LAND USE CONTROL BOARD RECOMMENDATION

CASE #: S.U.P. 08-216 CC

At its regular meeting on ***Thursday, June 12, 2008***, the Memphis and Shelby County Land Use Control Board held a public hearing on the application of ***'Habitat for Hope'***, requesting a Special Use Permit on the property described as follows:

LOCATION:	**South side of Locke-Cuba Road; +/-865 feet west of Woodstock-Cuba Road**
APPLICANTS:	**Habitat for Hope**
PROPERTY SIZE:	**48.50 Acres**
EXISTING ZONING:	**Agricultural(AG) District**
REQUEST:	**Special use permit to allow a philanthropic institution, including residential cottages, nature trail, horse and barn stables, resident managers' quarters and an open recreation field**

The following spoke in support of the application:

Jud TePaske, representative; stated agreement with the recommendation of staff and conditions for approval.

The following spoke in opposition of the application.

Denise Anderson
7567 Woodstock-Cuba Road
Millington, TN 38053

Jerry O. Ballard
2240 Garnet Road
Millington, TN 38053

Janet Bartlett
7595 Woodstock-Cuba Road
Millington, TN 38053

Shirley Johnson
7567 Woodstock-Cuba Road
Millington, TN 38053

The Land Use Control Board viewed the application for ***'Habitat for Hope'***, requesting a Special Use Permit and the report of the staff. A motion was made and seconded to recommend approval of the application with conditions.

The motion *passed* by unanimous vote of *8 to 0*.

The Board approved the conclusions of the staff as contained in the staff report.

Respectfully submitted,

Brian S. Bacchus, Principal
Mary L. Baker, Deputy Director
Office of Planning and Development

Cc: ***Committee Members***
File

Land Use Control Board
SITE PLAN CONDITIONS:

A ***Special Use Permit*** is hereby authorized to ***'Habitat for Hope'*** to allow a ***'philanthropic institution, including residential cottages, nature trail, horse and barn stables, resident managers' quarters and an open recreation field'*** on property located at ***'2041 Locke-Cuba Road'*** at ***'south side of Locke-Cuba Road; +/-865 feet west of Woodstock-Cuba Road'*** in accordance with an approved ***'site plan'*** and the following supplemental conditions:

I. Uses Permitted: A philanthropic institution, including a maximum of eight(8) residential cottages, nature trails, horse and barn stables, resident managers' quarters and an un-lighted open recreation field with associated accessory uses for playgrounds, play houses and a picnic area.

II. Access, Circulation and Parking:

A Dedicate eighty(80') feet from centerline on an alignment approved by the City/County Engineer and/or the Metropolitan Planning Organization(MPO) in accordance with Subdivision Regulations.

B. The location and design of curb-cut and private drive shall be subject to review and approval by the City/County Engineer.

C. All on-site parking spaces shall be provided, including required handicap parking and facilities in accordance with the Zoning Ordinance-Regulations and the Americans with Disabilities Act.

D. Adequate queuing spaces in accordance with the current ordinance shall be provided between any street right-of-way line and any gate.

III. Landscaping and Signs:

A. All existing mature trees and vegetation shall be preserved and maintained in a natural state along the east, west and internal to the site and designated 'Undisturbed Natural Area', including the natural buffers along Locke-Cuba Road.

B. One(1) detached sign a maximum of twelve(12) square feet in area shall be permitted for the recreational fields and facilities.

IV. A philanthropic institution, including residential cottages, nature trails, horse and barn stables, resident managers' quarters and an open recreation field with associated accessory uses shall be allowed for the above mentioned user and maintained in accordance with site plan conditions subject to administrative site plan review and approval and no zoning violations.

From: David A Brace [dbrace@southwest.tn.edu]
Sent: Tuesday, April 29, 2008 1:37 PM
To: Bacchus, Brian
Subject: S.U.P. 08-216CC

This is to advise you that we support S.U.P. 08-216CC.
We will not be able to attend the Executive Session or the Public Hearing.
You may use this e-mail in any manner to support the proposal.

Sincerely,

David A. and Mary L. Brace
7652 Parkland Drive
Millington.

From: Gateace@aol.com
Sent: Sunday, June 01, 2008 12:06 PM
To: Bacchus, Brian
Subject: Case No. S.U.P. 08-216 CC (Held from May 8, '08)
Location: South side of Locke-Cuba Road; plus/minus 865 feet west of Woodstock-Cuba Road

Applicants: HABITAT FOR HOPE

What is Habitat for Hope, and is it for children (with disabilities) or for rehab for adults (alcohol/drugs).

We look forward to your reply.

Thanks you

The Freeman's

Get trade secrets for amazing burgers. Watch "Cooking with Tyler Florence" on AOL Food.

Bacchus, Brian

From: Bacchus, Brian
Sent: Monday, June 02, 2008 9:33 AM
To: 'Gateace@aol.com'
Subject: RE: Case No. S.U.P. 08-216 CC (Held from May 8, '08)

Good Morning,
Thanks for inquiring...attached is last month's Staff Report for your review.
I hope the report helps. Questions, pls cl or e-mail me. Thanks again....

Brian S. Bacchus, Principal Planner
Land Use Control
Office of Planning & Development
125 N. Main Street-Suite 468
Memphis, TN 38103
Ph: (901)576-7120
Fax: (901)576-7194
brian.bacchus@memphistn.gov

From: Gateace@aol.com [mailto:Gateace@aol.com]
Sent: Sunday, June 01, 2008 12:06 PM
To: Bacchus, Brian
Subject: Case No. S.U.P. 08-216 CC (Held from May 8, '08)

Location: South side of Locke-Cuba Road; plus/minus 865 feet west of Woodstock-Cuba Road

Applicants: HABITAT FOR HOPE

What is Habitat for Hope, and is it for children (with disabilities) or for rehab for adults (alcohol/drugs).

We look forward to your reply.

Thanks you

The Freeman's

Get trade secrets for amazing burgers. Watch "Cooking with Tyler Florence" on AOL Food.

GRATUITY DISCLOSURE FORM

Shelby County Ethics Commission

INSTRUCTIONS: This form is for all persons receiving any Shelby County Government contract, land use approval or financial grant money to report any gratuity that has been given, directly or indirectly, to any elected official, employee or appointee (including their spouses and immediate family members) who is involved in the decision regarding the contract, land use approval, or financial grant of money.

1. NAME

   N/A

2. DATE OF GRATUITY

   N/A

3. NATURE AND PURPOSE OF THE GRATUITY

   N/A

4. NAME OF THE OFFICIAL, EMPLOYEE, APPOINTEE, OR FAMILY MEMBER WHO RECEIVED THE GRATUITY

   N/A

5. NAME OF THE PERSON OR ENTITY THAT PROVIDED THE GRATUITY

   N/A

6. ADDRESS OF THE PERSON OR ENTITY THAT PROVIDED THE GRATUITY

   N/A

7. DESCRIPTION OF THE GRATUITY

N/A

8. COST OF THE GRATUITY (If cost is unknown and not reasonably discernible by the person giving the gratuity, then the person giving the gratuity shall report a good faith estimate of the cost of the gratuity.)

N/A

9. The information contained in this Gratuity Disclosure Form, and any supporting documentation or materials referenced herein or submitted herewith, is true and correct to the best of my knowledge, information and belief and affirm that I have not given, directly or indirectly, any gratuity to any elected official, employee or appointee (including spouse and immediate family members) that has not been disclosed and I affirm that I have not violated the provisions of the Shelby County Government Code of Ethics.

Signature

3-26-08
Date

ALAN BARNHART
Print Name

A copy of your completed form will be placed on the Shelby County Internet website.