



Town of Collierville

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

Planning Commission – 6:00 PM

Notice is hereby given that the Planning Commission will meet on **Tuesday, January 7, 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.colliervilletn.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 **Selection of Officers**
- 5 **Approval of Minutes**
 - 5.a November 21, 2024
[Minutes](#)
 - 5.b December 5, 2024
[Minutes](#)
- 6 **Approval of Agenda Additions/deletions**
- 7 **Citizen Comments**
- 8 **Approval of Consent Agenda**
 - 8.a [Case #242781 – Lockwood Subdivision, Phases 3 & 4 – Request approval of a Preliminary Subdivision Plat for 45 single-family residential lots on 23.261 acres located south of Shelby Drive on the east side of Houston Levee Road.](#)
[Property Owner: RDKK Holdings, LLC \(Keith Grant\)](#)
[Applicant's Representative: McGuire Engineering, LLC \(Mark McGuire\)](#)
[Project Planner: Josh Hankins](#)
[Exhibit 1 - Vicinity Map \(12-27-24\).pdf](#)
[Exhibit 2 - Conditions of Approval \(1-3-25\).pdf](#)
[Exhibit 3 - Cover Letter \(7-30-24\).pdf](#)
[Exhibit 4 - Preliminary Subdivision Plat \(7-30-24\).pdf](#)

Exhibit 5 - Construction Plans (7-30-24).pdf
Exhibit 6 - Drainage Narrative (8-1-24).pdf
Exhibit 7 - Trip Generation Report (8-1-24).pdf

9 Formal Agenda

- 9.a Case #244229 - Ordinance 2025-02 - Blaylock & Brown Construction, Inc. Property Rezoning - An Ordinance Amending the Official Zoning Map of the Town of Collierville by Rezoning 295.65 +/- Acres from R-1: Low Density Residential to FAR: Forest Agriculture Residential located south of Wolf River Boulevard, west of Bray Station Road, and north of Frank Road.
Applicant: Town of Collierville (Michael J. Clark, AICP, CNU-A)
Property Owner: Blaylock & Brown Construction, Inc. (Byron Brown, IV)
Project Planner: Jaime W. Groce, AICP
Exhibit 1 - Existing Land Use 12-31-23.pdf
Exhibit 2 - Ordinance 2025-02.pdf
Exhibit 3 - Grounds for Amendment 12-26-24.pdf
Exhibit 4 - Bulk Regulations Chart Handouts Showing Density Calcs 2-7-23.pdf
Exhibit 5 - 2040 Plan Place Types Map.pdf
Exhibit 6 - Max Gross Residential Density Map.pdf
Exhibit 7 - 2040_Land_Use_Plan_Place Types.pdf
- 9.b Ordinance 2025-01, An Ordinance To Amend Title XV, Chapter 151, of The Town of Collierville Code of Ordinances by Establishing §151.314 Related to Various Forms of Public Notice; and, Amending §151.024(5)(K) Related to Public Notice Requirements for Conditional Use Permits (CUPs) for Macro Cell Towers; §151.160(C) Related to Public Notice Requirements for Planned Developments (PDs); §151.196(D)(2) Related to Public Notice Requirements for Historic District Commission (HDC) Cases; §151.308 Related to Public Notice Requirements for Board of Zoning Appeals (BZA) Cases; §151.310(E) Related to Public Notice Requirements for All CUPs (Except for New Macro Cell Towers); §151.311 Related to Public Notice Requirements for Site Plans; and, §151.312(F) Related to Public Notice Requirements for Amendments to the Official Zoning Map and the Zoning Ordinance.
Applicant: Town of Collierville (Michael J. Clark, AICP, CNU-A)
Project Planner: Jaime W. Groce, AICP
Exhibit 1 - 2023 State Law Change.pdf
Exhibit 2 - Grounds for Amendment 12-26-24.pdf
Exhibit 3 - Current Forms of Public Notice 12-27-24.pdf
Exhibit 4 - ORDINANCE 2025-01 Cover Ordinance 12-12-24 with attachments.pdf

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

- 10.a Memo from Staff about new cases, administrative reviews, etc.
Memo from Staff about new cases, administrative reviews, etc..pdf

11 Other Business

12 Adjournment

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.