – 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 no, it is as advertised.

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

***Motion by Alderman Netherton, and seconded, to approve the agenda as advertised.***

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

**Roll call:**

Bradford – yes, Tebbe – yes, Jordan – yes, Netherton – yes, Worley – yes, Cotton – yes.

**Motion Approved.**

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**Consent Agenda:**

**PC16-41 - The Villages at Porter Farms Planned Development, Phase 14 - Request approval of a Final Subdivision Plat for 15 lots, on 2.29 acres located along South Shea Road NW of the northern "square-a-bout".**

To approve a Final Subdivision Plat (*Exhibit 2*) for Phase 14 of the Villages at Porter Farms Planned Development, subject to the following conditions of approval:

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. Update the Site Data Table on the plat to break out the acreage separately for the future development tract the "Village Center" (Area 6) and include the overall acreage.
3. Prior to recording, provide a 11 x 17 drawing showing the area (s.f.) of all public easements and r.o.w. dedicated with this plat.
4. The minimum finished floor elevations (F.F.E.) will be reviewed once the project is completed and the As-Built topo is submitted.
5. Change the adjacent information (lot lines, r.o.w. lines, etc.) to a dashed line type and lighten for clarity of this phase. Change all of the boundary lines for this plat to be the same bold dark lines.
6. Change the color/line type of Common Open Space A so that it does not appear to be a part of this phase of the subdivision plat.
7. Include a label for Common Open Space A which indicates that it is part of Phase 2 of the subdivision.
8. Change the easements and setbacks to be dashed.
9. Include the utility easements which are missing from the front of several lots.

**EXHIBITS**

1. Applicant's cover (rec'd 09/26/16)
2. Phase 14 Final Subdivision Plat (rec'd 09/26/16)
3. Architectural Character Photos (4/11/16)
4. Phase 15 Final Subdivision Plat (by others) (09/01/16)

10. Include the Title Search Note.

**PC16-44 - Cartwright Farms Subdivision – Request approval of a Preliminary Subdivision Plat for a 4-lot subdivision on 70.25 acres located on Byhalia Road opposite Harley Oaks Cove.**

To approve the Cartwright Farms Subdivision, a Preliminary Subdivision Plat (**Exhibit 2**) for a 4-lot subdivision on 70.1 acres located on Byhalia Road opposite Harley Oaks Cove, subject to the following conditions of approval:

11. The Planning Commission grants the waiver for exceeding the maximum length of 600' allowed for a cal-de-sac (Subdivision Regulations).
12. The temporary cal-de-sac shall be improved to local street standards if the future development on lots does not extend Cartwright Farms Cove outside the limits of the subdivision.
13. Maintain access to both remaining portions of the parent property (Instrument No. FT-5478 and Instrument No. 05208855) north of Nonconnah Creek to avoid creating a lot without road frontage.
14. On the Plat Data Table:
  - a. Remove the GI Zoning as all property south of the Nonconnah Creek is zoned Shopping Center Commercial (SCC).
  - b. Change the side yard setback to 15' as the property is zoned SCC and does not adjoin residential.
  - c. Change the building height allowed to 70' matching the height permitted in SCC.
  - d. Fill in the remaining contact information for the property owner.
15. With the Final Subdivision Plat, show and label the required stream buffer along Nonconnah Creek along with tree preservation easements, if required, along the creek.
16. If there is an entrance feature then indicate the signage easement or open space and label and dimension on the Final Subdivision Plat.
17. On the Final Subdivision Plat, indicate the 20' sanitary sewer easement and whether it is an existing easement or a proposed easement and the full extent of the easement.
18. On the Final Subdivision Plat, indicate a drainage easement for the swale.
19. Provide notes on the Final Subdivision Plat explaining purpose and who the easements are in favor of.
20. Add a note on the Final Subdivision Plat indicating that upon development of each lot in subdivision, the developer shall provide a Level II Traffic Analysis in order to determine if additional road improvements will be needed such as providing additional turn or deceleration lanes. At a minimum the east side of Byhalia Road shall be improved to match the Major Road Plan.
21. A note is to be added to the Final Plat regarding the use of a cost-sharing procedure to offset the cost of traffic signalization.
22. With the Final Subdivision Plat, indicate any required right-of-way dedication along the frontage of Byhalia Road.
23. If it is determined by the Parks Advisory Board that the Nonconnah Creek Greenbelt shall be located on the subject property then the applicant shall construct the trail with the Subdivision Infrastructure Plans and dedicate the Greenbelt to the Town of Collierville with the Final Subdivision Plat.
24. The plat indicates the incorrect zoning on the remaining portions of the original 2 parcels north of Nonconnah Creek. Parcels C0244A00517 & C0244A00565 north of Nonconnah Creek should be indicated as General Industrial (GI) Zoning.
25. Finished Floor Elevations will be verified once as-built topography is submitted.
26. Add a note to the Final Plat that indicates upon development, the developer is responsible for establishing an Umbrella Property Owners Association including a Declaration of Covenants, Conditions, and Restrictions as well as a property maintenance plan for maintenance of stream buffer areas.

**EXHIBITS**

1. Applicant's cover letter (rec'd 09/28/16)
2. Preliminary Subdivision Plat (05/16/14, 09/28/16)
3. Staff comments related to the Subdivision Infrastructure Construction Plans (05/16/14)
4. PC Meeting Minutes (09/04/14)

27. This development is subject to all applicable standard conditions of approval as adopted by the Board of Mayor and Aldermen, Resolution 2006-54.

Commissioner Tebbe asked how many townhouses would be a part of Porter Farms PD.

Mr. Groce stated that there are other areas in the PD that are approved for townhouses, but he doesn't know the exact number. The units in Phase 14 are single-family detached houses. True townhouses, which are attached units are only allowed in certain areas around town and only where the Land Use Plan states that it's okay. There is no regulation setting a cap on the number of townhouses on fee simple lots to be built around Town.

Hearing no further discussion, Chairman Cotton called for a motion to approve the Consent Agenda.

***Motion by Commissioner Netherton, and seconded, to approve the Consent Agenda as presented.***

**Roll call:**

Bradford – yes, Tebbe – yes, Jordan – yes, Netherton – yes, Worley – yes, Cotton – yes.

**Motion Approved.**

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**Formal Agenda:**

**PC16-45 – Ordinance 2016-11 - HL385 Investment Property – Request approval to rezone approximately 95.31 acres of the 252.58-acre tract located north of SR 385, south of Winchester Boulevard, and west of Houston Levee Road, known as the HL Investments Property, from FAR: Forest-Agricultural-Residential to SCC: Shopping Center Commercial.**

Mr. Jaime Groce gave the staff presentation. He explained that there are several Key Questions that the PC may consider tonight:

- Why does the applicant want to rezone the property from FAR to SCC?
- Is the Rezoning consistent with the Land Use Plan?
- Why were trees removed recently from the property without an approved development plan?
- Is there adequate infrastructure to support the SCC uses at the subject location?
- Has the PC seen plans for this property before?

<b>EXHIBITS</b>
1. Applicant's Cover Letter (9/28/16)
2. Applicable Collierville 2040 Place Types (2016)
3. Ordinance 2016-11, with legal descriptions and location map (10/27/16)
4. Excerpts from Traffic Study (9/30/16)
5. Applicant's Supplemental Exhibits (9/30/16)

In 2006 the Bailey Farms Development Plan was submitted to the Town for this whole tract. There would have been 141 acres of commercial uses and 119 acres of office uses. It was submitted to the Town, but was not formally approved.

This request does comply with the Land Use Plan. In May of 2016 there was a Land Use Plan amendment approved to designate the former "Haynes Tract" as the Office/Institutional Campus Place Type, along with Suburb and Commercial Place Type and Green Infrastructure/Corridor Place Type. If they develop this property they will still have to provide certain buffers along Nonconnah Creek to follow TDEC's requirements along the stream and a regional greenbelt will develop with their help on this property.

Water and sewer utilities are available to the area and we can accommodate the levels of service that they will demand. The road infrastructure in particular needs work over time. There is 5,300 linear feet of frontage on

Houston Levee Road, but most of it has been improved and has curb and gutters. It is currently a six-lane section of Houston Levee Road, and has divided medians along much of the property. There is a center turning lane section the closer you get to SR385. Discussion will continue with the applicant through their approval process of whether or not an eight-lane section will be needed closer to the SR385 exit ramps as shown on the Major Road Plan. They have provided a traffic study and it is still under review. Rezoning the property now is not creating the traffic demand, but is paving the way for future applications. When they submit subdivision plans and site plans, you will have a chance then to look specifically at those uses and possible road improvements can be made then, such as new traffic signals and turning lanes added. Phase 1 would have retail and would be located at the terminus of Bailey Station Road and Shea Road and would have about 450,000 square feet of non-residential uses plus a fuel station and 10 outparcels. There will be an estimated 23,094 ADT trips and this assumes an “internal capture”, which means there will be trips that generate in the development and move around internal to the site. There may be people who work and live in the development and never get off the property yet those trips generate traffic internally. There will possibly be a senior living area planned for the future and this will generate traffic as well internally. In 2013 the Town conducted a traffic study, and with the proposed Phase 1 they will double the ADT observed on Houston Levee Road in 2013. They are proposing at least 5 access points in Phase 1, with a possible total number of 9. In Phase 1 they will build the “fourth leg” of both the Shea Road and Bailey Station intersections and the timing of the nearby existing traffic signals will have to be adjusted.

Phase 2 would include the land being rezoned to SCC between Nonconnah Creek and SR385, possibly two hotels plus 196,000 square feet of retail, but that part of the property will be inaccessible until a bridge is built. Specific traffic impacts for that part of Phase 2 will be reviewed at the time of development. Other uses for this phase will included office and senior housing.

He reviewed the next steps for the applicant and the example motion that was contained in the staff report.

Chairman Cotton asked if there were any questions for staff.

Commissioner Netherton asked about the driveway layout plan and the 9 proposed access driveways onto Houston Levee Road. He believed that at a work session for the Land Use Plan amendment, they had discussed the possibility of requiring them to build an internal street network and then having the private access drives connect to that.

Mr. Groce explained that staff is still looking at the traffic study and it is still possible to have internal roads and properly spaced ingress/egress drives along the divided roadway and hopefully they will not need 9 full curb cuts. There will be a new east/west internal road to be constructed and this will end up with a new traffic light.

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

Mr. Kevin Vaughan, representative for the applicant, addressed the commissioners. He explained that have they have completed a hydraulic and hydrological study of Nonconnah Creek and they have determined that the flood maps and flood plains have shrunk in the area, and it is now more plausible to build a bridge over Nonconnah Creek to gain access to the Phase 2 parcel. They are asking to rezone the property now before they invest money to start moving ground to move toward the goal. They don't want to have to do something off-site in the middle of the plan. They don't expect to need 9 full access drives. The median cuts would be difficult to achieve. They will be studying the grading and drainage and this will give them the confidence they need to invest millions of dollars to develop this land. According to his calculations, this should create a revenue of \$1.4 million dollars in tax revenue for the Town.

Commissioner Netherton asked about the tree removal which has been taking place on the property.

Mr. Groce explained that this property has active farming agriculture activities are permitted “by right” in both FAR & SCC, and they have certain rights to farm per state laws, so they can clear the trees legally to expand farming activities.

Mr. Vaughan explained that once they submit a plan in reliance on the new rezoning, they understand they cannot remove trees unless it is approved with their plan.

Alderman Worley asked about the 4 traffic signals proposed and whether staff is comfortable with the distance between them.

Mr. James Collins, of Kimley-Horn, traffic engineer for the applicant, addressed the commissioners. He explained that they looked at this carefully with Phase 1. There is already a traffic signal at Houston Levee Road and Bailey Station Road and there will be a need for one in Phase 2 at the north end of the property and one at Shea Road.

The future Shea Road traffic signal is already being funded from fee from other developers in the area. Alderman Worley asked about the trigger for that signal being installed?

Mr. Collins explained that he hasn't looked at any traffic counts for that intersection recently so he knows that there has been some new development that has occurred and under construction near there right now. He doesn't know if any of that traffic will be enough to warrant it now, but once this Phase 1 project is completed and starts getting occupied then it will be warranted. Those signals will only be installed when it is proven that they are warranted. He has spoken with Mr. Vaughan and informed him that once all those lights are installed, they will be synced in unison so people don't have to stop at every one of them.

Commissioner Netherton asked about the development at the northeast corner at Shea Road and Houston Levee Road and whether or not the apartments in the Grant development property had some responsibility in the traffic signal or the road improvements on that intersection.

Mrs. Boatwright explained that they were required to pay for a portion of that future traffic signal as well as the future one at Winchester Boulevard and Shea Road. They made payment-in-lieu-of construction.

Hearing no further questions, Chairman Cotton asked for a motion.

***Motion by Commissioner Netherton, and seconded to recommend that Approve Ordinance 2016-11 (Exhibit 3), a request to rezone approximately 95.31 acres of the 252.58-acre tract located north of SR 385, south of Winchester Boulevard, and west of Houston Levee Road, known as the HL Investments Property, from FAR: Forest-Agricultural-Residential to SCC: Shopping Center Commercial.***

**Roll call:**

Jordan – yes, Bradford – yes, Tebbe – yes, Netherton - yes, Worley – yes, Cotton – yes.

**Motion Approved.**

**PC16-46 – Ordinance 2016-12 – Request approval to rezone approximately 8.76 acres in The Stables Subdivision, located at the northeast corner of Shelton Road and Bray Station Road, including all or portions of proposed Lots #82-89, #92, #108, and #147-149 from R-1 Low Density Residential to R-2 Medium Density Residential.**

**Alderman Worley recused himself from the meeting at this time.**

Mr. Sean Isham gave the staff presentation. He explained that while the R-2 zoning classification does allow for small lots, due to the approved Preliminary Plat and other factors, there will be no practical opportunities to reconfigure the subdivision to yield additional lots if the rezoning is approved.

Rezoning along the south boundary will allow homes to be built further from steeper slopes from Shelton Road. Rezoning will allow homes to have a front yard setback consistent with lots to the west. A Conditional of Approval for the 2013 Preliminary Plat requires the applicant to either adjust the lot layout of the Preliminary Subdivision Plat and subsequent Final Subdivision Plats to eliminate lots with multiple zoning designations, or to rezone prior to the PC Final Plat review of the affected lots.

<b>EXHIBITS</b>	
1.	Applicant’s Cover Letter with Responses to Grounds for Amendment (dated 9/28/16)
2.	Vicinity Map (10/3/16)
3.	2008 Rezoning (Ordinance 2008-18)
4.	Collierville 2040: Land Use Plan Recommendations
5.	Proposed Ordinance 2016-12 <ul style="list-style-type: none"><li>a. Attachment A: Legal Description;</li><li>b. Attachment B: Location Map.</li></ul>
6.	Email handouts

The key questions to consider tonight are:

- Why does the applicant want to rezone the property from R-1 to R-2?
- Is the rezoning consistent with the Land Use Plan?
- Are the smaller setbacks allowed by the proposed zoning classification appropriate for the neighborhood
- Will the rezoning allow the applicant to build more lots in The Stables Subdivision?

Rezoning along south boundary will allow homes to be built further from steeper slopes from Shelton Road. This is consistent front yard setbacks with lots to the west and at a minimum, lots with the combination of R-1 and R-2 zoning must be addressed.

The rezoning is consistent with the Land Use Plan. The Land Use Plan recommends development in a manner consistent with the “Convention Suburban Neighborhood” Place Type.

A majority of the lots within the subdivision are zoned R-2. Lots along the subdivision’s eastern border with frontage on Paso Fino Trail will remain R-1 and provide a transition to the R-1 lots in the adjacent subdivision to the east of Wellington Ridge.

The applicant will not be able to build more lots. While the R-2 zoning classification does allow for smaller lots, given that there is already an approved Preliminary Plat for the entire subdivision, there will be no practical opportunities to reconfigure the subdivision to yield additional lots. The areas to be rezoned are relatively small considering the overall size of The Stables Subdivision and, given the physical characteristics of the land combined with the existing R-2 lots have been recorded to the west and the R-1 zoning to the east there are significant obstacles to creating additional lots.

He reviewed the next steps for the applicant and the example motion contained in the staff report.

There was a brief discussion about zoning patterns in the area and how The Stables is not a planned development.

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

Mr. Mark McGuire, representative for the applicant, addressed the commissioners. He explained that this is just “clean-up” work and they are not changing their lot layout per the approved plat. The lots they are asking to change are R-1 in size and the rear yard setbacks are exactly the same, which is 30 feet. They just want to pull the houses up closer to the road because of the steep slope on Shelton Road. This request is also just to make the zoning lines consistent with the plan. The Creekside Subdivision to the north is zoned R-2.

Chairman Cotton asked if there were any questions of staff. Hearing none, he called a citizen forward who wished to speak.

Mr. Chuck Utterback, resident at 1228 Brayridge Cove, addressed the commissioners. He explained that when he got the public notice card in the mail he didn’t quite understand the request. He asked if the width of the lots are narrowing. He has concerns with the R-2 zoning as there aren’t many properties around zoned R-2, but he doesn’t have a problem with them moving the houses along Shelton Road 10 feet forward.

Chairman Cotton stated that Mr. McGuire just explained that they are only requesting R-2 along Shelton Road so they can reduce the front yard setback back by 10 feet to avoid the slope of the road. Nothing else is changing on those particular lots from what was approved in 2013.

Hearing no further questions, Chairman Cotton asked for a motion.

There was a brief discussion about moving the setback line forward to avoid the slope of Shelton Road.

***Motion by Commissioner Netherton, and seconded to recommend approval of Ordinance 2016-12 (Exhibit 5), which amends the Official Zoning Map of the Town of Collierville by rezoning approximately 8.76 acres in The Stables Subdivision, located at the northeast corner of Shelton Road and Bray Station Road, including all or portions of proposed Lots #81-89, #91-92, #108, and #147-149 from R-1 Low Density Residential to R-2 Medium Density Residential.***

**Roll call:**

Jordan – yes, Bradford – yes, Tebbe – yes, Netherton - yes, Worley – recused, Cotton – yes.

**Motion Approved.**

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**Alderman Worley returned to the meeting at this time.**

**PC16-50 - Big League Sports Academy, 436 E. South Street (South Street Industrial Park, Lot 2) – Request Approval of a Conditional Use Permit for a Special Training Facility**

Mrs. Nancy Boatwright gave the staff presentation. She explained that there are two key questions to consider with this request:

- Why is a CUP required?
- Will the use be detectible off the lot?

The batting and pitching special training facility will take 5,250 square feet of the existing 12,250 square foot building. The other 7,000 square feet is being used as a

**EXHIBITS:**

1. Cover letter and CUP response (10/13/16)
2. CUP Test Analysis (11/3/16)
3. Site Plan with Parking (10/13/16)
4. Assessor’s Aerial Photo (10/13/16)
5. Site Photos (10/13/16)

storage/warehouse use. There are two other like businesses in the area. The business will be entirely indoors and not detectible off the site. If this CUP is approved, the site will be required to provide 20 parking spaces and they plan to provide 25.

A Conditional Use is one that would not be appropriate generally throughout the zoning district, but would promote the public health, safety, and welfare. These uses may be permitted if specific provisions are met. PC approval is required to ensure that any adverse impacts are mitigated.

She reviewed the conditions for granting a CUP and reviewed the next steps and the example motion which was contained in the staff report.

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

Mr. Thomas Knowles, applicant, addressed the commissioners. He explained that the other tenant engages in some sort of engineering and agricultural business. He is aware of their needs and their space will be separated from his business.

Mrs. Boatwright explained that the other business in the building is classified as storage/warehouse.

Hearing no further questions, Chairman Cotton asked for a motion.

***Motion by Commissioner Bradford, and seconded to approve the request for the Conditional Use Permit for Big League Sports Academy, a special training facility, 436 E. South Street, Suite 2 (South Street Industrial Park, Lot 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 parking lot shall be striped to meet the minimum parking requirement for a special training facility and other uses in the building (storage/warehouse) according to Exhibit 3.
3. The applicant shall demonstrate that the building complies with all applicable building and fire codes, subject to the approval of the Building Department through the Certificate of Occupancy process.
4. The use of the building for a special training facility shall be limited to 5,250 square feet. Any future expansion shall be approved by the BMA after a recommendation from the Planning Commission.
5. No exterior storage, display or activity shall be permitted except for parking and signage.

**Roll call:**

Jordan – yes, Bradford – yes, Tebbe – yes, Netherton - yes, Worley – yes, Cotton – yes.

**Motion Approved.**

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**Other Business:**

Chairman Cotton asked if there was any other business.

Mr. Groce explained that the DRC is having a work session next Thursday at 5:00 pm prior to their 5:45 pm meeting, for the property that the Green’s just purchased on Washington Street east of the Square. The property is near the Historic District and they would like to use it as a restaurant by repurposing the existing old restaurant next to Menzi’s. They want to improve the property and landscape it and they will eventually redevelop the whole property. The planned restaurant will add a lot of variety to the square.

Mr. Groce reviewed the Development Activity Report and explained that ChemStation submitted their Final Site Plan and they will go before the BMA soon. McDonald's has not submitted their Final Site Plan yet as they are still working with TDOT on the restriping plan. The BMA approved the Preliminary Site Plan for U-Haul with the PC and DRC's Conditions of Approval. Glen Farms was approved by the BMA with a development Agreement, but they have not started construction yet. Bank 1905 has submitted an application and they will be located in front of LifeTime Fitness. Lander's Ford has submitted a CUP to expand their parking for inventory, similar to what CDJR was just approved for. The Arches PD was on your agenda a few months back and they ended up deferring their application and the project is dormant at this time. Another inactive application has been resubmitted for Cartwright Place Subdivision and is split zoning with office and commercial retail uses. This subdivision plat requesting to put in a loop drive and will be coming to the PC in December. A project called 70 North Main has been changed by MLG&W to 50 North Main. This is the Green's building located next to the railroad tracks on the east side of the square. They are adding some rooftop seating and they have received HDC approval and they will be going before the BMA for approval soon to amend their development agreement for the façade changes and for permission to have overhead electric lines. The Collierville Canine Club will be coming to the PC in December and this will be a dog boarding facility located at Distribution Parkway and Highway 72. The Hopper's Tract is now being called "Oak Hill" and they are re-evaluating their land plan and may be going before the BMA in the near future. The Kroger Store on Byhalia Road is planning to demolish the old Suntrust Bank and went before the BZA and was denied a variance. They will redesign their parking lot/entrance plan and resubmit something soon.

**Announcements:**

Hearing no further business, Chairman Cotton adjourned the meeting 7:03 pm.

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Secretary, Commissioner David Bradford