

A called meeting of the Planning Commission was held on Thursday, April 18, 2024, at 5:00 p.m., in the James H. Lewellen Board Chambers in Town Hall, at 500 Poplar View Parkway.

Staff members present were: Town Planner, Mr. Jaime Groce; Town Administrator, Ms. Molly Mehner; and Administrative Specialist, Sr., Ms. Angela Gizzarelli.

---

**Pledge of Allegiance**

Chairman Cotton led the Pledge of Allegiance.

---

**Roll Call to establish a Quorum**

Worley	Green	Goddard	Jordan	Rozanski	Fletcher	Virani	Given	Cotton
Absent	Present	Present	Present	Absent	Present	Present	Present	Present

**Quorum Present**

---

**Approval of Minutes**

Chairman Cotton asked if there were any changes or corrections to the minutes from the April 4, 2024, meeting.

Hearing none, Chairman Cotton called for a motion.

***Motion by Commissioner Goddard, and seconded, to approve the minutes from the April 4, 2024, meeting.***

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

**Roll call:**

Green	Goddard	Jordan	Rozanski	Fletcher	Virani	Given	Worley	Cotton
Yes	Yes	Yes	Absent	Yes	Yes	Yes	Absent	Yes

**Motion Approved**

---

**Approval of Agenda**

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

Mr. Groce stated the April 4, 2024, meeting minutes were not advertised as an item on the agenda and the record should reflect the were added.

Chairman Cotton called for a motion to approve the amended agenda.

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

Chairman Cotton asked to call the roll.

**Roll call:**

Goddard	Jordan	Rozanski	Fletcher	Virani	Given	Worley	Green	Cotton
---------	--------	----------	----------	--------	-------	--------	-------	--------

Yes	Yes	Absent	Yes	Yes	Yes	Absent	Yes	Yes
-----	-----	--------	-----	-----	-----	--------	-----	-----

**Motion Approved**

**Citizen Comments**

Chairman Cotton called for citizen comments.

Hearing none, Chairman Cotton moved forward with the meeting.

**FORMAL AGENDA**

**8. a. Case #234175 – Ordinance: 2024-01 – Gallina Centro Planned Development – Request approval to rezone 17.22 acres from SCC: Shopping Center Commercial to GC: General Commercial and 22.10 acres from SCC to MPO: Medical Professional Office, located north of Winchester Road and just west of South Houston Levee Road.**

Mr. Jaime Groce reviewed the Staff report which is included in the record as an exhibit. Mr. Groce stated the Ordinance 2024-01 is being reviewed for a second time with the PC with changes made through discussions from a BMA work session held on March 25, 2024. The applicant has made changes to the rezoning request to address the concerns of the BMA work session. Mr. Groce stated the requested rezoning of Parcel A to create two parcels. Parcel C with 17.22 acres to be rezoned General Commercial (GC) and Parcel D with 22.10 acres to rezone Medical Professional Office (MPO). Parcel D requested zoning of MPO will also address the BMA’s concern of the border shared with the City of Germantown. The PD Amendment (pending separately) will show Parcel D having a 75-foot landscape buffer at the shared town limits. Mr. Groce stated there was not a need for a revised traffic study due to MPO uses typically generating less traffic than SCC uses. Mr. Groce stated there are no changes to the requested Parcel C. The applicant still intends to build a 75,000-square-foot auto dealership (Principle Toyota) with a Conditional Use Permit which is part of the next steps for the applicant. Mr. Groce stated that the applicant is planning to have private deed restrictions to limit uses on Parcels C and/or D. Those private deed restrictions are not being considered with the requested rezoning changes. The Town Attorney has counseled that private deed restrictions are outside of the land use process.

**EXHIBITS**

The staff report and the following:

1. Applicants Cover Revised Letter with Grounds for Zoning Amendment (3/28/24)
2. Ordinance 2024-01, with Attachments (4/3/24):
  - A. Existing Zoning (4/3/24)
  - B. Proposed Zoning (4/3/24)
  - C. Legal Description (4/3/24)
3. Staff Analysis Grounds for Zoning Map Amendment (1/26/24)
4. Existing Land Use & Place Type Map (4/12/24)
5. Traffic Study Executive Summary (11/15/23)
6. Towns Traffic Engineer Memo (12/28/23)
7. Drainage Narrative (11/15/23)
8. Sewer Flow Letter (11/15/23)
9. Annexation Agreement (2000)
10. Germantown Viridian PD (4/2/24)
11. Use Table (4/11/24)
12. Planning Commission Meeting Minutes (2/1/24)
13. Board of Mayor & Aldermen Meeting Minutes (2/26/24)
14. Board of Mayor & Aldermen Work Session Draft Minutes (3/25/24)
15. Revised Gallina Centro Outline Plan Sheet 1 (3/28/24)

Discussion ensued for clarification of the rezoning Tract 1(Parcel C) and Tract 2 (Parcel D).

Discussion ensued about the surrounding area and the Town's limits.

Chairman Cotton asked if there were questions for Staff.

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

Mr. John McCarty, 198 Progress Rd, Collierville, TN, came forward stating the BMA's work session was helpful and suggestions were made about what rezoning changes the PC may recommended approval to the BMA.

Mr. Todd Lochner, 7370 Winchester Rd, Memphis, TN, came forward stating Principle Toyota wants to be partners with Town of Collierville. The BMA work session allowed us to hear the concerns with landscape buffering and zoning. The changes made today addressed those concerns trying to accommodate what we can to become a business in Collierville.

Discussion ensued about what types of MPO businesses could develop next to an existing auto dealership.

A question was asked about why Principle Toyota wants to be in Collierville.

Ms. Abigail Kampmann, 29 Bristol Green, San Antonio TX, came forward to respond that the company has outgrown the Winchester location and Principle Toyota is looking to build a larger facility for their customers who reside in Collierville and the surrounding area.

Discussion ensued about crime, safety, and security concerns with auto dealerships. The applicants for Principle Toyota said they have the most recent security and technology advancements to address safety and security concerns. They noted Shopping Centers have higher crime activity than auto dealerships.

Discussion ensued about the existing MPO zoning in the surrounding area.

Mr. Brandon Doss, 5100 Wheelis Drive, Memphis TN, and Mr. McCarty came forward to address the concern of the MPO zoning surrounding area stating directly across the street from the proposed Principle Toyota development is MPO zoned property owned by MLGW with their substation. The area across the street from Kroger is also zoned MPO and privately owned.

Discussion ensued about why the MLGW property is zoned MPO and what the 2040 Land Use Plan says about the property. Mr. Groce explained the Land Use Plan is designed to assign zoning categories to regulate and promote the desirable outcomes of development. Mr. Groce explained that utilities (and substation) don't have a separate zoning category and properties have to be zoned something. Mr. Groce explained that, should MLGW in the future redesign and develop a substation elsewhere, they could sell that property and it could be developed as MPO uses.

Commission Given stated he is against this rezoning and does not agree with a car dealership at this location, that this business type is not conducive to the current zoning and businesses on Winchester Road in this area.

Chairman Cotton asked if there were questions for the applicant.

Hearing no more questions, Chairman Cotton asked for public comment.

Mr. George Chism, 169 Doris Meadow Cove, Collierville, TN, came forward in support of the zoning requests and for Principal Toyota to be a business in Collierville.

Hearing no more public comment, Chairman Cotton called for a motion.

**Motion by Commissioner Jordan, and seconded, to recommend approval of Ordinance 2024-01 (Exhibit 2).**

Chairman Cotton called for discussion.

Discussion ensued about the project, with those in favor noting Toyota Principle being a financial benefit to the Town and how the rezoning requests are consistent with the Town’s Land Use Plan.

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

**Roll call:**

Fletcher	Virani	Given	Worley	Green	Goddard	Jordan	Rozanski	Cotton
No	Yes	No	Absent	No	Yes	Yes	Absent	Yes

**Motion Approved.**

**Other Business:**

Chairman Cotton asked if there was any Other Business.

Mr. Groce discussed upcoming training opportunities. The April 11<sup>th</sup> training on Robert’s Rule of Order has been released online for personal viewing and is eligible for 1 hour of credit. The Town Administrator, Molly Mehner is speaking on April 24<sup>th</sup> to Main Street Collierville. Registration for that speaking engagement will be emailed to you all. There is a webinar on April 25<sup>th</sup> for historic preservation and building materials eligible for 1.5 hours of credit. Registration for the webinar has been emailed.

Mr. Groce stated the upcoming May 2<sup>nd</sup> meeting will have two items on the agenda, Freed Subdivision Preliminary Plat and Pickle Ball 901 at Carriage Crossing for a CUP request. The June meeting currently does not have any agenda items and the deadline for that meeting is at the end of the month.

Hearing no further business, Chairman Cotton adjourned the meeting at 5:55 pm.

Secretary, Commissioner Jeremy Given