



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, August 1, 2024** 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 July 2, 2024
[Minutes](#)
- 5 **Approval of Agenda Additions/deletions**
- 6 **Citizen Comments**
- 7 **Approval of Consent Agenda**
- 8 **Formal Agenda**
 - 8.a [Case #241969 – Resolution 2024-18 – Request approval to amend Parcel 8 of the Bailey Station Planned Development to allow for a 25-lot Senior Housing Planned Development \(SHPD\).](#)
 - [Exhibit 1 - Location Map \(7-24-24\).pdf](#)
 - [Exhibit 2 - Cover Letter \(5-31-24\).pdf](#)
 - [Exhibit 3 - Exceptions and Justifications \(5-31-24\).pdf](#)
 - [Exhibit 4 - Existing Land Use \(12-31-23\).pdf](#)
 - [Exhibit 5 - Aerial Map \(5-31-24\).pdf](#)
 - [Exhibit 6 - 2040 Place Type Map \(6-26-24\).pdf](#)
 - [Exhibit 7 - Traffic Generation Letter. \(5-30-24\).pdf](#)
 - [Exhibit 8 - Drainage Narrative \(5-31-24\).pdf](#)
 - [Exhibit 9 - Neighborhood Meeting Notes \(7-15-24\).pdf](#)
 - [Exhibit 10 - Conceptual Development Plan \(5-31-24\).pdf](#)

Exhibit 11 - Road Improvements (1-28-2016).pdf

Exhibit 12 - Resolution 2024-18 with Attachments A, B (7-26-24).pdf

- 8.b Case # 241968 - Ordinance: 2024-06 - Bailey Station Planned Development, Parcels 8A and 8B - Request approval to rezone 7.93 acres from R-3: High Density Residential to R-3A: High Density Residential and 1.17 acres from R-3: High Density Residential to MPO: Medical-Professional Office, located southeast of the Winchester Boulevard and Peyton Parkway intersection.
Exhibit 1 - Location Map (7-26-24).pdf
Exhibit 2 - Cover Letter with Grounds for Zoning Amendment (5-31-24).pdf
Exhibit 3 - Ordinance 2024-06 with Attachments A, B, C (7-26-24).pdf
Exhibit 4 - Staff Analysis of Grounds for Amendment (7-26-24).pdf
Exhibit 5 - Existing Land Use and Place Type Map (5-22-17).pdf
Exhibit 6 - Traffic Generation Letter (5-30-24).pdf
Exhibit 7 - Drainage Narrative (5-31-24).pdf
Exhibit 8 - Conceptual Dev Plan (5-31-24).pdf
- 8.c Case # 242402 - Midnight Star & Café Eclipse - Request approval of a Conditional Use Permit (CUP) for reoccurring outdoor events on a 3.17-acre property located at 269 S. Center Street.
Applicant: Midnight Star & Café Eclipse (Briana Kesler)
Property Owner: Parr Investment Co LLC (Hampton Parr)
Project Planner: Jaime W. Groce, AICP
Exhibit 1 - Location Map (7-26-24).pdf
Exhibit 2 - Example Conditions (7-26-24).pdf
Exhibit 3 - Cover Letter (6-24-24).pdf
Exhibit 4 - Outdoor Event Plan (5-31-24).pdf
Exhibit 5 - Staff CUP Test Analysis (7-26-24).pdf
Exhibit 6 - Downtown Plan Excerpts (2010).pdf
Exhibit 7 - 2024 Event Summary (7-26-24).pdf
- 8.d Case # 242347 - Ordinance 2024-07 - An Ordinance to amend Title XV, Chapter 151 of the Code of Ordinances by amending 151.021 Uses Permitted in each Zoning District, to allow indoor Used Car Sales in the CB: Central Business Zoning District through the CUP process.
Applicant: Wildveld Expedition Motor Company, LLC (Cade Peeper)
Project Planner: Jaime W. Groce, AICP
Exhibit 1 - Map of Properties Zoned CB (7-26-24).pdf
Exhibit 2 - Cover Letter (6-25-24).pdf
Exhibit 3 - Ordinance 2024-07 (7-26-24).pdf
Exhibit 4 - Conditional Use Permit Checklist (6-24-24).pdf
- 8.e Case # 242346 - Wildveld Expedition Motor Company Showroom - Request approval of a Conditional Use Permit (CUP) for Used Car Sales (indoor) within an existing building located at 135 Main Street.
Applicant: Wildveld Expedition Motor Company, LLC (Cade Peeper)
Property Owner: Paige M Wright Living Trust (Hank Wright)
Project Planner: Jaime W. Groce, AICP
Exhibit 1 - Location Map.pdf
Exhibit 2 - Example Conditions (7-26-24).pdf
Exhibit 3 - Cover Letter (6-25-24).pdf

[Exhibit 4 - Staff CUP Test \(7-26-24\).pdf](#)
[Exhibit 5 - Downtown Plan Excerpts \(2010\).pdf](#)
[Exhibit 6 - Proposed Exterior Changes \(7-2-24\).pdf](#)

9 Other Business

10 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.