

A regularly scheduled meeting of the **Planning Commission** was held Thursday, September 1, 2022, at 6:00 p.m., in the Board Chambers of Town Hall.

Staff members present were Town Attorney, Mr. Nathan Bicks; Chief of Operations Fire Prevention, Paul Witt; Deputy Town Engineer, Tim Pendelton, Public Services, David Harrison, Town Developer, Jay Cravens; Planner, Ms. Donquetta Singleton; Planner, Mr. Josh Hankins; Administrative Specialist, Sr. Angela Gizzarelli

Pledge of Allegiance

Chairman Cotton led the Pledge of Allegiance.

Roll Call to establish a Quorum

Cotton	Rozanski	Goddard	Given	Jordan	Green	Sunkara	Fletcher	Worley
Present	Present	Present	Present	Present	Present	Present	Present	Present

Quorum Present.

Approval of Minutes

Chairman Cotton asked if there were any changes or corrections to the minutes from the August 4, 2022, meeting.

Hearing none, Chairman Cotton called for a motion to approve the minutes.

Motion by Commissioner Given, and seconded, to approve the minutes.

Hearing no discussion, Chairman Cotton asked for roll call.

Roll call:

Jordan	Green	Given	Sunkara	Fletcher	Worley	Goddard	Rozanski	Cotton
Abstain	Yes	Yes	Yes	Abstain	Yes	Yes	Yes	Yes

Motion Approved.

Approval of Agenda

Chairman Cotton asked if there were any additions or deletions to the Agenda.

Mr. Cravens stated, Mr. Groce couldn't be here tonight. There are no changes or deletions to the agenda.

Chairman Cotton called for a motion to approve the Consent Agenda and Agenda.

Motion by Commissioner Given, and seconded, to approve the agenda.

Chairman Cotton asked for roll call.

Roll call:

Green	Given	Jordan	Sunkara	Fletcher	Worley	Goddard	Rozanski	Cotton
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Approved.

CONSENT AGENDA

6. a. Case #221214 – Hidden Creek PD, Phase 2 – Request approval of a Final Subdivision Plat for a 39-lot residential single-family subdivision on 19.204 acres located directly west of Bailey Station Road and bisected by the extension of Crooked Creek Road.

6. b. Case #219194 – Car Wash USA Express Subdivision – Request approval of a Final Subdivision Plat to create a two-lot subdivision from Lot 2, located on 0.80 acres on the northeast corner of Poplar Avenue and Fletcher Road.

Motion by Commissioner Jordan, and seconded, to approve the consent agenda.

Roll call:

Given	Jordan	Sunkara	Fletcher	Worley	Goddard	Rozanski	Cotton	Green
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Approved.

FORMAL AGENDA

7. a. Case # 222033 – Schilling Farms PD, Phase 71 – Request approval for a Final Subdivision Plat for two (2) nonresidential lots and sewer easement and right-of-way dedications, on 0.48 acres located on the south of Poplar Avenue and west of Schilling Boulevard West.

Ms. Donquetta Singleton presented the case stating the applicant is requesting approval of Final Subdivision Plat, which has road dedication and sewer easement dedication. There is currently a staff review for a hotel on portion of this tract.

Chairman Cotton asked if there were any questions for Staff.

Hearing no further questions, Chairman Cotton asked the applicant to come forward.

Michael Rogers, 9180 Crestwyn Hills Drive, Memphis, TN, stated we are fine with conditions of approval as proposed with the amendment of number 9.

EXHIBITS
The staff report and the following:
1. PC Conditions of Approval (8/26/22)
2. Applicant’s Cover Letter (7/26/22)
3. Drainage Narrative (7/26/22)
4. Schilling Farms Phase 60 BMA Conditions of Approval (5/13/19)
5. Schilling Farms Phase 66 Development Agreement Conditions of Approval (9/13/21)
6. Plat Recording Checklist
7. Final Subdivision Plat (7/26/22)
8. Construction Drawings (7/26/22)

Hearing no questions Chairman Cotton asked if any questions for Applicants.

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

Motion by Commissioner Jordan and seconded, to approve the final subdivision plat for Schilling Farms PD, Phase 71, subject to the following conditions

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. Show the entire 27.01-acre subject property being subdivided. Show all Future Development Tracts being affected or created. Clearly define the limits of the plat.
3. Record Schilling Farms Phase 65 prior to recording Schilling Farms Phase 71.
4. Add this note on the plat: Principle Avenue shall be constructed to public standards and remain private until they are formally accepted by the Board of Mayor and Aldermen as public. Label whether street is public or private before recording.
5. Add this note on the plat: Please add the following note: “The Town of Collierville shall have the right to enter the property for the purpose of maintaining the drainage, water and sewer systems located within public easements. However, the Town does not have the responsibility to repair any damage to the yards, parking lot, streets or drives caused by soil settlement or other reasons that are not directly caused by the Town’s action of performing maintenance to the underground systems.”
6. Add this note on the plat: Please add the following note: “All streets, alleys, drainage, water, sanitary sewer, streetlights, entrance gates, structures, walls and fences, common open spaces, located within this subdivision unless expressly dedicated as public are private. Maintenance of all private streets and appurtenances is the sole responsibility of the Property Owners Association and its successors, if any, or lot owner(s). The Property Owners Association, as owner of the streets and appurtenances, agrees to release, indemnify, defend and hold harmless the Town of Collierville against any and all claims or suits for property damage or loss and/or personal injury, including death, to any and all persons, of whatsoever kind of character, whether real or asserted, arising out of or in connection with, directly or indirectly: A) the use of private streets, alleys, emergency access, utility easements, entrance gate or structure by the Town of Collierville; B) the condition of private streets, alleys, street lights, private entrance gates, structures, private walls or fences, private pedestrian access, private storm drains, and emergency access; or C) the use of the private streets or appurtenances of the subdivision by the officers, agents, servants, employees, contractors, subcontractors, licensees, or invitees of the Town of Collierville for any purpose related to the exercise of a governmental function or service.”
7. Sewer Plan & Profile: One copy of the state approved Sewer Plan shall be provided to the Engineering Department and Public Services. Construction of the sanitary sewer shall not begin until the state approval is received
8. Water Plan: One copy of the state approved Water Plan shall be provided to the Engineering Department and Public Services. Construction of the water shall not begin until the state approval is received.
9. Principle Avenue right-of-way extends to the westernmost property line, but due to the future need for construction to tie to the road from the west, temporary construction easements will be necessary outside the right-of-way. The easements will be added to the Phase 71 Final Plat once Principle Avenue is accepted as public right-of-way.

Hearing no further discussion, Chairman Cotton asked for roll call

Roll call:

Jordan	Sunkara	Fletcher	Worley	Goddard	Rozanski	Cotton	Green	Given
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Approved.

7. b. Case #221841 – Wingo Subdivision, Lot 2 (The Springs at Ashby) – Request approval of a Preliminary Site Plan for a 196 units multifamily development located on 23.47 acres on the east side of Maynard Way and north of the Collierville Funeral Home.

Commission Worley recused himself from this case, where is currently has no financial interest in this property, he once had interest in purchasing this land.

Ms. Donquetta Singleton presented the case for the request of approval for a preliminary site plan of a multifamily development. Stated this is the last R-4 zoning for the Town. Traffic study was conducted, states that there is minor traffic impact. Concerning drainage, there will be a detention basin to provide enough discharge downstream. The sewer lines in the area were studied in 2021. The study showed there will be required updates from the Town.

Chairman Cotton asked if there were any questions for Staff.

Discussion ensued about what the Planning Commission is voting on today, clarification was made that this case is for Preliminary Site Plan to proceed to the Board of Mayor and Alderman. Anything with the design of the project, such as, the garage, height elevation, land scaping will be for the Design Review Commission to vote on.

Discussion ensued about the sewer and storm water, David Harrison with Public Utilities, stated that there are problems with line capacity at times in the sewer basin, repairs are ongoing. There are flow monitors waiting to be installed then there will be a new report. This has to do with storm water getting into the lines. There are a number of repairs to be made to gain storm water flow.

Hearing no further questions, Chairman Cotton asked the applicant to come forward.

Gwyn Wheeler, W134 N8675 Executive Pkwy, Menomonee Falls, WI 53051 stated their studies done for multifamily development needs throughout the country. Significant amount of demand for living accommodation in the Collierville area. She stated that there have been meetings with the Collierville United Methodist Church, Collierville Nursing and Rehabilitation and Collierville Funeral Home in efforts to be good neighbors and informative of the development. She spoke to the brand, and the management provided by Continental Properties. All units are two story, with different building types, each unit has their own entrance. She discussed who is their customer, the data shows that occupants would be empty nesters or newly married or single. There would not be many families occupying the units as not many of the units will be three-bedroom units. The community will have full amenities, including pool, grill space, fitness area, dedicated green space and areas dedicated for dogs.

Chairman Cotton asked if there were any questions for Applicant.

Discussion ensued about this apartment complex is more like a resort and not a typical block building with multiple units with shared lobby and hallways. The "lobby" is the front gate and club house which creates the security for the residents.

Discussion ensued about the eight existing apartments being torn down. They are existing buildings of the Alders Gate Apartments, near the United Methodist Church. These are vacant and being demolished by the current property owner prior to purchase.

Discussion ensued about the entrance and exit being across from the existing Wal-Mart entrance and exit on Maynard Way. Town engineers looked at this proposed drive and there is no problem with its location.

EXHIBITS

The staff report and the following:

1. PC Conditions of Approval (8/26/22)
2. DRC Conditions of Approval (8/26/22)
3. Applicant's Cover Letter (7/26/22)
4. Existing & Future Stand-Alone Apartment Development Map (8/26/22)
5. Traffic Impact Study Executive Summary (6/1/22)
6. Storm Water Drainage Summary (6/1/22)
7. Preliminary Site Plan Package (7/26/22)
8. Color Conceptual Elevations & Material Board (8/22/22)
9. Color Preliminary Landscape Plan (7/26/22)
10. Color Preliminary Parking Plan (6/1/22)

Hearing no further question, Chairman Cotton asked for public comment.

Joe Stinnett, 423 Quail Crest Dr, Collierville, TN, says he has concern on the idea of a town within a town. This was put in place without much public notice, has a feeling that something is trying to be slipped in. He questioned how anyone can control how many students live there. Traffic is concern with traffic from 385, Poplar has traffic all day long. He asked about the White Road cut through. Has concerns if they decided to sell in 10 years to someone with less expertise.

Lucia Outlan, 165 Kelsey Street, Collierville, TN, has concerns about the traffic that will be generated by townhouses, condos, and apartments and that traffic is already difficult leaving Kelsey street with the amount of people using Poplar from Fayette County. There is concern about the number of families that will live in this complex and the need for school buses.

Bud Swiheart 308 W White Road, Collierville, TN, discussed not changing underlining zoning and that is what is in the 2040 Plan. A question was raised about subdivision plat. Discussion ensued about how the owner currently has one parcel with multiple zoning types. The subdivision plat will separate the parcel's zoning types into two parcels each with their own zoning. He expressed concern about current demographics and referenced Schilling Farms apartments. He feels the numbers provided are not accurate.

Discussion ensued about the rights to apartment zoning have been given to the current property (years) before this meeting. The purpose of this case today is to approve the Preliminary Site Plan for Lot 2. In answering citizen comments, it was stated that if any development or zoning request were made for the other property there will be public hearing and notice.

Discussion ensued about what a Preliminary Site Plan means, which is the boundaries of the site, bulk requirements, setbacks, height, and utilities needed to serve it. The next step is for the Preliminary Site Plan to go to the Design Review Commission for the aesthetic of the design of the project for their approval and then to the Board of Mayor and Alderman for the final approval.

Clarification was made that the applicant's traffic study was reviewed by the Town's consultant and he agreed with the traffic study.

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

Motion by Commissioner Rozanski and seconded, to approve the request of the BMA approve the request for a Preliminary Site Plan for Wingo Subdivision, Lor 2 (The Springs at Ashby) 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. A Final Plat shall be recorded before building permits can be issued.***
- 3. Update the lot size for R4 zoning on all applicable sheets.***
- 4. Correct the side yard setback for R1-A zoning on all applicable sheets to 25 feet.***
- 5. Verify that note [1] underneath the site data chart to coincides with the correct zoning district.***
- 6. Add a note for R1-A zoning side yard setback underneath the site data chart.***
- 7. Correct the front yard setback on Sheets 2, 3 and 4 for the MPO: Medical Professional Office parcel.***
- 8. Correct the front yard setback dimension to 40 feet for the R2: Medium Density Residential zone along White Road.***

9. *Correct the front yard setback dimension to 40 feet for the R1-A: Low Density Residential zone along New Byhalia Road.*
10. *Correct the front yard setback dimension to 50 feet for the SCC: Shopping Center Commercial zone along New Byhalia Road and Maynard Way.*
11. *Update front yard setback to 40 feet in the site data chart on the overall site layout.*
12. *Provide the open space percentage in the site data chart on all site layout sheets.*
13. *Remove or edit the note underneath the Tree Preservation Data chart.*
14. *At the Final Site Plan, provide a stop sign at the exiting drive at Maynard Way and the development's access drive.*
15. *At the Final Site Plan, provide a shared left turn/through lane at the development's exiting drive along Maynard Way.*
16. *At the Final Site Plan, provide a dedicated right only turn lane at the development's exiting drive along Maynard Way.*
17. *At the Final Site Plan, additional info/sheets on Maynard Way and the Retaining Wall will be required.*
18. *At the Final Site Plan, a Phasing Plan needs to be provided. Please make sure that Paving, Certificates of Occupancy and Construction Traffic is covered on this plan.*
19. *At the Final Site Plan, provide a phasing plan for the construction of each apartment building and landscaping plan. Please make sure that Paving, Certificates of Occupancy, and Construction Traffic are also covered on this phasing plan.*
20. *A Traffic Control Plan will be required at time of Final Site Plan.*
21. *Prior to plat recording, please provide a 11 x 17 drawing or PDF showing the area (s.f.) of all public easements and r.o.w. dedicated with this plat*
22. *Update the parking exhibit plan to reflect the updated parking spaces (392) on the preliminary site plan.*
23. *Correct the spelling of "swimming pool" under site amenities.*
24. *InvisiMarker Delineators or equal will be required at Fire Lanes in lieu of the wording "Fire Lane" at the driving surface, all additional signage will be required per TOC ordinance 91.22.*
25. *Fire Hydrants-Hydrants to be accessible.*
26. *Sprinkler System- FDC's to be in an accessible location. Exhibit 1 Page 2 of 2*
27. *The Preliminary Subdivision Plat in the set is not being approved at this time.*

Hearing no further discussion, Chairman Cotton asked for roll call

Roll call:

Sunkara	Fletcher	Worley	Goddard	Rozanski	Cotton	Green	Given	Jordan
Yes	Yes	Recused	yes	Yes	Yes	Yes	Yes	No

Motion Approved.

Commissioner Worley returned to meeting 7:06pm

7. c. Case # 222452 – 70 Mt. Pleasant Road – Sledd Property – Request approval of a Conditional Use Permit (CUP) for 24 Attached Residential Dwellings (Multiple Family) on 1.43 acres located on the east side of Mt. Pleasant Road and south of Washington Street.

Mr. Josh Hankins presented the case for the Conditional Use Permit (CUP) for the property for a Traditional Neighborhood (TN) zoning. He made note that these 24 condos will be for sale, not rentals. However, Collierville does not regulate type of ownership, but there are regulations for short term rentals.

Chairman Cotton asked if there were any questions for Staff.

Hearing no further questions, Chairman Cotton asked the applicant to come forward.

John McCarty with McCarty Granberry Engineering, 198 Progress Road Collierville, TN stated there has been lots of discussion about the best product to bring forward to Collierville. He doesn't feel there is a concern for storm drainage but will work with the Town for any concerns.

Chairman Cotton asked if there were any questions for the Applicant.

Discussion ensued about the houses on the existing property, that there are 3-4 houses that will be demolished.

Discussion ensued about how the closeness to the Railroad could be a problem. There won't be any issues with the Railroad right-of way. There may need to be some work with the discharge of water, we would follow the permitting process and the Town for those needs.

Discussion ensued about grading for the property, and there will be appropriate grading and accommodations will be made in the design of the structure to help with functionality with existing land use.

Hearing no questions Chairman Cotton asked if any questions for Applicants.

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

Motion by Commissioner Rozanski and seconded, to approve the request of conditional use permit for attached residential dwelling on 1.43 acres located at 70 Mt. Pleasant Road, subject to 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. Any activities related to the multifamily use that would increase the intensity of the use shall not be allowed without an amendment to this CUP. Increase in intensity shall be considered expanding the number of dwelling units beyond 24 or adding additional uses to the property that are not customary and incidental to the multifamily use.***
- 3. No on-street parking is permitted on Mt. Pleasant Road unless sidewalks are added, and the road is widened to allow for on-street parking during the Preliminary Site Plan process.***
- 4. A stormwater analysis shall be provided during the Preliminary and Final Site Plan process to ensure no adverse impacts to adjacent property. On-site detention may be required.***

EXHIBITS

The staff report and the following:

1. Conditions of Approval (8/26/22)
2. Applicant's Cover Letter & CUP Responses (7/15/22)
3. Staff Analysis of 6-Prong CUP Test (8/26/22)
4. Conceptual Elevations (7/15/22)
5. Conceptual Site Plans (7/15/22)
6. Dwelling Unit Density Map (8/26/22)
7. Traffic Study (10/13/20)
8. Downtown Plan – Special Area 3 (8/26/22)
9. Existing Zoning Map (8/26/22)
10. Design Guidelines – Appendix IV (8/26/22)
11. Mixed-Use Character Area (8/26/22)
12. New Rooftop Initiative (8/26/22)
13. Existing Land Use Map (12/31/2021)
14. Parcel Map (8/26/22)

5. *A sewer flow analysis shall be provided with the Preliminary Site Plan application to ensure that the transmission lines and plant capacity can handle the additional sewer demand. The development will be limited to the equivalent of four single family dwellings unless the Public Services Department finds the additional capacity will not negatively impact the transmission lines or plant capacity.*
6. *With the Preliminary Site Plan, provide HOA/POA documents that describe how the common improvements will be maintained.*
7. *A Preliminary Site Plan is required for this use.*

Hearing no further discussion, Chairman Cotton asked for roll call

Roll call:

Fletcher	Worley	Goddard	Rozanski	Cotton	Green	Given	Jordan	Sunkara
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Approved.

Before the next presentation Chairman Cotton confirmed citizen comment cards as some cards didn't have a notation of the case or had wrong agenda items noted.

7. d. Case #222568 – Resolution 2022-31 – Cartwright Nursery Annexation – A Resolution of the Board Of Mayor and Aldermen of the Town of Collierville, Annexing, and Adopting a Plan of Services for 208.8 acres known as the Cartwright Nursery, located south of East Shelby Drive, east of Sycamore Road, and west of Quinn Road, and to incorporate the same within the Corporate Boundaries of the Town of Collierville.

7. e. Case #222579 – Ordinance 2022-12 – Cartwright Nursery Zoning – An Ordinance amending the Official Zoning Map of the Town of Collierville by Zoning 208.8 acres known as the Cartwright Nursery to R-2: Medium Density Residential, located south of East Shelby Drive, east of Sycamore Road, and west of Quinn Road.

Mr. Jay Cravens stated that he will be doing both items on the agenda together of 7.d and 7.e but each will require their own motion.

Chairman Cotton asked if there were any questions for Staff.

A discussion ensued about R-2 being sometimes used to transition, and how annexations proved a timeline for water, sewer and services for development and the widening of Shelby Road

Clarification was made about the R-2 zoning. That the properties to the east are FAR or RL and there is

EXHIBITS
The staff report and the following:
1. Applicant's cover letters (7/25/22 & 8/26/22)
2. Resolution 2022-31, with Location Map, Legal Description, and Plan of Services (8/26/22)
3. Description of Affected Property (12/31/21)
4. Ordinance 2022-12, with attachments (8/26/22)
5. Grounds for Amendment to the Zoning Map, (8/26/22)
6. Existing Land Use Map (12/31/21)
7. Collierville 2040 Place Types Map (8/26/22)
8. Collierville 2040 Excerpts (8/26/22)
9. Survey of Property (May 2022)
10. Arial Photo of Property (February 2021)
11. Public Comment

intermingling of zoning within Collierville and Shelby County for the future annexation area.

Hearing no further questions, Chairman Cotton asked the applicant to come forward.

Kevin Vaughn, 1115 Halle Park Circle, Collierville, TN stated how the Cartwright Nursery makes \$6000 / year for Shelby County in property taxes, currently \$0 for Collierville. He stated that within the 10-15 years of development Collierville will stand to gain property tax revenues of \$1.5M and \$3M for Shelby County. He explained that the property has many constraints to overcome, such as, gas easement, exiting water ways (lake/pond, streams) that will require some flexibility for developing, the R-2 zoning allows for that flexibility based on each lot size to have the required minimum 30' set back of front yard space. The R-2 zoning will allow a best guess of 400 homes to be built. He stated that there was a consideration at the time of the High School land being sold to the Town of Collierville that the Cartwright family wouldn't have to pay park land dedication fees if this tract of land would stay in compliance with R-1 densities. The Cartwright family is not looking to break the commitment and then pay the fees of around \$500,000. The R-2 zoning choice is about its favorable bulk regulations and for the flexibility in designing of the lots. The developer/client is looking to be similar to the development of the west, same bulk regulations and having a gross density of under two units to the acre.

Hearing no questions Chairman Cotton asked if any questions for Applicants.

Discussion ensued that the units to the south of the property are probably around 5 acres in size. But there will be the buffer in compliance on the southern property line. The east side of the property should maintain existing tree line for a buffer. Clarification was made that the lot sizes would be in compliance with R-2 zoning and existing ordinances. Sewer would probably tie into near the high school as well as Shelby Drive.

Discussion ensued that the land is showing land locked, where is the access. There is a property to the west with a stub of a road, Shelby Drive would have two access points, Rolling Meadows side has a stub of road. There is the appropriate number of access points

Hearing no further question, Chairman Cotton asked for public comment.

John Phillips, 1005 Quinn Road, Collierville, TN, stated home was annexed in 2019, the lot is about 7.2 acres, backs up to Cartwright nursery. Concerned about the R-2 zoning in relation to the zoning of the existing homes. The relation to a FAR or RL being next to R-2 isn't heard of around Collierville, that even Shea or Bray station does not have that. This land should have a more appropriate zoning that fits with the FAR/RL zoning such as a R-1.

Tim Pendleton, 1037 Quinn Road, Collierville, TN, has concern about the R-2 zoning and being a denser development. The transitions from their FAR/RL lots should be R-1, RL or RL-1 instead. The Town needs to look at traffic at Shelby Dr to be study there needs to be traffic controls.

Richard Taylor 981 Quinn Road, Collierville, TN, has concern about the R-2 zoning. The high density of R-2 compared to what is around the existing area. R-1 or RL would be a more appropriate zoning. Has concern about traffic, especially during the school's arrival/dismal hours. Traffic will certainly increase. That the neighboring properties are not all Collierville, that they are Shelby County and have different rules that can allow those properties to have target practice and concern for the 400 homes that would be near that.

Tonya Hodges 11266 Country Forest Cove, Collierville, TN, concerned about the rush to get this done by the end of the year. She doesn't feel the R-2 fits with the surrounding properties. That is a high-density development that would affect property values in Pecan Ridge area.

Martha Shipp 1143 Pecan Ridge Drive, Collierville, TN, opposes a road going through Pecan Ridge. She has concerns about light pollution due to the high density lots and about security of land and animal safety and possible lawsuits should someone wonder on to property that is near the existing water way. She opposes the R-2 zoning, would prefer a zoning that would allow for 4 acre lots on the east and southern side.

Neal Wallach 1742 Tall Forest Lane, Collierville, TN, what is the rush for the Cartwright to bring this land into Collierville, is it tax reasons? Why not wait and make the application with a plan and a plat for the property.

The Town Attorney explained that privately owned applicants are allowed by law to ask for annexation. The timing of when an application is requested is up to the property owner. Once received the Town has a responsibility to respond regardless of plans or plats. It was clarified that the Planning Commission can recommend denying the annexation.

Brian Willmarth, 1066 Quinn Road, Collierville, TN, agrees with other comments, that R-2 is too dense. That 400 homes with 2 cars/home it is too much traffic for Quinn road. The high school creates traffic. There is concern with the Shelby County properties and there are gun shots and there would be concern with this development. Development needs to happen the right way.

The applicant spoke again, stating that they are in compliance with the comprehensive plan that has been around since 2012. He spoke to Shelby Drive and that it is currently a six-lane road. There are currently no plans to connect to Quinn road, and if there was an idea of connecting to Quinn Road, that would have to come before the Planning Commission for approval. The annexation is being asked for approval because the land will be developed, the owners want to bring this development to Collierville and work with Collierville. A statement was made that if the annexation was denied by the Town, the development would move forward per Shelby County zoning.

Discussion ensued about a buffer for the lots. The buffers are greater than what is asked of a R-1 zoning

The applicant stated that planned development ordinance change from 6 months ago is what drives the need for a R-2 zoning, Needing the flexibility due to the some of the land not being useable for development, would like the latitude to have different dimensions for lot development.

Discussion ensued about the buffers that would be needed against the existing larger lots and there doesn't seem to be a problem with what is proposed.

Discussion ensued that the Magnolia Preserve PD backs up to larger lots, which is a similar circumstance to this proposal of R-2 zoning. They had to provide larger lots and landscaping along the perimeter of final PD.

R-1 zoning dwelling per acre assumptions were clarified. The ordinance changes made six months ago have us now looking for R-2 lots for the flexibility of the dimensions of each lot. There is not another zoning that allows for a 30ft minimum required front yard set back. This concept is similar to the Oak Hill subdivision near Shelton Road. This is not a high-density subdivision compared to other subdivisions in Collierville. Everything is in compliance. This development would be continuity to the homes to the west of the property.

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

Motion by Commissioner Jordan and seconded, to recommend approval of the request of resolutions 2022-31

Hearing no further discussion, Chairman Cotton asked for roll call

Roll call:

Worley	Goddard	Rozanski	Cotton	Green	Given	Jordan	Sunkara	Fletcher
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Approved.

Motion by Commissioner Jordan and seconded, to recommend approval of the request of ordinance 2022-12

Roll call:

Goddard	Rozanski	Cotton	Green	Given	Jordan	Sunkara	Fletcher	Worley
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Approved.

7. f. Case #221049 – Ordinance 2022-11 – Request rezoning of a 2.021-acre tract from R-2: Medium Density Residential to TN: Traditional Neighborhood, located on the south side of South Rowlett Street

Mr. Jay Cravens made presentation for the property to be rezoned from R-2 to TN and develop new single-family homes, which would be similar to Magnolia Square. There are currently two homes, that will be demolished, and the conceptual plan for seven lots for single family homes. There is the need for a study for sewer and stormwater control.

Chairman Cotton asked if there were any questions for Staff.

Hearing no further questions, Chairman Cotton asked the applicant to come forward.

Alele Ayanru 106 Fitzgerald St., Collierville, TN. This area is due for redevelopment. He has a vision to subdivide the lots about what could be done to the property and what the Town of Collierville strives for. The existing structures need to be demolished. The idea is to look like the area around Natchez Place and Washington Grove. The five homes will have the appropriate buffering to the east and west and the two homes will face S. Rowlett.

EXHIBITS

The staff report and the following:

1. Cover Letter including the Grounds for an Amendment to the Zoning Map (6/24/22)
2. Staff Analysis to Grounds for an Amendment to the Zoning Map (8/24/22)
3. Ordinance 2022-11, with attachments (8/24/22):
 - a. Existing Zoning
 - b. Proposed Zoning
 - c. Legal Description
4. Existing Land Use
5. 2040 Plan Place Types Map & 2040 Plan: Maximum Gross Density Map
6. Downtown Small Area Plan Excerpts (2010)
7. Traffic Impact Analysis (8/8/22)
8. Single Family Design Standards (8/26/22)
9. Property Survey (June 2021)
10. Non-binding Conceptual Lot Layout (8/3/22)

Hearing no questions Chairman Cotton asked if any questions for Applicants.

Discussion ensued about the location of the property. That currently the property is deeply buffered the structures are not visible from the road. There is a 50' wide lot next to his property that was purchased by the Mr. Ayanru to be able to combine and develop. Confirmation was made this property is not with in the area of Historic District Commission, that the next step with approval would go before the Design Review Commission.

Discussion ensued about sewer and there is sewer towards the southern side of the property is existing, but upgrades would be required.

Discussion ensued that this fits with the what the town is trying to do for development and the TN would be appropriate for this area.

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

Motion by Commissioner Rozanski and seconded, to recommend approval of the request of ordinance 2022-11

Hearing no further discussion, Chairman Cotton asked for roll call

Roll call:

Goddard	Given	Sunkara	Worley	Jordan	Fletcher	Green	Rozanski	Cotton
Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Approved.

Other Business:

Mr. Cravens stated this is last PC meeting, thanked the commissioner for their service to Collierville.

Chairman Cotton recognized that Jaime Groce was absent due to his wife having effects due to Covid, and to keep his family in prayer.

Discussion ensued about the “shot clock” timing for request approval for annexation and what is the timeline for the Town to respond. Mr. Cravens said that there is a timeline, and could research further, but thinks it is 60 days.

Hearing no further business, Chairman Cotton adjourned the meeting at 8:33 pm.

Secretary, Commissioner Jeremy Given