

A scheduled meeting of the Planning Commission was held on Thursday, September 5, 2024, at 6:00 p.m., in the James H. Lewellen Board Chambers in Town Hall, at 500 Poplar View Parkway.

Staff members present were: Community & Economic Development Director, Mr. Michael Clark; Town Attorney, Mr. Nathan Bicks; Fire Marshall, Mr. Todd Johnson; Traffic Engineer, Ms. Neetu Singh; Town Planner, Mr. Jaime Groce; Planner, Mr. Josh Hankins; Planner, Ms. Maria De Mesa; and Planning Technician, Ms. Angela Gizzarelli

Pledge of Allegiance

Chairman Cotton led the Pledge of Allegiance.

Roll Call to establish a Quorum

Worley	Goddard	Virani	Green	Rozanski	Jordan	Fletcher	Given	Cotton
Absent	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 1, 2024, meeting.

Hearing none, Chairman Cotton called for a motion.

Motion by Commissioner Rozanski, and seconded, to approve the minutes from the August 1, 2024, meeting.

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

Roll call:

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

Motion Approved

Approval of Agenda

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

Mr. Groce stated there are no changes to the published agenda.

Chairman Cotton called for a motion to approve the agenda as published.

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

Chairman Cotton asked to call the roll.

Roll call:

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

Motion Approved

Citizen Comments

Chairman Cotton called for citizen comments.

Hearing no comments, Chairman Cotton moved forward with the meeting.

CONSENT AGENDA

Hearing no items for the Consent Agenda, Chairman Cotton moved forward with the meeting.

FORMAL AGENDA

8. a. Case #242954 – Resolution 2024-B – (Public Hearing) – Request approval of an amendment to the Collierville 2040 Land Use Plan related to the applicable Place Types and the maximum gross residential density for a 46.31-acre+/- portion of the 252.58-acre tract located on the west side of Houston Levee Road, north of State Route 385, known as The Parke at Houston Levee Planned Development Northern Expansion.

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| <p>EXHIBITS-case #242954</p> <p>The staff report and the following:</p> <ol style="list-style-type: none"> 1. Location Map (8/30/24) 2. Site Photo (7/10/24) 3. Cover Letter (7/10/24) 4. Traffic Letter (7/8/24) 5. The Parke PD Pattern Book Excerpt (12/7/22) 6. Example Lot Layout (7/10/24) 7. 2040 Plan Mixed Use Plan Type (2017) 8. Existing 2040 Place Types (8/27/24) 9. Existing Zoning (8/27/24) 10. Resolution 2024-B (8/30/24) |
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Mr. Jaime Groce reviewed the Staff report which is included in the record as an exhibit. Mr. Groce stated this is a Public Hearing for the 2040 Land Use Plan Amendment. Mr. Groce stated the applicant is requesting to amend the 2040 Land Use Plan for a 46.31-acre portion of a 252.58-acre tract, the property is currently zoned FAR-Forest Agricultural Residential. Mr. Groce stated amending the 2040 Land Use Plan is the first step for this tract to transition to other use types such as a place of worship, age restricted single family, attached dwellings, and retail use. This amendment request is in relation to The Parke PD and will have continuity with that PD’s use types. The requested place type changes are; 45.58-acres from Office Institutional to Mixed Use Activity Center, 0.43-acre from Office Institutional to Traditional Neighborhood, 0.21-acre from Traditional Neighborhood to Mixed Use Activity Center, and 0.09-acre from Traditional Neighborhood to Office Institutional Campus. The applicant has provided a nonbinding conceptual layout to show developer’s intent with the northward expansion of The Parke PD. Mr. Groce stated the next steps for the applicant would include a Rezoning and a PD Amendment (Major) application followed eventually by construction drawing. Those applications will include an updated Traffic Impact Assessment, a review of Water & Sewer Availability, and Stormwater calculations.

Chairman Cotton asked if there were any questions for Staff.

Clarification was made about the nonbinding conceptual layout.

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

John McCarty, 198 Progress Rd, Collierville, TN, came forward to state the request is to set up for the next phase of future development and The Parke PD roundabout affecting this neighboring tract and a small percentage of acreage needing to better match the use types of The Park PD.

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

Hearing none, Chairman Cotton called for a motion.

Motion by Commissioner Rozanski, and seconded, to approve case #242954 Resolution 2024-B (Exhibit 10) to amend the Collierville 2040 Land Use Plan.

Chairman Cotton asked if there was any discussion.

Chairman Cotton called for Public Comment for the Public Hearing.

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

Roll call:

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

Motion Approved.

8.b Case #241966 – Schilling Farms PD, Phase 77 (Dutch Bros Coffee) – Request approval of a Preliminary Site Plan Application for a 1,027 -square foot retail building with a drive-through located west of Schilling Boulevard East and on the south side of Poplar Avenue.

Ms. Maria De Mesa reviewed the Staff report which is included in the record as an exhibit. Ms. De Mesa stated Pickering Firm is requesting an approval recommendation of a Preliminary Site Plan for 1,027-sqft drive-through coffee shop located west of Schilling Blvd East and south of Poplar Ave. The Schilling Farms PD allows uses permitted in MPO & SCC for Area 1 and drive-thru restaurants are permitted by right in SCC zoning districts. Applicant conducted a Traffic Impact Analysis, 88 AM Peak Hour Trips; 34 Mid-Day Peak Hour Trips, and 30 PM Peak Hour Trips. About 50% of these are Pass-By trips, which are vehicles already on the roadway (going to work or to school). Excluding Pass-By trips, total new trips would be 44 AM Peak, 18 Mid-Day, and 16 PM Peak. The five intersections analyzed: Poplar Avenue at Schilling Boulevard W/Bray Station Road, Poplar Avenue at Schilling Boulevard E/Poplar View Parkway, the proposed new driveway at Poplar with no left-out, existing driveway shared with Truist Bank, and existing Truist Bank driveway at Schilling Boulevard East. All intersections are expected to operate within acceptable levels. The queue storage is 340 feet which is about 17 vehicles. The average wait time per vehicle is between 35-50 seconds. While storage seems adequate, the Town's Traffic Engineer

- EXHIBITS-case #241966
- The staff report and the following:
1. Vicinity Map (8/1/24)
 2. Conditions of Approval and Next Steps (8/30/24)
 3. Applicant Cover Letter (7/30/24)
 4. Dutch Bros Coffee Traffic Study Executive Summary (5/31/24)
 5. Town Traffic Engineer's Comments with applicant's response (7/30/24)
 6. Stormwater Drainage Summary Excerpt (5/31/24)
 7. Dutch Bros Preliminary Site Plan Package (7/30/24)

recommends for the applicant to make sure the queues will not back up on Poplar Ave or block the travel aisle. If the site experiences long queues, the applicant has a system to expedite average wait times by having employees come out to take orders on tablets and make the southern drive-thru lane a bypass lane.

Chairman Cotton asked if there were any questions for Staff.

Clarification was made that the new proposed entrance will function as a right-in, right-out only, the right-out only will be developed with raised concrete to prevent left turns.

Discussion ensued about traffic impacts at the access point at Schilling Blvd. East and Poplar Ave.

Clarification was made the applicant's traffic mitigation system is to be part of the Conditions of Approval. Should the project reach final approval, the applicant will receive a Development Agreement that will also state the Condition of Approval #6. If cars are stacking onto Poplar Ave and the applicant is not using the tablets and by-pass lane, Town could take enforcement measures.

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

Harvey Matheny, 6363 Poplar Ave, Suite 300, Memphis TN, came forward stated the Schilling Farms PD does have in place shared cross access easements between the proposed area of development and the existing Truist Bank.

Clarification was made that the maximum vehicle count on property would be 17 vehicles.

Discussion ensued that the existing Poplar Ave access point at Truist Bank functions with a left and right turn out. The site's access point cannot be amended with this application request.

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

Motion by Commissioner Rozanski and seconded, to recommend approval of case #241966 - Preliminary Site Plan for Schilling Farms PD Area 1, Phase 77 (Dutch Bros Coffee), subject to the conditions in Exhibit 2.

CONDITION 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. The applicant must enter into a Development Agreement with the BMA for the construction of the public and private improvements. Fence and sign permit applications should be submitted when development fees are paid and a letter of credit is provided:
 - a. Sign Permits are required for all signage before it is installed. No signage (including menu boards) is reviewed with this site plan and no approval for signage is granted without a sign permit application.
 - b. Fence permits are required for all fencing before it is installed. Exhibits showing the fence locations and designs must be attached to the permits.
3. The Final Plat will be reviewed separately by Development Staff and will not be approved by the PC at this time. A Final Subdivision Plat must be recorded before any building permits can be issued.
4. Update the address of the development with the Final Site Plan package.
5. Provide mountable curb design "Detail TOC-507" at West point of access. Identify interior portion beyond crosswalk as mountable.
6. At the Final Site Plan stage, the applicant shall demonstrate a process, to be triggered when queues exceed the storage provided in the drive-thru lanes, to expedite average wait time by having employees take orders with

tablets in the queue lane or any other method. This process shall be addressed as a condition in the Development Agreement.

7. Utility Plan: Do not show items (e.g., fence) from the Utility Plan Sheet that do not pertain to Utilities. Remove easement hatch lines and any unrelated text to make the drawings uncluttered and easier to read.
8. At time of Final, the irrigation meter and backflow preventer must be shown in the Utility Plan Sheet.
9. At time of Final, show/label how the proposed hydrant will be installed with the existing water main.
10. Engineering: The Town's Engineering Review is not a comprehensive technical design review. It is the Engineer and/or Surveyor of Record's responsibility to verify all existing and proposed data and property boundaries. Our review is to determine general conformity to Town standards and requirements. It is the Design Professional's responsibility to ensure the plans meet the Town's Specifications. The Town is not responsible for any errors or omissions made by Design Professionals or their employees.
11. Any additions to previously reviewed plans need to be annotated and specified as part of answers to comments. Only changes that are brought to our attention will be reviewed upon resubmission. Any plan item that was not specifically commented on will be assumed to have remained unchanged from the previously submitted plans.
12. Existing driveway must be upgraded to current ADA standards.
13. Provide a sharper curve for the raised median at the proposed driveway so that the vehicles exiting the site are "forced" to make a right turn.
14. Grading and Drainage: The Town is not responsible for ensuring that Developers & Contractors have the right to access or construct improvements on adjacent property.
15. At time of Final, all work in/along Poplar Avenue shall be submitted to TDOT for approval. Provide a copy of the approval to the Town.
16. Provide a signage and striping plan with the Final Site Plan package.

Chairman Cotton asked if there was any discussion.

Discussion ensued about traffic concerns. Counsel advised the existing bank access point on Poplar Ave is not able to be changed by the Town. The applicant and developer could approach Truist Bank to have discussion of the shared access point on Poplar Ave.

Justin Ashby 4261 University Drive, McKinney TX, came forward stated a conversation with the neighboring bank could be extended to change the Poplar Ave access point, but there is no incentive for them to make such accommodation, not sure how successful that will be. The traffic impact analysis was overly conservative to show the worst-case scenario.

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

Roll call:

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

Motion Approved.

8.c Case #242189 – Price Farm PD, Area 1 (Morrison Village) – Request approval of a Preliminary Site Plan for a mixed-use development with 100 attached (multi-family) dwellings, 25,760 square feet of retail space, and 8 live-work units on 13.23-acres located southeast of the Shea Road and Houston Levee Road intersection.

Mr. Josh Hankins reviewed the Staff report which is included in the record as an exhibit. Mr. Hankins stated the applicant is requesting recommendation of approval for the Preliminary Site Plan for Area 1 of the Price Farm PD that would allow for a mixed-use development featuring 100 rental units, eight live-work units, and approximately 26,000 sq-ft of retail. The Preliminary Site Plan complies with all applicable building setbacks and parking requirements. The multifamily entitlements were granted to the PD in 1998. A Traffic Impact Analysis shows this development will produce 184 new trips during the AM peak hour and 212 trips during the PM peak hour. On-site stormwater detention will not be required for this development because flows will go into the adjacent Nonconnah Creek. Mr. Hankins stated that the Conditions of Approval number 8 will need to be stricken from the record as that was a staff error.

Chairman Cotton asked if there were any questions for Staff.

Hearing none, Chairman Cotton asked the applicant to come forward.

Mike Hammond, 6750 Poplar Ave, Suite 600, Memphis, TN, came forward stated he was available for questions.

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

Hearing none, Chairman Cotton called for a motion.

Motion by Commissioner Jordan, and seconded, to recommend approval for case #242189 of the Preliminary Site Plan for Area 1 (Morrison Village), of the Price Farm PD, subject to the conditions in Exhibit 2, striking Conditional of Approval 8.

CONDITONS OF APPROVAL

1. This development is subject to all applicable standard conditions of approval as adopted by the Board of Mayor and Alderman, Resolution 2006-54.
2. The applicant must enter into a Development Agreement with the BMA for the construction of the public and private improvements. Fence and sign permit applications should be submitted when development fees are paid, and a letter of credit is provided:
 - a) Sign Permits are required for all signage before it is installed. No signage is reviewed with this site plan and no approval for signage is granted without a sign permit application.
 - b) Fence permits are required for all fencing before it is installed.
3. Add additional fire hydrant on the southwest corner by Retail Building 2. Easement will need to be adjusted to accommodate.
4. Sprinkler – Relocate Retail Building 3 FDC to east side of drive at Street C entrance from Shea Road.
5. Provide additional data points of clearance to apparatus undercarriage at elevated crosswalks. Static clearance is 10”.

EXHIBITS-case #242189

The staff report and the following:

1. Location Map (8/6/24)
2. PC Conditions of Approval Final (8/30/24)
3. DRC Conditions of Approval Final (8/30/24)
4. Cover Letter (7/30/24)
5. Preliminary Site Plan (7/30/24)
6. Elevations (7/30/24)
7. Traffic Impact Study Executive Summary (6/14/24)
8. Detention Relief Letter (6/14/24)
9. Final Plat (7/30/24)
10. Façade Masonry Percentages Updated (8/22/24)
11. Stand-alone Apartment Summary and Map (8/8/30)

6. Pool fence needs to meet Swimming Pool Code 305.2.5 for closely spaced horizontal members.
7. With the Final Site Plan, the area near the property line shared with KinderCare shall be regraded in areas where the sidewalk is elevated. If work needs to be completed on the adjacent property, obtain an off-site grading agreement with the adjacent property owner.
- ~~8. Provide cross-access to the property to the east.~~
9. Only one (1) access point will be permitted on Houston Levee Road. The Right-in/Right-out currently shown on the plans shall be removed.
10. The Final Plat included in the set is pending separately and is not being approved at this time.
11. The Engineering Division requires the following:
 - a) A Phasing Plan will be required at the time of the Final Site Plan. There will need to be notes related to Paving, Construction Traffic and Certificates of Occupancy. The Engineering Division can provide some examples if requested.
 - b) The Town requires 20-foot easements for all Public Water and Sewer Easements.
 - c) Per the 7/29/2024 meeting, the right-in/right-out access point onto Houston Levee Road will be removed.
 - d) At the time of the Final Site Plan, Ridge Lines and Drainage Areas need to be shown.
 - e) At the time of the Final Site Plan, all tees, valves, and bends shall be labeled on the Water Plan.
 - f) The Town's Engineering Review is not a comprehensive technical design review. It is the Engineer and/or Surveyor of Record's responsibility to verify all existing and proposed data and property boundaries. Our review is to determine general conformity to Town standards and requirements. It is the Design Professional's responsibility to ensure the plans meet the Town's Specifications. The Town is not responsible for any errors or omissions made by Design Professionals or their employees.
 - g) Any additions to previously reviewed plans need to be annotated and specified as part of answers to comments. Only changes that are brought to our attention will be reviewed upon resubmission. Any plan item that was not specifically commented on will be assumed to have remained unchanged from the previously submitted plans.
 - h) More information than what is required for Preliminary Approval was submitted. This information was not thoroughly reviewed at this time. It will be reviewed further when the project is submitted for Final Approval and further comments may be made.
 - i) Provide written responses stating how each comment was addressed with your revision submittal.

Chairman Cotton asked if there was any discussion.

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

Roll call:

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

Motion Approved.

8.d Case # 241834 – Price Farm PD, Area 2, Parcel 1B (Convenience Store) – Request approval of a Conditional Use Permit (CUP) for a convenience store/service station with a carwash on 1.5-acres located northeast of the Shelby Drive and Houston Levee Road intersection.

Mr. Josh Hankins reviewed the Staff report which is included in the record as an exhibit. Mr. Hankins stated the applicant Anwar Aman, is requesting recommendation for approval of a Conditional Use Permit (CUP) for a convenience store/service station with a carwash in the Price Farm PD, Area 2, Parcel 1B, located northeast of the Shelby Drive and Houston levee Road intersection. Mr. Hankins stated this location complies with Ordinance 2021-12 that requires new c-stores to be at least 1,000 feet from an existing residential neighborhood or development and be at least 1,320 feet from an existing c-store. The applicant submitted a conceptual lot layout for non-binding review. The C-store is proposed to be just under 5,000 square feet with the carwash being 2,515 square feet. The layout shows two access points, one internal to the Carriage Crossing mall and another one on Shelby Drive. The access point on Shelby Drive is existing and will be a right-in/right-out entrance. Further review of this lot layout will take place with the Preliminary Site Plan application. Traffic Impact Analysis for this development will produce 136 new AM Peak Hour trips and 134 new PM Peak Hour trips, with 108 new Peak Hour trips on Sundays. Both Houston Levee Road and Shelby Drive are already improved along the road frontages for this corner lot. The road network and intersections surrounding this development have adequate capacity. Mr. Hankins stated the 6-prong CUP test has been analyzed and the additional CUP criteria for this use to determine if there are adverse impacts and have added conditions to minimize any negative impact to surrounding properties. The applicant agrees with all the conditions of approval.

EXHIBITS-case #242402

The staff report and the following:

1. Location Map (8/6/24)
2. Conditions of Approval (8/30/24)
3. Cover Letter (5/22/24)
4. Staff Analysis (8/30/24)
5. Traffic Impact Study Executive Summary (5/22/24)
6. Conceptual Lot Layout (5/22/24)
7. Convenience Stores Map (8/30/24)
8. 1,000 Foot Buffer Map (5/16/24)
9. Public Comment (8/29/24)
10. Public Comment (9/5/24)

Chairman Cotton asked if there were any questions for Staff.

Mr. Groce stated additional public comment has been received and is on the public record as an added exhibit.

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

Design Professional, Mark Underwood, 784 Dean's Creek Dr, Collierville, TN, came forward stated the design of the building was to make for better sight lines. The access point from Shelby Drive is existing but will have a raised pork chop built. Mr. Underwood stated he is available for questions.

Applicant, Mr. Anwar Arman, 5050 Poplar Ave, Ste 2000, Memphis, TN, came forward to address and commit to keeping his owner-operated proposed C-store/carwash in acceptable working conditions.

Discussion ensued the proposed carwash is similar to a store in Huntsville, AL and the purpose of adding the carwash is there isn't one currently in that area of Collierville.

Clarification was made that this is a single tenant building.

Chairman Cotton asked if there were any more questions for the applicant.

Hearing none, Chairman Cotton called for public comments.

Jonathan Hur, 8050 Ridge Lake Blvd Suite 103, Memphis, TN, came forward in support of the proposed development. This development will likely bring more retail customers to the Carriage Cross Mall.

Dustin Jones, 8050 Ridge Lake Blvd Suite 103, Memphis, TN, came forward in support of the proposed development. There is a need for a gas station c-store in this area with the new residential neighborhoods being approved and under construction and the high school that was built not far from this area.

Stephen Bowie, 2108 Sunset Rd, Germantown, TN, came forward in support of the proposed development. The proposed development is a needed use and will serve to enhance the commercial and residential area.

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

Motion by Commissioner Jordan, and seconded, to recommend approval for case #241834 of a Conditional Use Permit (CUP) for a Convenience Store on 1.5-acres located northeast of the Shelby Drive and Houston Levee Road intersection, subject to the conditions in Exhibit 2.

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. The Conditional Use Permit is only applicable to the 1.5-acre property (Parcel ID: C0257 00405), and is not transferable to other portions of the Price Farm PD.
3. The applicant is required to fully establish this conditional use within two (2) years of approval. Establishment of the use shall mean obtaining vesting per §151.313. Failure to establish the conditional use within the prescribed time period shall result in the voiding of approval of the conditional use permit. Applicants may request an extension from the Board of Mayor and Aldermen not to exceed one (1) year.
4. No business shall be conducted at the convenience store between midnight and 5:00 am.
5. No business shall be conducted at the car wash between 10:00 pm and 7:00 am.
6. Deliveries to the convenience store shall not take place between 6:00 pm and 8:00 am.
7. Hours for the sale of alcoholic beverages will be determined by the Town of Collierville Beer Board.
8. The Preliminary Site Plan shall show how the convenience store is designed to incorporate anti- “smash and grab” elements.
9. All vacuum and air supply equipment shall be screened from adjacent properties and the public right-of-way with materials designed to match the building.
10. To minimize adverse impacts, there shall be no outdoor display, vending, or storage visible on the outside of the building other than a screened propane enclosure.
11. No Automobile Rental uses shall be permitted at the subject property.
12. The building shall not be subdivided into a multi-tenant building without an amendment to the CUP.
13. A storm water analysis shall be provided with the Final Site Plan to ensure there are no negative impacts to the neighboring properties.
14. Electronic vehicle charging stations shall not be allowed unless shown on a site plan approved by the Town.
15. Any activities that would increase the intensity of the use shall not be allowed without an amendment to this CUP. Increases in intensity shall be considered expanding the principal building size beyond 4,994 square feet, increasing car wash size beyond 2,515 square feet and/or increases in the number of parking spaces related to this use.
16. The Price Farm PD Outline Plan states this site is a focal point of the development. Buildings should be carefully located and designed. The future building on this site shall have a special architectural feature on the corner facing the Houston Levee Road and Shelby Drive intersection, incorporate compatible landscaping with the existing landscaping at the corner, and provide a low masonry wall. Additional site elements that could

enhance a focal point compliant with the Outline Plan include a water feature, public art, a sculpture, or special landscaping features.

17. A car wash shall be allowed with this use as a customary accessory use; however, the car wash shall not be constructed before the convenience store.

Chairman Cotton asked if there was any discussion.

Commissioner Jordan stated support for the CUP and proposed development.

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

Roll call:

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

Motion Approved.

Other Business:

Mr. Groce introduced the new Community and Economic Development, Michael Clark. Mr. Clark stated he has come from 20 years of experience and looking forward to working for the Town of Collierville. Mr. Groce reminded that commissioners are required for four hours of training per year, a training opportunity will be available online on 9/30 from 11:30 -12:45pm topic called Secrets of Successful Communities. Mr. Groce stated the October meeting will have the Candlewood Suites Hotel Preliminary Site Plan and Crash Champions Conditional Use Permit Amendment. Mr. Groce stated the development activity map will be updated soon and restore functionality for links to see plans and staff reports.

Hearing no further business, Chairman Cotton adjourned the meeting at 7:18 pm.

Secretary, Commissioner Jeremy Given