



Town of Collierville

500 Poplar View Parkway • Collierville, TN 38017 • 901-457-2360
www.collierville.tn.gov

Planning Commission – 6:00 PM

Notice is hereby given that the Planning Commission will meet on **Thursday, May 1, 2025** for a regularly scheduled meeting. Accommodations have been made to ensure that the public is still able to participate in the meeting if they do not come in person. For information on how to participate in the meeting if you cannot attend go to: <https://www.collierville.tn.gov/government/town-departments/development/planning/pending-development-applications..> At that time, consideration will be given to the following:

The agenda is subject to change until formal approval by the Board

- 1 **Call to order**
- 2 **Pledge of Allegiance**
- 3 **Roll Call**
- 4 **Approval of Minutes**
 - 4.a April 3, 2025
[Minutes](#)
- 5 **Approval of Agenda Additions/deletions**
- 6 **Citizen Comments**
- 7 **Approval of Consent Agenda**
 - 7.a [Case #250698 - Hidden Creek PD Subdivision, Phase 1 \(Revision of Lots 5 & 6\) - Request approval of the vacation of utility easements on Lots 5 and 6.](#)
[Applicant: McGuire Engineering, LLC \(Mark McGuire, P.E.\)](#)
[Property Owner: Hidden Creek CT, LLC \(Steven Williams\)](#)
[Project Planners: Nandita Banik & Donquetta Singleton](#)
[Exhibit 1 Vicinity Map 4.14.2025.pdf](#)
[Exhibit 2 Cover Letter 4.7.25.pdf](#)
[Exhibit 3 Public Services Approval 10.25.24.pdf](#)
[Exhibit 4 Utility Provider Approval Letters 4.7.25.pdf](#)
[Exhibit 5 Criteria for Easement Vacation Staff Analysis 4.25.25.pdf](#)
[Exhibit 6 Proposed Easement to be Vacated 03.18.25.pdf](#)
[Exhibit 7 Proposed Final Plat Lots 5 & 6 2.21.25.pdf](#)
- 8 **Formal Agenda**

- 8.a Case #250720 - Ordinance 2025-04 - Braywolf Subdivision Rezoning - An Ordinance Amending the Official Zoning Map of the Town of Collierville by Rezoning 4.72+/- Acres from R-1: Low Density Residential and FAR: Forest Agricultural Residential to R-2A: Medium Density Residential, located on the southwest corner of Wolf River Boulevard and Bray Station Road.

Applicant: Mark Froelich

Applicant's Representative: The Renaissance Group (Wesley Wooldridge)

Property Owner: Epiphany Lutheran Church

Project Planners: Nandita Banik & Donquetta M. Singleton

Exhibit 1 Vicinity map 4.1.2025.pdf

Exhibit 2 Cover Letter 3.31.2025.pdf

Exhibit 3 Traffic Analysis 3.20.2025.pdf

Exhibit 4 Ordinance 2025-04 with Attachments.pdf

Exhibit 5 Existing Condition & Sketch Plat 3.25.2025.pdf

Exhibit 6 Staff Analysis of Grounds for Amendment.pdf

Exhibit 7 Existing Land Use 12-31-23.pdf

Exhibit 8 Maps & Excerpts from 2040 Land Use Plan 4.21.2025.pdf

- 8.b Case #250763 - Houston Levee Business Center, Area 2 (Mercedes Benz of Collierville) - Request approval of a Conditional Use Permit (CUP) for an Auto Dealership on 3.36 acres located north of Shelby Drive and west of Summit Chase Lane.

Applicant: Township Development Services (Grayson Vaughan)

Property Owner: Higginbotham Automobiles of East Memphis (Josh Bauer)

Project Planner: Jaime W. Groce, AICP

Ex 1 - Location Map.pdf

Ex 2 - PC rec COAs 4-25-25.pdf

Ex 3 - Cover Letter 3-24-25.pdf

Ex 4 - CUP Test 4-25-25.pdf

Ex 5 - Trip Generation Letter 3-24-25.pdf

Ex 6 - Houston Levee Business Center PD Outline Plan 2013.pdf

Ex 7 - Site Layout and Landscaping Plan February 2025.pdf

9 Development Updates (new cases, administrative reviews, etc.)

10 Other Business

11 Adjournment

The Town of Collierville does not discriminate on the basis of race, color, national origin, age, sex or disability in its hiring and employment practices, or in admission to, access to, or operation of its programs, the Civil Rights Act of 1964 (42 U.S.C. 200d) and the Americans with Disabilities Act of 1990, Pub. L 101- 336. If you need accommodations, please call 457-2212.