



City of Bartlett
A. Keith McDonald, Mayor

BOARD OF MAYOR AND ALDERMEN MEETING AGENDA

TUESDAY, SEPTEMBER 27, 2022 - BARTLETT CITY HALL - 6:00 PM

INVOCATION

Opening Prayer by Fred Shackelford, Ellendale Baptist Church

FUTURE MEETINGS

Industrial Development Board (Special Called), September 29 at 6:30 p.m.

Family Assistance Commission, October 3 at 6 p.m.

Beer Board, October 4 at 6 p.m.

Planning Commission, October 4 at 7 p.m.

Bartlett Station Commission, October 5 at 7:30 a.m.

City Beautiful Commission, October 6 at 6:30 p.m.

RECOGNITIONS

Bartlett City Schools TRAP Team Proclamation

Official Business of the Day

MINUTES ACCEPTANCE

Minutes of the September 13, 2022 Board of Mayor and Aldermen Regular Meeting

PUBLIC HEARING

Individuals will have a maximum of three minutes to speak either for or against the item, with a total of 20 minutes for each side.

1. Resolution 28-22, a resolution to approve a special use permit for Joyce's Gardens Planned Unit Residential Development located at 6778 Old Brownsville Road within the "RS-15" single family residential zoning districts.
2. Resolution 29-22, a resolution approving a special use permit to allow a tattoo and body piercing establishment to be located at 2965 North Germantown Road Suites 129 and 130, within the "C-H" Highway Business zoning district.

UNFINISHED BUSINESS

- 1 Resolution 28-22, a resolution to approve a special use permit for Joyce's Gardens Planned Unit Residential Development located at 6778 Old Brownsville Road within the "RS-15" single family residential zoning districts. (Kim Taylor, Director of Planning and Economic Development)
- 2 Resolution 29-22, a resolution approving a special use permit to allow a tattoo and body piercing establishment to be located at 2965 North Germantown Road Suites 129 and 130, within the "C-H" Highway Business zoning district. (Kim Taylor, Director of Planning and Economic Development)

CONSENT AGENDA

- 1 Reschedule the Tuesday, November 8 Board of Mayor and Aldermen meeting to Monday, November 14, 2022 at 6 p.m. (Mark Brown, Chief Administrative Officer)
- 2 Dispense with second Board of Mayor and Aldermen meetings in November and December. (Mark Brown, Chief Administrative Officer)
- 3 Treasurer's Report for June 2022. (Dick Phebus, Director of Finance)

NEW BUSINESS

- 1 Set a public hearing for October 25, 2022 for Resolution 34-22, a resolution approving a special use permit to allow a general automobile repair establishment to be located at 5798 Ferguson Road, within the "I-O" Wholesale and Warehouse zoning district. (Kim Taylor, Director of Planning and Economic Development)
- 2 BPACC Season Slideshow Presentation. (Michael Bollinger, Director of BPACC)

OPEN DISCUSSION**ADJOURNMENT**



City of Bartlett

A. Keith McDonald, Mayor

BOARD OF MAYOR AND ALDERMEN MEETING MINUTES

TUESDAY, SEPTEMBER 13, 2022 - BARTLETT CITY HALL - 6:00 PM

ATTENDANCE

Mayor A. Keith McDonald: Present, Alderman W.C. Pleasant: Present, Alderman Mandy Young: Present, Alderman David Parsons: Present, Alderman Bobby Simmons: Present, Vice Mayor Jack Young: Present, Alderman Kevin Quinn: Present.

INVOCATION

Opening Prayer by Johnny Byrd, Legacy Church

FUTURE MEETINGS

Board of Zoning Appeals, September 15 at 6:30 p.m.

Historic Preservation Commission, September 19 at 7 p.m.

Bartlett Arts Council, September 20 at 6 p.m.

BPACC Advisory Board, September 20 at 6 p.m.

Design Review Commission, September 20 at 6:30 p.m.

RECOGNITIONS

*****Official Business of the Day*****

Mayor McDonald announced the emergency purchase of two used Cummins generators for the pump stations from Turnkey Industries. The total cost is \$125,000.00.

MINUTES ACCEPTANCE

Minutes of the August 23, 2022 Board of Mayor and Aldermen Regular Meeting

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bobby Simmons, Alderman
SECONDER:	David Parsons, Alderman
AYES:	W.C. Pleasant, Mandy Young, David Parsons, Bobby Simmons, Jack Young, Kevin Quinn

Minutes of the August 30, 2022 Board of Mayor and Aldermen Special Called Meeting

Minutes for August 23 and August 30, 2022 were voted on simultaneously.

Minutes Acceptance: Minutes of Sep 13, 2022 6:00 PM (MINUTES ACCEPTANCE)

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bobby Simmons, Alderman
SECONDER:	David Parsons, Alderman
AYES:	W.C. Pleasant, Mandy Young, David Parsons, Bobby Simmons, Jack Young, Kevin Quinn

CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	W.C. Pleasant, Alderman
SECONDER:	David Parsons, Alderman
AYES:	W.C. Pleasant, Mandy Young, David Parsons, Bobby Simmons, Jack Young, Kevin Quinn

- 1 **Special event permit for The Legend of Stanky Creek Mountain Bike Race. (Jim Brown, Director of Code Enforcement)**
The event will be held on Saturday, October 1 from 9 a.m. to 5 p.m. at Nesbit Park.
- 2 **Purchase one walking floor trailer. (Matt Crenshaw, Assistant Director of Public Works)**
Request authorization to purchase one walking floor trailer from Sourcewell at a total cost of \$124,646.00. Sourcewell is a single source provider. Funds are available in Account 122.48122.939
- 3 **Purchase one Ford F-150. (Matt Crenshaw, Assistant Director of Public Works)**
Request authorization to purchase one F-150 regular cab pick-up, 4x2, 8' bed from Ford of Murfreesboro on the State contract at a total cost of \$31,706.00. Funds are available in Account 510.51300.935.
- 4 **Bid for one police motorcycle. (Jeff Cox, Police Chief)**
Recommend accepting the bid from Performance Plus Cycles at a cost of \$28,727.99 for one 2023 BMW R1250 RT-P Police Pursuit Motorcycle. Funds are available in Account 124.48124.935.
- 5 **Proposal for ARPA Grant Administration Funds. (John Horne, Assistant Director of Engineering)**
Recommend accepting the proposal from SIC Project Management, Inc. This proposal is for Grant Administration (as required by TDEC) of the entire ARPA Funds Process. SIC's proposal totals \$226,200.00 for four and a half years of work. Funding is available in the FY23 approved budget.
- 6 **Proposal for Center of Applied Earth Science and Engineering Research (CAESER) Wellhead Protection Plan. (John Horne, Assistant Director of Engineering)**
Recommend accepting the proposal from CAESER for \$26,440.00 per year for 5 years for continued research and support regarding the City of Bartlett's wellheads.

Minutes Acceptance: Minutes of Sep 13, 2022 6:00 PM (MINUTES ACCEPTANCE)

NEW BUSINESS

- I Resolution 32-22, a resolution authorizing the City of Bartlett, Tennessee to participate in James L. Richardson "Driver Training" Matching Grant Program. (Dick Phebus, Director of Finance)**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jack Young, Vice Mayor
SECONDER:	W.C. Pleasant, Alderman
AYES:	W.C. Pleasant, Mandy Young, David Parsons, Bobby Simmons, Jack Young, Kevin Quinn

- 2 Resolution 33-22, a resolution to utilize American Rescue Plan Act (ARPA) funds for public sewer rehabilitation. Sewer rehabilitation includes replacement of four sewer lift stations and rehabilitation of sewer mains in our northern sewer basins. (John Horne, Assistant Director of Engineering)**

Assistant Director of Engineering John Horne explained the resolution for APRA funds for water and sewer infrastructure.

Alderman Parsons asked if generators were in this plan. Mr. Horne said there were.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	W.C. Pleasant, Alderman
SECONDER:	Mandy Young, Alderman
AYES:	W.C. Pleasant, Mandy Young, David Parsons, Bobby Simmons, Jack Young, Kevin Quinn

OPEN DISCUSSION

Director of Engineering Rick McClanahan stated that beginning next week there would be traffic shifting on Old Brownsville Road.

Alderman Young inquired as to when the previously scheduled repairs on the CSX railroad crossings would occur. Mr. McClanahan stated that they were notified by CSX that repairs have been delayed and CSX has not provided a new date.

Nicole Travis, 3141 Hill Lake Dr. expressed concerns that the Alderman and the Mayoral Candidate forums were not scheduled to be live-streamed.

Mayor McDonald explained that Leadership Bartlett and the Chamber of Commerce were hosting these forums. Director of Community Relations Debbie Gelineau said there would be a meeting of the Leadership Bartlett Alumni to discuss recording the forums.

ADJOURNMENT

Meeting adjourned at 6:16 PM

W.C. Pleasant, Register to the
Board of Mayor and Aldermen

A. Keith McDonald, Mayor



Board of Mayor and Aldermen

6400 Stage Road
Bartlett, TN 38134

SCHEDULED

RESOLUTION (ID # 3215)

Meeting: 09/27/22 06:00 PM
Department: Planning and Economic Development
Category: Special use permit
Prepared By: Penny Medlock

Initiator: Kim Taylor

Sponsors:

DOC ID: 3215

Resolution 28-22, a resolution to approve a special use permit for Joyce's Gardens Planned Unit Residential Development located at 6778 Old Brownsville Road within the "RS-15" single family residential zoning districts.

WHEREAS, an application has been made for a Special Use Permit to allow a Planned Unit Residential Development to be located at 6778 Old Brownsville Road, within the "RS-15" Single Family Residential Zoning District.

WHEREAS, according to Article 6, Section 3 of the Bartlett Zoning Ordinance, a Special Use Permit is required within the "RS-15" Single Family Residential Zoning District to allow a Planned Unit Residential Development.

WHEREAS, the Planning Commission reviewed the proposed Special Use Permit to allow a Planned Unit Residential Development to be located at 6778 Old Brownsville Road on Monday, August 1, 2022, in accordance with their regulations and approved the favorable recommendation of approval of the Special Use Permit; and

WHEREAS, the Board of Mayor and Aldermen held a Public Hearing on the 27th day of September, 2022, and approved the Special Use Permit to allow a Planned Unit Residential Development to be located at 6778 Old Brownsville Road, subject to the following conditions:

Engineering Conditions:

General:

- 1) A full subdivision contract will be required.
- 2) All new utilities shall be underground.
- 3) Handicap ramps are required at street corners.
- 4) Lots 9, 25, 28, 39, 40, 41, and 42 will be restricted from access to New Brownsville Road.
- 5) All mark-ups and corrections shall be addressed on the revised plans.
- 6) Construction access will not be permitted on New Brownsville Road until the roadway is finished and released to the City of Bartlett. It is scheduled to be completed by fall 2023.

Plat:

- 7) All COS shall be maintained by the Homeowners Association.
- 8) Greenway shall be called out as "Dedicated to the City of Bartlett."
- 9) Finished Floor Elevations will be required on Lots 21-22, which border the Greenbelt.
- 10) The developer shall work with the owner of Lot 25 in Rockyford Place Planned Development to remove the temporary turnaround.
- 11) An ingress/egress easement shall be placed on Lot 28 to allow access to the existing parcel.
- 12) The cemetery boundary shall be confirmed.

Erosion Control:

- 13) The engineer shall provide a copy of the SWPPP (Storm Water Pollution Prevention Plan) that has been or will be submitted to TDEC (Tennessee Department of Conservation).
- 14) Prior to any work being started, an NOC (Notice of Coverage) from TDEC must be received and a copy submitted to the City of Bartlett.
- 15) Metal posts with wire-backed fence are required on the proposed silt fences.
- 16) All inlets to be protected by erosion control measures.
- 17) Sediment basins may be required during construction.

Grading and Drainage:

- 18) The detention basins will be maintained by the HOA.
- 19) Applicant's engineer shall submit the stamped and signed detention calculations for the proposed detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25, and 100 year storms. There should be one foot of freeboard above the top of the basin's wet storage elevation.
- 20) Pipe tables will be required and columns shall be provided for as-built data.
- 21) Drainage areas entering and exiting shall be shown on plan and any point drainage source entering or exiting the site should be connected via pipe.

Sanitary Sewer:

- 22) Plan and profile sheets will be required.

Water Plan:

- 23) Applicant shall provide a set of digital drawings showing the sanitary sewer lines, drainage lines, lot lines and all street improvements in AutoCAD format to Erin Campbell, ecampbell@cityofbartlett.org <<mailto:ecampbell@cityofbartlett.org>> for use in the preparation of the Water Design Plan.

Street Plan & Profile:

- 24) Not submitted, will be required.

Planning Conditions:

- 1. The applicant shall rename the subdivision name to Joyce's Gardens Planned Development since this development is being approved as a planned development in lieu of a standard subdivision.
- 2. The applicant shall add street names for the future Construction Plan and Final Plan submittals.
- 3. The applicant shall follow the note attached to the Rockyford Place Planned Development to follow the instructions on abandoning the temporary turnaround for Lot 25 in the Rockyford Place Planned Development, "40' paved temporary turnaround to be built as shown. Lot 25 shall have building setback measured off of edge of paved turnaround unless Raner Lane has been extended prior to house construction and turnaround has been removed. Developer shall pay City of Bartlett cash-in-lieu of construction to provide for the construction of curb & gutter, sidewalk, and driveway connection and turnaround removal to be done when Raner Lane is extended south across the east property line of

this subdivision.”

4. The applicant shall add a building setbacks table for Phase 1 and Phase 2 to the proposed plat to clearly identify the building setbacks in each phase.
5. The applicant will need to add a note to the plat to deny driveway access to New Brownsville Road for Lots 9, 25, 28, 39, 40, 41, and 42.
6. The applicant must attach the home owners’ association bylaws instrument number and the covenants and restrictions instrument number to the final plat.
7. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
8. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that maybe suggested by the Board of Mayor and Aldermen.
9. Should the Planned Development be approved by the Board of Mayor and Aldermen, the applicant shall submit construction and final subdivision plans, along with a site plan application to the Design Review Commission for the common open space areas and the amenities to be installed in the common open space areas.

WHEREAS, the Board of Mayor and Aldermen have determined that this Special Use Permit should be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF BARTLETT, TENNESSEE, that the Special Use Permit to allow a Planned Unit Residential Development to be located at 6778 Old Brownsville Road, incorporating the above listed conditions, is approved.

ADOPTED THIS 27th DAY OF SEPTEMBER, 2022.

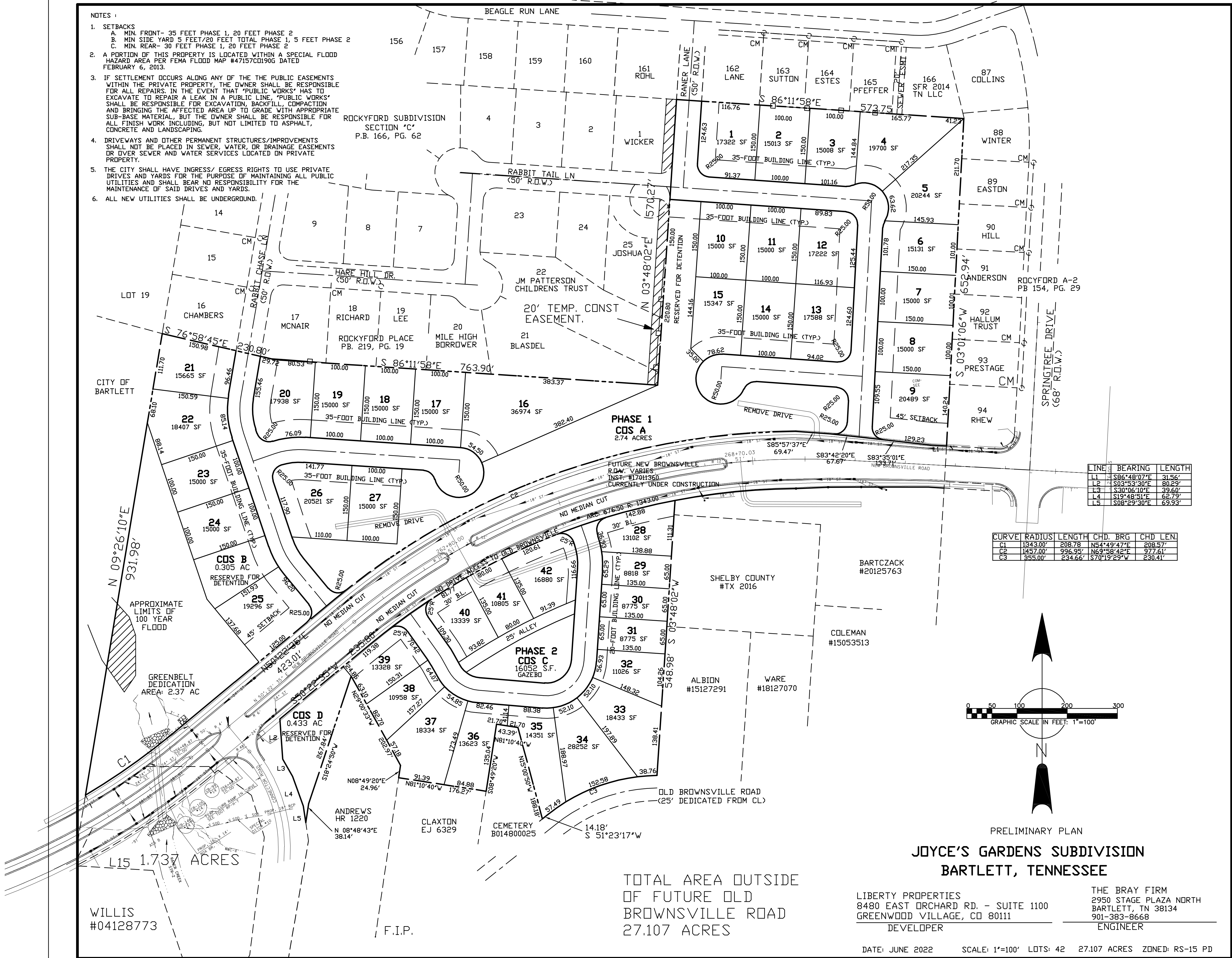
W.C. Pleasant, Register to the
Board of Mayor and Aldermen

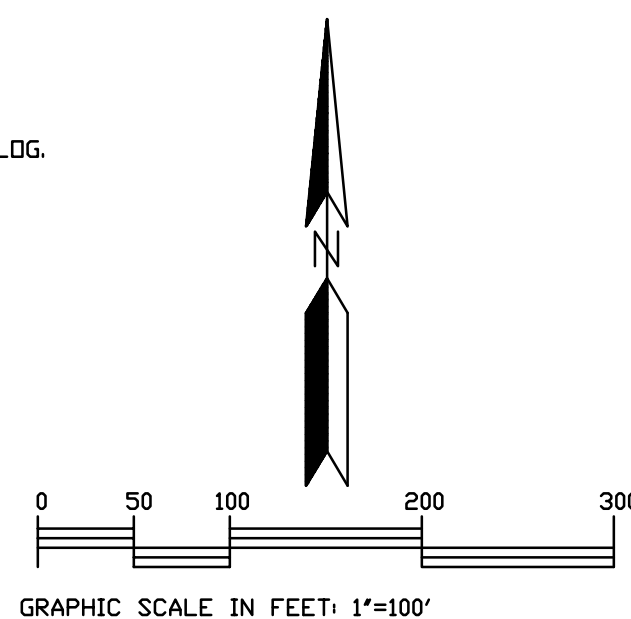
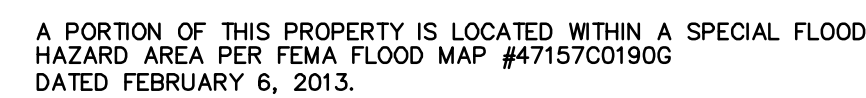
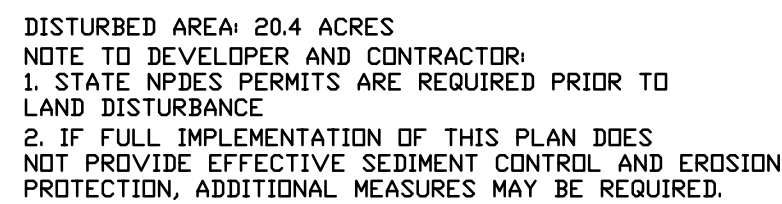
A. Keith McDonald, Mayor

Penny Medlock, City Clerk

NOTES:

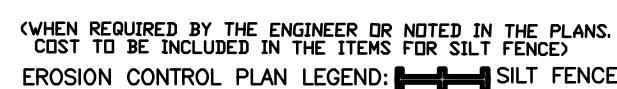
1. SETBACKS
A. MIN. FRONT- 35 FEET PHASE 1, 20 FEET PHASE 2
B. MIN. SIDE YARD 5 FEET/20 FEET TOTAL PHASE 1, 5 FEET PHASE 2
C. MIN. REAR- 30 FEET PHASE 1, 20 FEET PHASE 2
2. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157CD190G DATED FEBRUARY 6, 2013.
3. IF SETTLEMENT OCCURS ALONG ANY OF THE THE PUBLIC EASEMENTS WITHIN THE PRIVATE PROPERTY, THE OWNER SHALL BE RESPONSIBLE FOR ALL REPAIRS. IN THE EVENT THAT "PUBLIC WORKS" HAS TO EXCAVATE TO REPAIR A LEAK IN A PUBLIC LINE, "PUBLIC WORKS" SHALL BE RESPONSIBLE FOR EXCAVATION, BACKFILL, COMPACTION AND BRINGING THE AFFECTED AREA UP TO GRADE WITH APPROPRIATE SUB-BASE MATERIAL, BUT THE OWNER SHALL BE RESPONSIBLE FOR ALL FINISH WORK INCLUDING, BUT NOT LIMITED TO ASPHALT, CONCRETE AND LANDSCAPING.
4. DRIVEWAYS AND OTHER PERMANENT STRUCTURES/IMPROVEMENTS SHALL NOT BE PLACED IN SEWER, WATER, OR DRAINAGE EASEMENTS OR OVER SEWER AND WATER SERVICES LOCATED ON PRIVATE PROPERTY.
5. THE CITY SHALL HAVE INGRESS/ EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC UTILITIES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID DRIVES AND YARDS.
6. ALL NEW UTILITIES SHALL BE UNDERGROUND.





SURVEY: TBF DATE: 12-2021 BOOK: _____
DESIGN: TBF DATE: 6-2022 SCALE 1"=300'

DEVELOPER: LIBERTY PROPERTIES
ENGINEER: THE BRAY FIRM



CONSTRUCTION NOTES:

LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT NECESSARILY ALL OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATED UTILITY COMPANY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND/OR UNDERGROUND STRUCTURES PRIOR TO THE INITIATION OF ANY CONSTRUCTION. CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN THE CONSTRUCTION PERIMETERS. FOR SITE LOCATION OF EXISTING UTILITIES INVOLVING M&W, SOUTH CENTRAL BELL, AND/OR TEXAS GAS COMPANY, PLEASE CALL 1-800-391-1111. FOR SEWER SERVICE LOCATIONS, CALL 636-8065.

CONTRACTOR SHALL ENSURE UNINTERRUPTED SEWER SERVICE ON EXISTING SEWER AND SERVICE CONNECTIONS BY PROVIDING AMPLE TEMPORARY WASTEWATER PUMPING AND/OR BYPASSING.

CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.

CONTRACTOR SHALL NOTIFY THE CITY OF MEMPHIS CONSTRUCTION INSPECTION OFFICE AT 636-2462 A MINIMUM OF 24 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION

ALL AREAS IN CUT OR FILL WHERE VEGETATION HAS BEEN REMOVED SHALL BE SEEDED, MULCHED, FERTILIZED, AND/OR SODDED AS REQUIRED TO PREVENT EROSION.

THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.

ALL SANITARY SEWER TO BE CONSTRUCTED AS PER CITY OF MEMPHIS STANDARD CONSTRUCTION SPECIFICATIONS. SANITARY SEWER SERVICE CONNECTIONS TO BE INSTALLED AS PER CITY OF MEMPHIS STANDARD SST-16.

ALL SEWER MANHOLE LIDS IN OPEN AREAS ARE TO BE CONSTRUCTED 1.5' ABOVE PROPOSED GRADE. IN BACKYARDS, MANHOLE LIDS ARE TO BE 1.5' ABOVE INITIAL GRADE, 0.5' ABOVE FINAL GRADE.

ALL SANITARY SEWER, INCLUDING SERVICE CONNECTIONS, WHICH HAS LESS THAN 15' CLEARANCE (OUTSIDE OF PIPES) WITH DRAINAGE OR IN FILLED AREAS SHALL BE CLASS 50 D.I.P. OR CONCRETE ENCASED, 10' BOTH SIDES OF CROSSING. ALL DUCTILE IRON PIPE SHALL BE POLYETHYLENE LINED OR SHALL BE TREATED WITH PROTECTO 401 OR APPROVED EQUIVALENT.

THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.

NO TREES, SHRUBS, PERMANENT STRUCTURES OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT.

NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DIRVES AND YARDS EXCEPT FOR CROSSINGS.

ALL SANITARY SEWER MANHOLES IN REVERSE CROWN STREETS ALLEYS OR DRIVES (PUBLIC OR PRIVATE) SHALL BE PROVIDED WITH GASKETS AND PLUGS FOR 'PICK HOLES' TO PREVENT DRAINAGE INFLOW INTO SEWER SYSTEM.

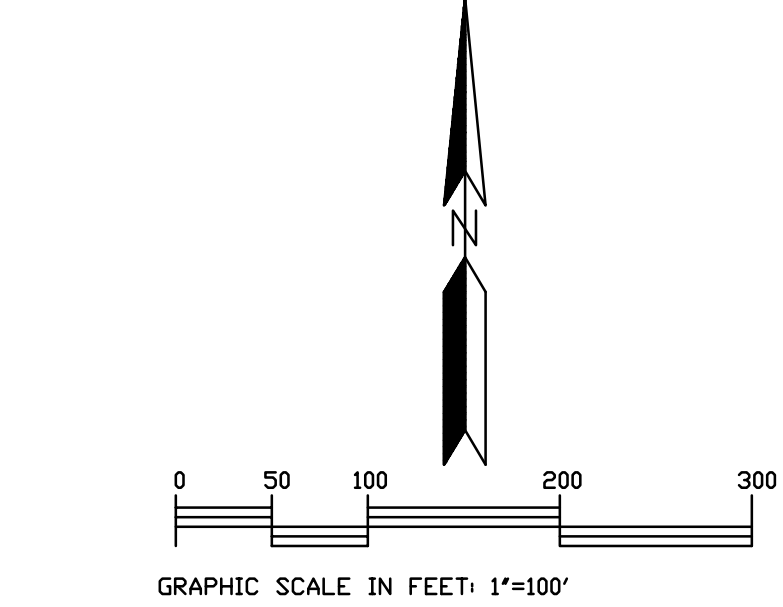
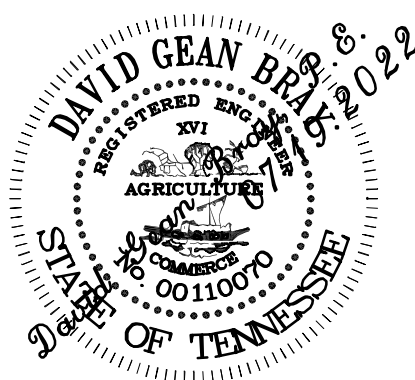
THE CONTRACTOR SHALL PROVIDE ADEQUATE AND EFFECTIVE EROSION CONTROL AS NECESSARY TO PREVENT ANY SILTATION INTO EXISTING DRAINAGE SYSTEM AND/OR ADJACENT PROPERTIES.

APPROVED FOR CONSTRUCTION

The document bearing this stamp has been reviewed by the City of Memphis Division of Engineering under authority delegated by the Tennessee Department of Environment and Conservation Division of Water Pollution Control. It is hereby approved for Construction by the City Engineer as evidence by his signature in the title block below. Approval expires 1 year from approval date below. This approval shall not be construed as creating a presumption of correct operation or as warranting by the City Engineer that the approved facilities will reach the desired goals.

A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0190G DATED FEBRUARY 6, 2013.

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

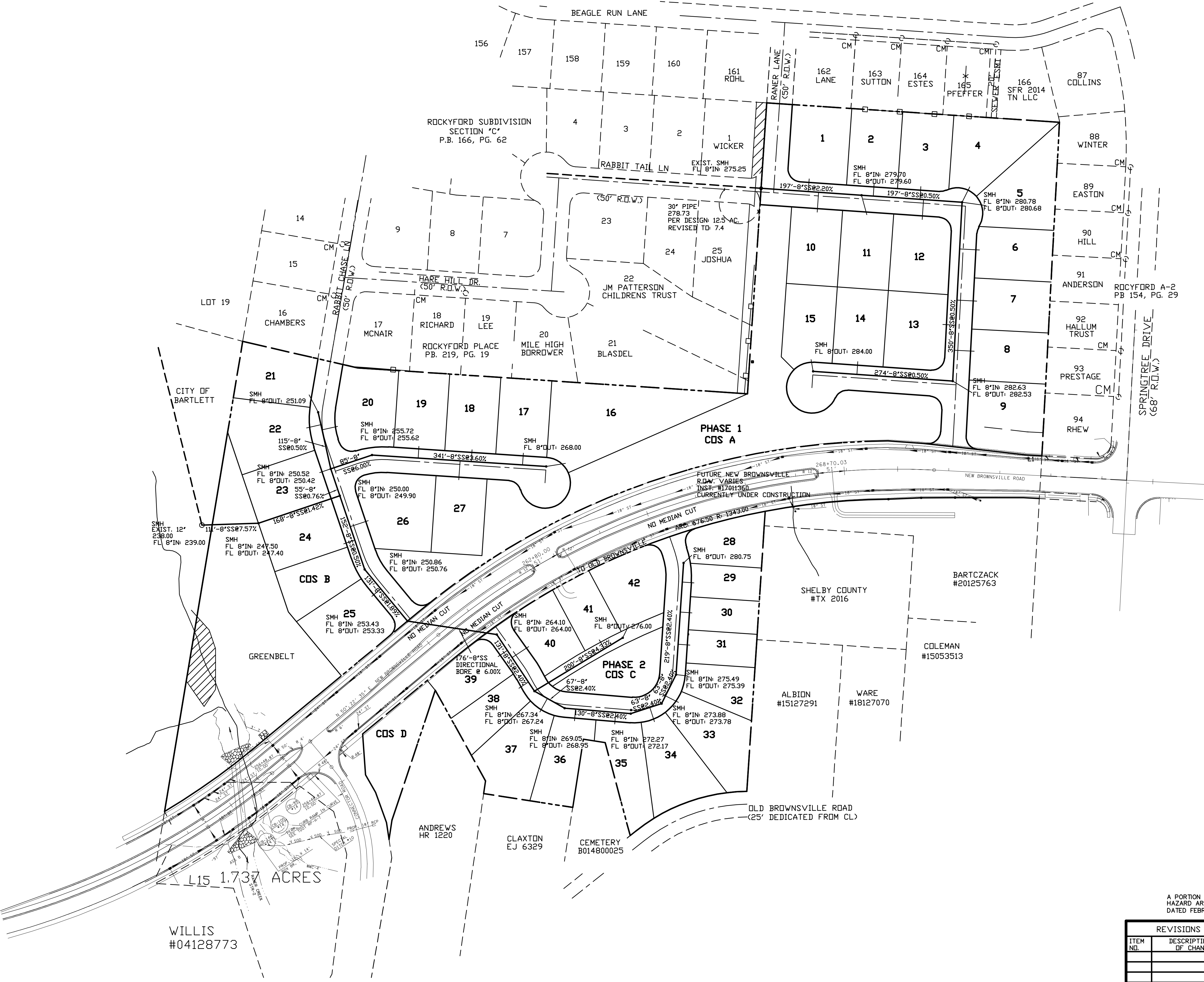


DIVISION OF ENGINEERING
PRELIMINARY SANITARY
SEWER PLAN

BARTLETT, TENNESSEE
SURVEY: TBF DATE: 12-2021 BOOK: _____
DESIGN: TBF DATE: 6-2022 SCALE: 1"=300'

JOYCE'S GARDENS SUBDIVISION

DEVELOPER: LIBERTY PROPERTIES
ENGINEER: THE BRAY FIRM



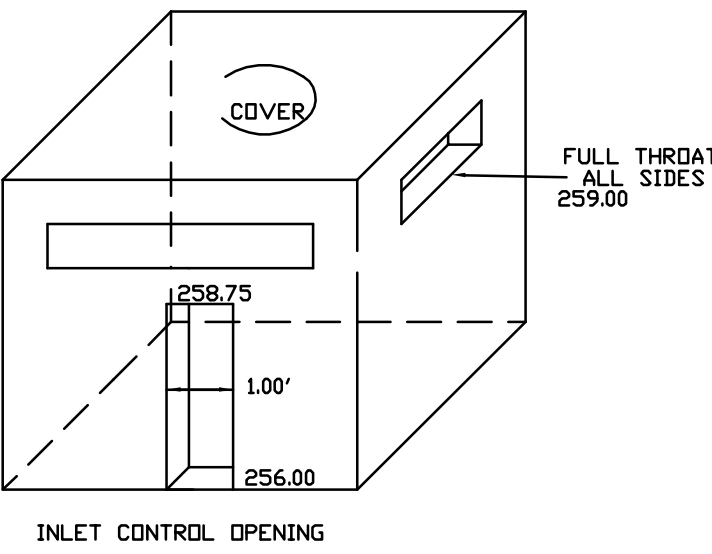
WILLIS
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15 1.737 ACRES



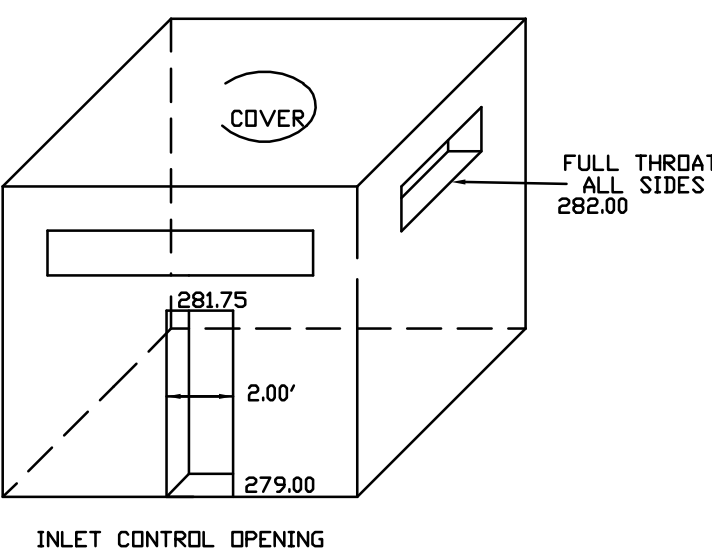
ELEV.	STORAGE
	CUF
256.00	0
257.00	1524
258.00	1521
259.00	21981

DETENTION BASIN SUMMARY - CDS D DRAINAGE AREA: 5.4 AC.					
Cpre=0.35 Tc=10 min		Cpost=0.60 Tc=10 min			
RETURN	ALLOWABLE	ACTUAL	OUTFLOW	STORAGE	V.S.E.
YRS	FLW	FLW	CUF	CUF	FT
5	9.3	9.9	932.7	932.7	257.71
10	10.7	7.2	1032.7	1032.7	257.95
25	11.7	8.0	1227.2	1227.2	258.09
100	13.7	9.1	1410.2	1410.2	258.23
100	15.8	11.2	1790.1	1790.1	258.62



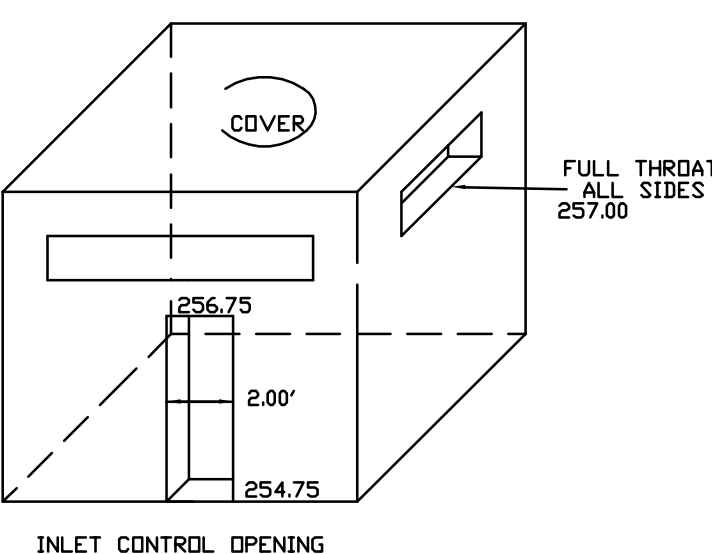
ELEV.	STORAGE
	CUF
258.00	1581
259.00	2482
260.00	12286
263.00	24481

DETENTION BASIN SUMMARY - CDS A DRAINAGE AREA: 107.9 AC.					
Cpre=0.35 Tc=20 min		Cpost=0.50 Tc=10 min			
RETURN	ALLOWABLE	ACTUAL	OUTFLOW	STORAGE	V.S.E.
YRS	FLW	FLW	CUF	CUF	FT
5	18.5	14.8	5823	5823	258.81
10	18.5	14.8	6438	6438	259.59
25	19.5	15.9	7181	7181	259.98
100	23.2	20.9	10380	10380	261.50



ELEV.	STORAGE
	CUF
254.75	122
255.00	3230
257.00	9165
258.00	16425

DETENTION BASIN SUMMARY - CDS B DRAINAGE AREA: 6.6 AC.					
Cpre=0.35 Tc=10 min		Cpost=0.50 Tc=10 min			
RETURN	ALLOWABLE	ACTUAL	OUTFLOW	STORAGE	V.S.E.
YRS	FLW	FLW	CUF	CUF	FT
5	11.3	10.2	5893	5893	255.30
10	14.3	12.9	6573	6573	256.56
25	16.3	14.9	7591	7591	257.73
100	19.4	17.7	9131	9131	258.99



A PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD MAP #47157C0190G DATED FEBRUARY 6, 2013.

REVISIONS		
ITEM NO.	DESCRIPTION OF CHANGE	DATE APPROVED

PRELIMINARY GRADING & DRAINAGE PLAN

BARTLETT, TENNESSEE

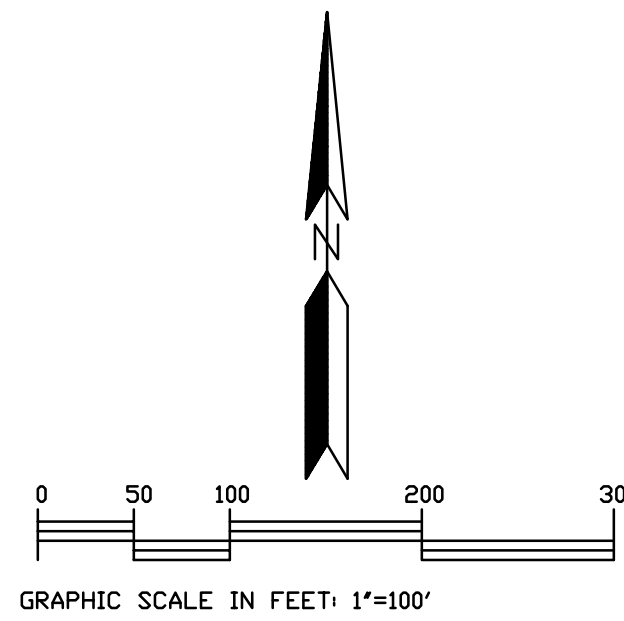
SURVEY: TBF DATE: 12-2021 BOOK: _____

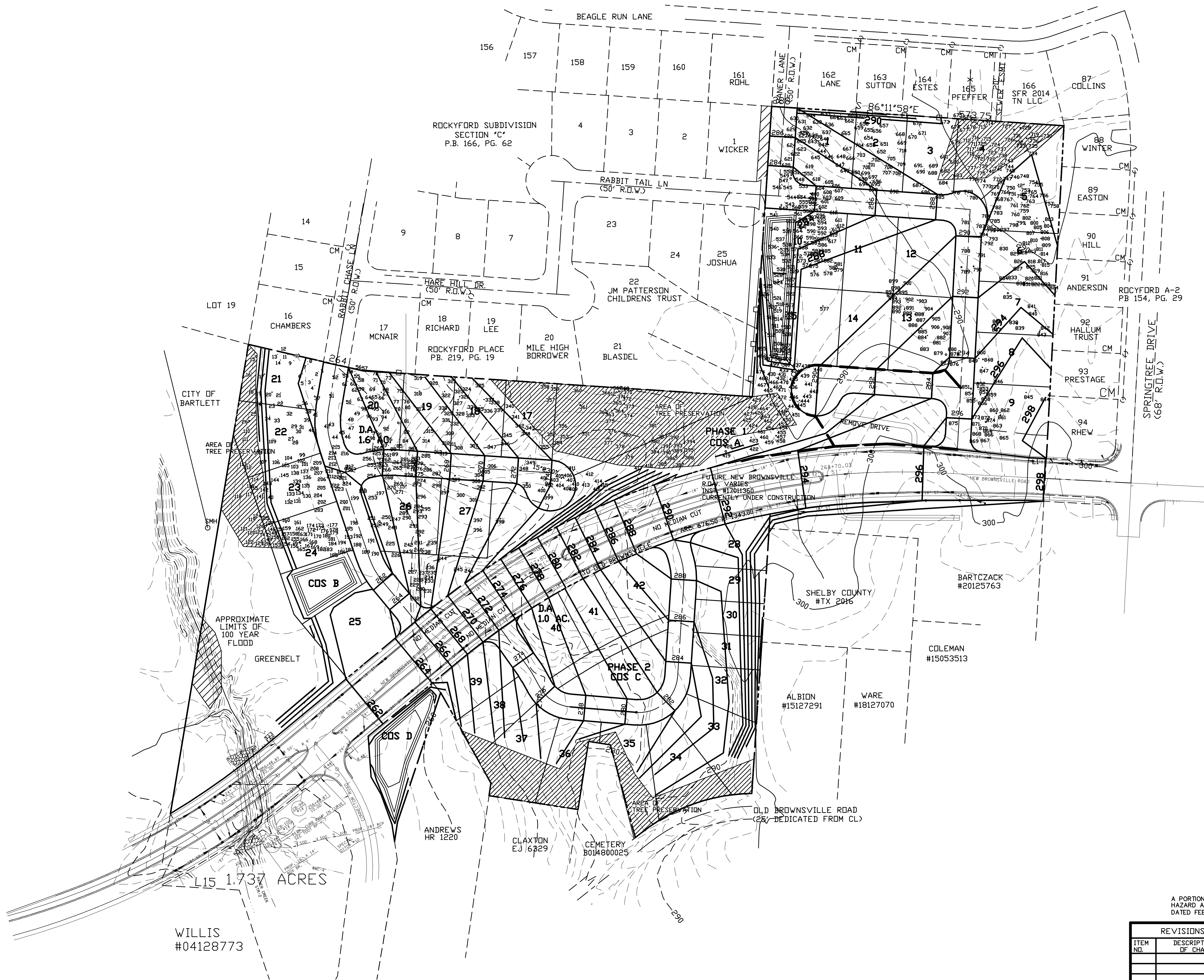
DESIGN: TBF DATE: 6-2022 SCALE: 1"=100'

JOYCE'S GARDENS SUBDIVISION

DEVELOPER: LIBERTY PROPERTIES

ENGINEER: THE BRAY FIRM







Board of Mayor and Aldermen

6400 Stage Road
Bartlett, TN 38134

SCHEDULED

RESOLUTION (ID # 3216)

Meeting: 09/27/22 06:00 PM

Department: Planning and Economic Development

Category: Special use permit

Prepared By: Penny Medlock

Initiator: Kim Taylor

Sponsors:

DOC ID: 3216

Resolution 29-22, a resolution approving a special use permit to allow a tattoo and body piercing establishment to be located at 2965 North Germantown Road Suites 129 and 130, within the “C-H” Highway Business zoning district.

WHEREAS, an application has been made for a Special Use Permit to allow a Tattoo and Body Piercing establishment to be located at 2965 North Germantown Road Suites 129 and 130 within the “C-H” Highway Business Zoning District.

WHEREAS, according to Article 5, Chart I of the Bartlett Zoning Ordinance, a Special Use Permit is required in the “C-H” Highway Business zoning district to operate a Tattoo and Body Piercing establishment.

WHEREAS, the Planning Commission reviewed the proposed Special Use Permit to allow a Tattoo and Body Piercing establishment to be located at 2965 North Germantown Road Suites 129 and 130 on Monday, August 1, 2022, in accordance with their regulations and approved the favorable recommendation of approval of the Special Use Permit; and

WHEREAS, the Board of Mayor and Aldermen held a Public Hearing on the 27th day of September, 2022, and approved the Special Use Permit to allow a Tattoo and Body Piercing establishment to be located at 2965 North Germantown Road Suites 129 and 130, subject to the following conditions:

Engineering Conditions: None

Planning Conditions:

1. Prior to opening the business, the applicant shall obtain a studio certificate certified by the Shelby County Health Department and all tattoo artists shall be licensed by the state.
2. The applicant shall obtain Design Review Commission approval prior to installing/changing any signage or making any changes to the exterior.
3. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
4. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that may be suggested by the Board of Mayor and Aldermen.

Planning Commission Conditions:

1. The establishment shall have a closing time of 12:00 am (midnight).

WHEREAS, the Board of Mayor and Aldermen have determined that this Special Use

Permit should be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF BARTLETT, TENNESSEE, that the Special Use Permit to allow a Tattoo and Body Piercing establishment to be located at 2965 North Germantown Road Suites 129 and 130, incorporating the above listed conditions, is approved.

ADOPTED THIS 27th DAY OF SEPTEMBER 2022.

W.C. Pleasant, Register to the
Board of Mayor and Aldermen

A. Keith McDonald, Mayor

Penny Medlock, City Clerk

Bartlett Planning and
Economic Development Department
6382 Stage Road, P.O. Box 341148
Bartlett, TN 38184-1148
901-385-6417 FAX 901-385-6419
www.cityofbartlett.org

Bartlett Planning Commission
Application for Special Use Permit Approval

Consultation with the staff is encouraged prior to the completion of this application form.

Requested Special Use Tattoo and piercing shop
Property Address 2965 North Germantown Rd.
Present Zoning _____
Owner/Developer Contact WPL Retail LLC Phone _____
Company Name _____ Fax _____
Address _____
Email Address _____
Architect Contact Charles Waters Jr Phone 901-240-4160
Company Name Charles Waters / Architectural Design Fax _____
Address 3340 Poplar Avenue, Suite 330, Memphis, TN 38111
Email Address waters633@bellsouth.net
Engineer Contact _____ Phone _____
Company Name _____ Fax _____
Address _____
Email Address _____

Submitted by Salina Alvarado (printed name) [Signature] (signature) 7/1/22 (date)
Email Address Inkedbooga@gmail.com Phone 901-612-8772 Fax _____

- CHW Acknowledge (by initials in the blank to the left) that the "Application Instructions: Planning Commission" were obtained and read prior to submitting this application.
- CHW Attach a checked-off "Special Use Permit Checklist" and all items required therein.
- CHW Provide 18-folded ($\pm 10'' \times 13''$) sets of plans with a copy of the signed application attached to each set.
- CHW Provide an electronic PDF file of the plans. Note that an updated electronic file is required when plans are revised. The electronic file shall be labeled with the project name and accurately dated.
- _____ Include a fee with this application (check payable to the City of Bartlett) of \$500 for five (5) acres or less, plus \$50 per acre (after the first five) to a maximum of \$3,000. The fee is not refundable.

I, the property owner(s) hereby authorize the filing of this application.

Salina Alvarado
(print name)

[Signature]
(signature)



Bartlett Planning and
Economic Development Department
6382 Stage Road, P.O. Box 341148
Bartlett, TN 38184-1148
901-385-6417 FAX 901-385-6419
www.cityofbartlett.org

Special Use Permit Checklist

Plot Plan and Legal Description (each parcel, if more than one)

- | | |
|--|---|
| <p>____ Plot plan, drawn to scale, showing the following information for each parcel (several parcels may be included on one sheet):</p> <p>____ Adjoining public street rights-of-way</p> <p>____ Area (acres)</p> <p>____ Present zoning</p> <p>☒ Requested special use, including purpose (attach statement, one page maximum)</p> <p>____ Area in which buildings are proposed to be located, showing setback dimensions from line.</p> <p>____ Drainage</p> <p>____ Driveways</p> <p>____ Parking area</p> <p>____ Buffer planting areas</p> <p>____ Type and location of any easements</p> <p>____ If Site Plan application and approval are necessary, conformance to Tree Ordinance is required.</p> | <p>____ Other pertinent information as required through staff consultation.</p> <p>☒ Legal description (may be attached to plot plan).</p> <p>☒ One (1) PDF file of the plot plan, for display at the Planning Commission meeting.</p> <p>Vicinity Map</p> <p>☒ Vicinity map, drawn to a convenient scale, showing the subject property and all parcels within a 1,000-foot radius. Every parcel shall indicate owner's name and the streets, roads or alleys that each parcel fronts upon.</p> <p>☒ One (1) PDF file of the vicinity map, for display at the Planning Commission meeting.</p> <p>Property Owners</p> <p>☒ List of all property owners within 1,000 feet or a minimum of fifty (50) property owners, whichever results in the greater number of owners. A xerographic copy of the mailing labels may serve as the list.</p> <p>☒ Self-adhesive mailing labels for the list of property owners (two sets).</p> |
|--|---|

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

Salina Alvarado
711 Cedar Brake Dr.
Cordova, TN. 38018
Inkedbooga@gmail.com

July 1st, 2022

City of Bartlett
Bartlett Planning Commission
6400 Stage rd.
Memphis, TN. 38134
Letter of intent

To the City of Bartlett,

I hereby submit a letter of intent with aims to receive permission to operate in the City of Bartlett as Hypnotize Ink artist collective. Hypnotize Ink intends to occupy a larger space and will be utilizing said expansions to provide hygienic tattoos, the greatest of customer care, merchandise, and tattoo aftercare to ensure healthy and effective tattoo experiences for Bartlett residents and surrounding areas. Alongside previously listed services, Hypnotize Ink specializes in memorial, cosmetic, and reconstructive artwork; In many cases, providing healing for the clientele.

Practicing in Bartlett will not only provide services that do not exist within the city but will also convenience inhabitants of Bartlett refraining them from having to travel outside of city limits for quality artwork. Hypnotize Ink is health department approved with a perfect score of 100 since June 2020 and through thorough continuation of a sanitary work space, professional training of apprentices will be guaranteed, resolving the issue of sub-par artists for years to come.

Hypnotize Ink would ultimately contribute to the profitability of Bartlett through securing a minimum three year lease with the renter of a commercial space within the city. Amidst generating services, clientele would naturally be inclined to make use of surrounding establishments for their needs prior and/or post appointment.

Upon consideration Hypnotize Ink is completely prepared to operate at full capacity effective immediately.

Sincerely,



Salina Alvarado

Attachment: Hypnotize Ink SUP_compressed (3216 : Res 29-22 SUP Tattoo Body Piercing 2965 Gtown Ste 129 130 Hypnotize Ink)

B0158 00654 - BENTLEY PROPERTIES LP
B0158 00567 - TAYLOR SUSANNE DVM LIVING TRUST
B0158 00509 - GEESLIN JO ANN REVOCABLE LIVING TRUST
B0158 00190 - PATEL RAJESH AND RAKESH ARVIND PATEL
B0158I B00027 - AVMAC PROPERTIES G P (1/3%) AND INLAND
B0158I B00026 - NEW CFH LLC
B0158 00188 - GERMANTOWN ROAD LLC
B0158 00189 - GERMANTOWN ROAD LLC
B0158I B00024C - WE LOVE KIDS LLC
B0158I B00022 - JOYNER ARLENE
B0158I B00038 - MALCO STAGE ROAD LLC
B0158 00179 - WOODBURY MICHAEL & ANGELA
B0158 00664 - HIGHWAY SIXTY FOUR LLC
B0158 00195 - WFL RETAIL LLC
B0158 00615 - CORDOVA HOTEL LLC
B0158 00665 - MBR ENTERPRISES LLC
B0158 00626 - WOLFLAKE IVNESTMENT GROUP LLC
B0158 00625 - COLLIS FOODS INC (DBA) WAFFLE HOUSE 1277
B0158 00482 - MCDONALDS REAL ESTATE CO
B0158I B00037 - BANK OF BARTLETT
B0158 00407C - MACS CONVENIENCE STORES LLC
092006 00016 - HERITAGE WOLFCREEK III LLC
B0158I B00028 - STRATAS FOODS LLC
B0158I B00011 - GREGORY REALTY GP
B0158I B00012 - GREGORY REALTY GP

B0158I B00013 - VANDERVOORT GUS A
B0158I B00023C - KEELING CO
B0158I B00015 - BARTLETT PEDIATRICS
B0158I B00020 - EIG PROPERTIES LLC
B0158 00202 - SOUTHERN SECURITY FEDERAL CREDIT UNION
092006 00015 - HERITAGE WOLFCREEK III LLC
B0158 00174C - HJ & F LLC
B0158 00633 - GTP STAGE LLC
092006 00011 - DAYTON HUDSON CORPORATION
B0158 00606 - MACS CONVENIENCE STORES LLC
B0158I B00046 - SSJ INVESTMENTS LIMITED
B0158I B00045 - KOSTEN ALAN L AND M SUSAN KOSTEN LIVING
B0158I B00021 - TAYLOR SUSANNE
B0158 00695 - OAK GROVE MISSIONARY BAPTIST CHURCH
B0158I B00039 - STAGE ROAD SHOPPING CENTER GROUP L LC
B0158I B00044 - PASTA REAL ESTATE PARTNERSHIP II
B0158 00200C - GOLDEN ARCH LTD PSHP
B0158 00510C - DMB HOLDING I LLC
B0158 00180 - RIVERSIDE VILLAS LLC
B0158 00403C - GOSSETT AL
092007 00086 - ARCP RL/BB MEMPHIS TN LLC
092006 00025 - L & G DEVELOPMENT (PSO)
092006 00018 - BRIXMOR WOLFCREEK OUTPARCEL OWNER LLC
092006 00024 - L & G DEVELOPMENT (PSO)
092006 00017 - HERITAGE WOLFCREEK III LLC

B0158I B00025 - STAGE HILLS HOLDINGS LLC
B0158I B00047 - HAND CUT STEAKS ACQUISITIONS INC
B0158I B00017 - MASCOM PROPERTIES LLC
092006 00014 - HERITAGE WOLFCREEK I LLC
B0158I B00018C - MASCOM PROPERTIES L L C
B0158I B00042 - MALCO STAGE HOLDING CO (PSO)
B0158I B00043 - COOK OUT-BARTLETT INC
092007 00087 - ARCP RL/BB MEMPHIS TN LLC

LEGAL DESCRIPTION
Exhibit "A"

BEING A LEGAL DESCRIPTION OF THE WOLFLAKE RETAIL CENTER, LLC, PROPERTY AS RECORDED IN INST. NO. 151004596 AT THE REGISTER'S OFFICE IN SHELBY COUNTY TENNESSEE (S.C.R.O.), BEING LOT 5 OF THE GEORGE ABERNATHY SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 69 (S.C.R.O.), SITUATED IN BARTLETT, SHELBY COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE TANGENT INTERSECTION OF THE SOUTH LINE OF STAGE HILLS BOULEVARD (PUBLIC, ASPHALT PAVED, 68-FT. R.O.W.) AND THE WEST LINE OF NORTH GERMANTOWN ROAD (PUBLIC, ASPHALT PAVED, 160-FT. R.O.W.); THENCE SOUTHWARDLY ALONG THE WEST LINE OF GERMANTOWN ROAD - A DISTANCE OF 164.64 FEET TO THE SOUTHEAST CORNER OF LOT 32 BARTLETT CORPORATE PARK EAST (PLAT BOOK 156, PAGE 5, SCRO), AND BEING IN THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 87 DEGREES 50 MINUTES 59 SECONDS EAST ALONG SAID LINE - 33.04 FEET TO A SET IRON PIN IN THE WEST LINE OF SAID NORTH GERMANTOWN ROAD BEING THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 32 MINUTES 16 SECONDS EAST ALONG SAID WEST LINE - 259.16 FEET TO A FOUND IRON PIN IN THE NORTH LINE OF THE FINAL PLAT OF EQUITY INNS SUBDIVISION (PLAT BOOK 169, PAGE 55 (SCRO)); THENCE NORTH 87 DEGREES 51 MINUTES 44 SECONDS WEST ALONG THE NORTH LINE OF SAID SUBDIVISION - 765.22 FEET TO A FOUND IRON PIN IN THE EAST LINE OF LOT 42A OF SAID BARTLETT CORPORATE PARK EAST SUBDIVISION; THENCE NORTH 00 DEGREES 23 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 42A A DISTANCE OF 259.30 FEET TO A FOUND IRON PIN IN THE SOUTH LINE OF LOT 35 OF SAID SUBDIVISION; THENCE SOUTH 87 DEGREES 50 MINUTES 59 SECONDS EAST ALONG THE SOUTH LINE OF LOTS 35, 34, 33 AND 32 A DISTANCE OF 764.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 198,076 SQUARE FEET OR 4.547 ACRES, MORE OR LESS.

HERITAGE WOLFCREEK III LLC
P O BOX 4900 #
SCOTTSDALE AZ 85261

PASTA REAL ESTATE PARTNERSHIP II
PO BOX 1537 #
MADISON TN 37116

STAGE HILLS HOLDINGS LLC
4728 SPOTTSWOOD AVE #207
MEMPHIS TN 38117

HJ & F LLC
8170 HWY 64 #
BARTLETT TN 38133

GOLDEN ARCH LTD PSHP
5645 MURRAY RD #
MEMPHIS TN 38119

HAND CUT STEAKS ACQUISITIONS II
5 SHACKLEFORD PL #100
LITTLE ROCK AR 72212

GTP STAGE LLC
205 LAKE VALLEY DR #
MAUMELLE AR 72113

DMB HOLDING I LLC
4198 LOCH MEADE DR #
LAKELAND TN 38002

MASCOM PROPERTIES LLC
8039 STAGE HILLS BLVD #201
BARTLETT TN 38133

DAYTON HUDSON CORPORATION
PO BOX 9456 #TPN 0950
MINNEAPOLIS MN 55440

RIVERSIDE VILLAS LLC
1180 S BEVERLY DR #301
LOS ANGELES CA 90035

HERITAGE WOLFCREEK I LLC
PO BOX 4900
SOUTHLAKE TX 76092

MACS CONVENIENCE STORES LLC
PO BOX 347 #
COLUMBUS IN 47202

GOSSETT AL
1900 COVINGTON PIKE #
MEMPHIS TN 38128

MASCOM PROPERTIES L L C
8039 STAGE HILLS BLVD #201
BARTLETT TN 38133

SSJ INVESTMENTS LIMITED
3 GLENLAKE PKWY #
ATLANTA GA 30328

ARCP RL/BB MEMPHIS TN LLC
PO BOX 6467 #
ORLANDO FL 32802

MALCO STAGE HOLDING CO (PS
5100 POPLAR AVE #2607
MEMPHIS TN 38137

KOSTEN ALAN L AND M SUSAN KOSTEN LIVING
2025 MILLER FARMS RD #
GERMANTOWN TN 38138

L & G DEVELOPMENT (PSO)
P O BOX 4900 #
SCOTTSDALE AZ 85261

COOK OUT-BARTLETT INC
15 LAURA LN #300
THOMASVILLE NC 27360

TAYLOR SUSANNE
3015 N GERMANTOWN RD #
MEMPHIS TN 38133

BRIXMOR WOLFCREEK OUTPARCEL OWNER LLC
PO BOX 4900 #
SCOTTSDALE AZ 85261

ARCP RL/BB MEMPHIS TN LLC
1201 S ORLANDO AVE #365
WINTER PARK FL 32789

OAK GROVE MISSIONARY BAPTIST CHURCH
7317 US HIGHWAY 64 #
MEMPHIS TN 38133

L & G DEVELOPMENT (PSO)
P O BOX 4900 #
SCOTTSDALE AZ 85261

STAGE ROAD SHOPPING CENTER GROUP L LC
55 FIFTH AVE #15TH
NEW YORK NY 10003

HERITAGE WOLFCREEK III LLC
P O BOX 4900
SCOTTSDALE AZ 85261

BENTLEY PROPERTIES LP
744 S WHITE STAITON RD #
MEMPHIS TN 38117

MALCO STAGE ROAD LLC
PO BOX 171809 #
MEMPHIS TN 38187

MACS CONVENIENCE STORES LL
PO BOX 347 #
COLUMBUS IN 47202

TAYLOR SUSANNE DVM LIVING TRUST
3015 N GERMANTOWN RD #
BARTLETT TN 38133

WOODBURY MICHAEL & ANGELA
551 LEXINGTON CIR #
MEMPHIS TN 38120

HERITAGE WOLFCREEK III LLC
P O BOX 4900 #
SCOTTSDALE AZ 85261

GEESLIN JO ANN REVOCABLE LIVING TRUST
3041 N GERMANTOWN #
BARTLETT TN 38133

HIGHWAY SIXTY FOUR LLC
2956 N GERMANTOWN RD #
BARTLETT TN 38133

STRATAS FOODS LLC
P.O. BOX 1470 #
DECATUR IL 62525

PATEL RAJESH AND RAKESH ARVIND PATEL
7784 WOLF TRAIL CV #
GERMANTOWN TN 38138

WFL RETAIL LLC
7598 AE BEATY DR #
BARTLETT TN 38133

GREGORY REALTY GP
PO BOX 382366 #
GERMANTOWN TN 38183

AVMAC PROPERTIES G P (1/3%) AND INLAND
1255 CULLENDALE ST #
CORDOVA TN 38016

CORDOVA HOTEL LLC
PO BOX 17047 #
JONESBORO AR 72403

GREGORY REALTY GP
PO BOX 382366 #
GERMANTOWN TN 38183

NEW CFH LLC
P.O. BOX 6969
SYRACUSE NY 13217

MBR ENTERPRISES LLC
2956 N GERMANTOWN RD #
BARTLETT TN 38133

VANDERVOORT GUS A
3188 SANTA VALLEY #
BARTLETT TN 38133

GERMANTOWN ROAD LLC
14600 SW 136TH ST #
MIAMI FL 33186

WOLFLAKE IVNESTMENT GROUP LLC
2943 N GERMANTOWN RD #
BARTLETT TN 38133

KEELING CO
PO BOX 15310 #
LITTLE ROCK AR 72231

GERMANTOWN ROAD LLC
14600 SW 136TH ST #
MIAMI FL 33186

COLLIS FOODS INC (DBA) WAFFLE HOUSE 1277
1021 CAMBRIDGE SQ #
ALPHARETTA GA 30009

BARTLETT PEDIATRICS
8110 WALNUT RUN RD #
CORDOVA TN 38018

WE LOVE KIDS LLC
8040 STAGE HILLS BLVD #
MEMPHIS TN 38133

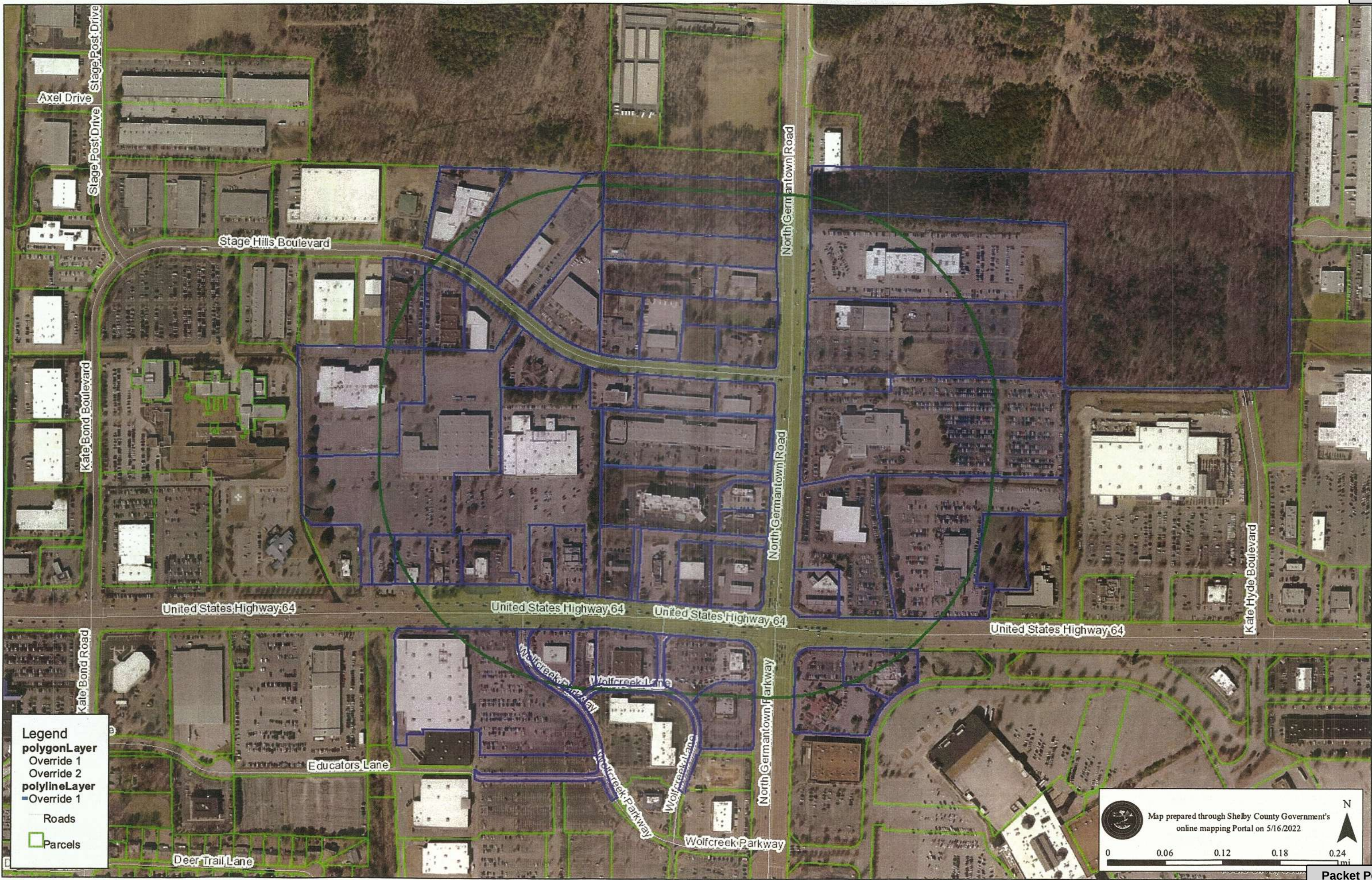
MCDONALDS REAL ESTATE CO
PO BOX 182571 #
COLUMBUS OH 43218

EIG PROPERTIES LLC
8099 STAGE HILLS BLVD #
BARTLETT TN 38133

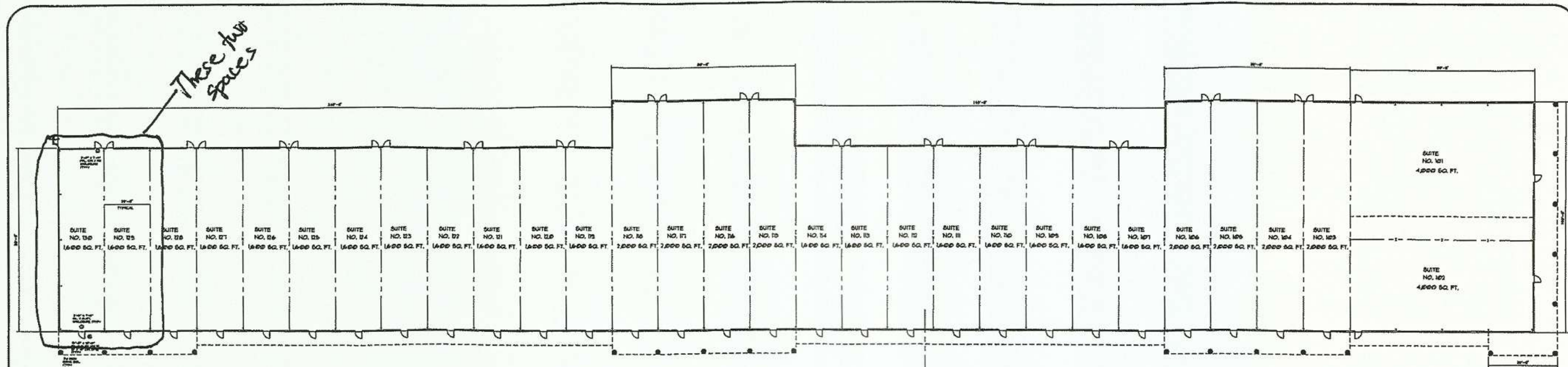
JOYNER ARLENE
6009 ABIGAIL BLUFF CV
BARTLETT TN 38135

BANK OF BARTLETT
6281 STAGE RD #
MEMPHIS TN 38134

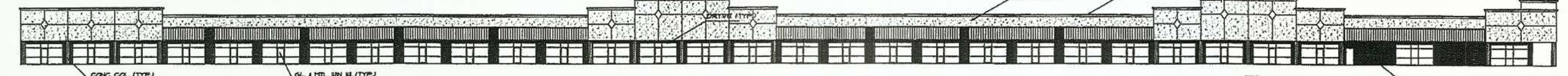
SOUTHERN SECURITY FEDERAL CREDIT UN
765 W POPLAR AVE #
COLLIERVILLE TN 38017



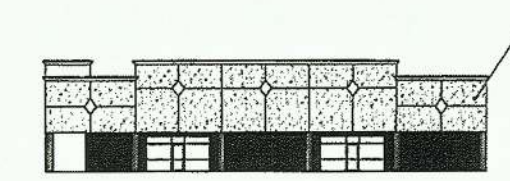
Attachment: Hypnotize Ink SUP_compressed (3216 : Res 29-22 SUP Tattoo Body Piercing 2965 Gtown Ste 129 130 Hypnotize Ink)



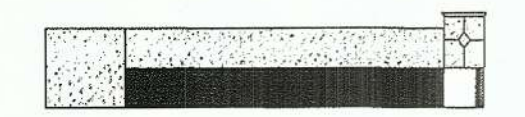
FLOOR PLAN
SCALE 3/64" = 1'-0"



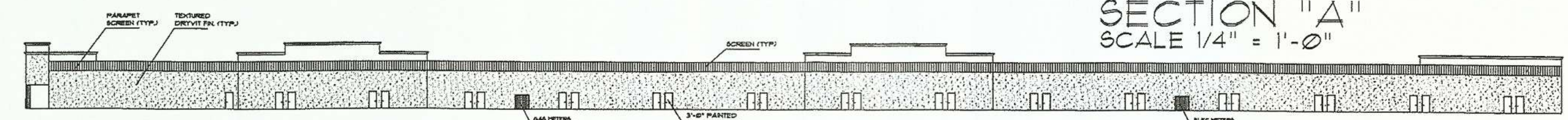
ELEVATION 1 (FRONT)
SCALE 3/64" = 1'-0"



ELEVATION 2 (SIDE)
SCALE 3/64" = 1'-0"

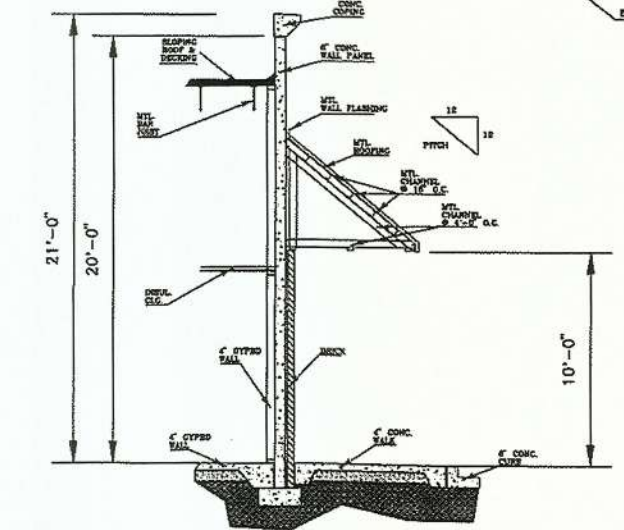


ELEVATION 4
SCALE 3/64" = 1'-0"



ELEVATION 3 (REAR)

56,000 SQ. FT.
F.F.E. = 000.00' MSL



SECTION "A"
SCALE 1/4" = 1'-0"

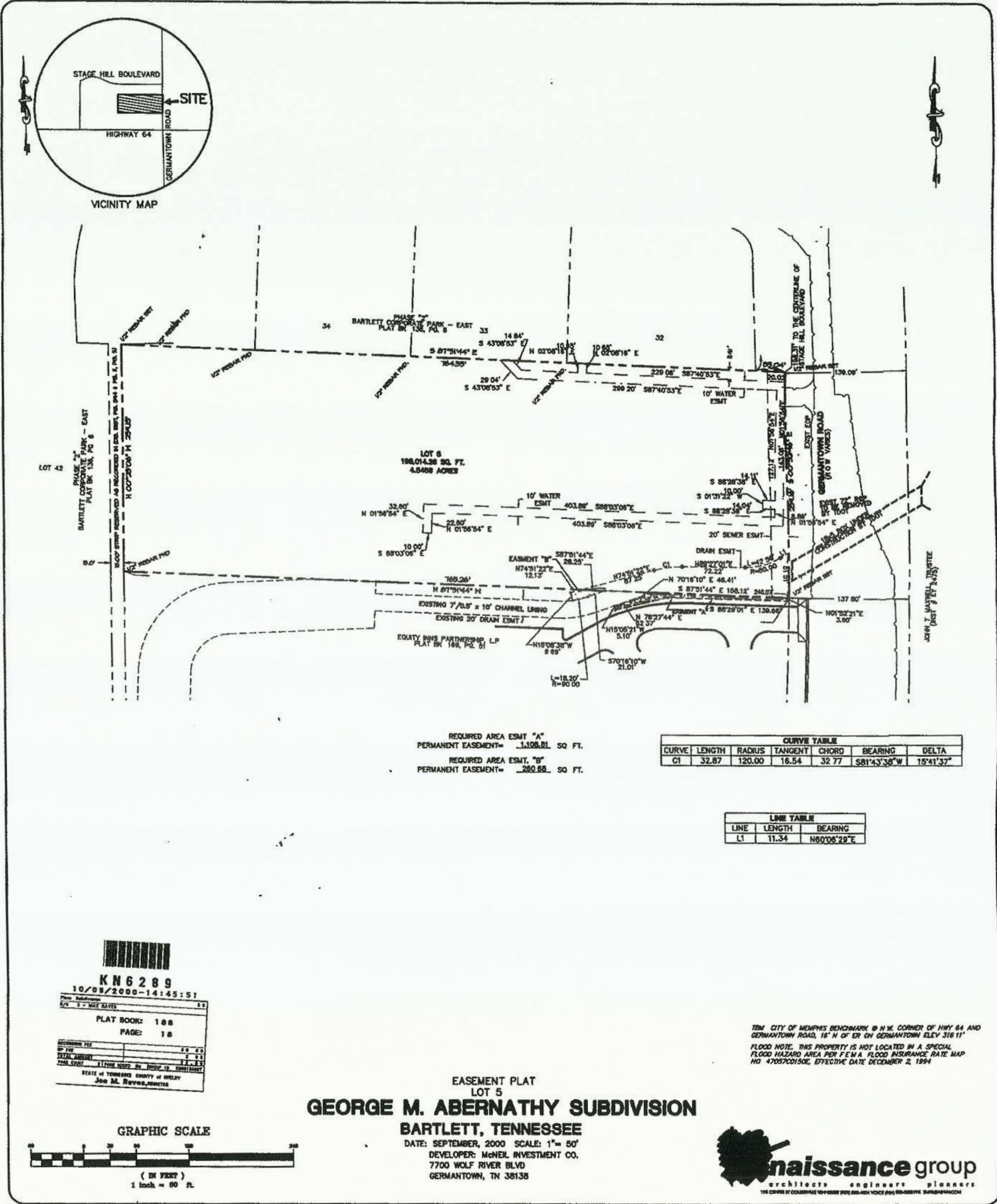
- ARCHITECTURAL NOTES:
1. CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES:
a. ALL APPLICABLE FEDERAL, STATE, COUNTY, AND CITY REQUIREMENTS AND CODES, INCLUDING FIRE CODES.
b. SOUTHERN STANDARD BUILDING CODE
c. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE ACI-308-11.
d. A.I.S.C. SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, 8th EDITION.
 2. THE GENERAL SHALL AT ALL TIMES AVOID OVERHEAD ELECTRICAL POWER LINES DURING THE COURSE OF THE PROJECT WORK.
 3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SURFACE SITE DRAINAGE, POSITIVE DRAINAGE OF SURFACE WATER AWAY FROM AWAY FROM THE BUILDING IS REQUIRED, THE GENERAL CONTRACTOR SHALL EMPLOY A CIVIL ENGINEER OR SURVEYOR AS REQUIRED TO LAY OUT THE BUILDING, SET BUILDING FLOOR ELEVATION, AND ESTABLISH FINISH GRADES.
 4. ALTHOUGH THESE DRAWINGS ARE DIAGNOSTIC, IT IS THE INTENT THAT THE OWNER RECEIVE A COMPLETE WATERTIGHT BUILDING CONSTRUCTED IN A WORKMANLIKE MANNER.
 5. THE GENERAL CONTRACTOR SHALL CONTACT THE LOCAL UTILITY COMPANY PRIOR TO CONSTRUCTION AND STRICTLY COORDINATE THE UTILITY CONNECTION OR CUT-OFF FOR ALL WORK, WHETHER ABOVE OR BELOW GROUND.
 6. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO HIRE AND PAY FOR ANY ENGINEERING SERVICES THAT ARE REQUIRED FOR STRUCTURAL, MECHANICAL, PLUMBING, OR ELECTRICAL.
 7. THE GENERAL CONTRACTOR SHALL TAKE MEASURES TO AVOID DAMAGE TO EXISTING ADJACENT PAVING, BUILDINGS AND UTIL. STORAGE OF BUILDING MATERIALS, AND PARKING REQUIREMENTS OF WORKMAN SHALL OCCUR STRICTLY ON THE PROJECT PROPERTY.

EUGENE J. THIBODEAUX
ARCHITECT PLANNER A.I.A.

MEMPHIS OFFICE (901)521-0246 FAX (901)521-0246
701 HARBOR EDGE CIRCLE #102 MEMPHIS, TN 38103
NEW ORLEANS OFFICE (504)398-1188 FAX (504)398-1188
P.O. BOX 6906 NEW ORLEANS LA 70174-6906

FLOOR PLAN & ELEVATIONS
STAGE ROAD SHOPS
GERMANTOWN ROAD
Bartlett, TN. 38138

#1	09/23/00:PLAN6
REV	DESCRIPTION
BY	DATE APPD
CLIENT	MR. SPENCE RAY
PROJECT	08.02.00
LOCATION	BARTLETT, TN.
DATE DNG. MADE	08/25/00
SCA	1/8 DRAWN BY EJT
DWG. NO.	A2 of 4



**Board of Mayor and Aldermen**

6400 Stage Road
Bartlett, TN 38134

SCHEDULED**AGENDA ITEM**

Meeting: 09/27/22 06:00 PM
Department: Administration
Category: Agreement
Prepared By: Penny Medlock
Department Head: Mark Brown

Reschedule the Tuesday, November 8 Board of Mayor and Aldermen meeting to Monday, November 14, 2022 at 6 p.m.

**Board of Mayor and Aldermen**

6400 Stage Road
Bartlett, TN 38134

SCHEDULED**AGENDA ITEM**

Meeting: 09/27/22 06:00 PM
Department: Administration
Category: Agreement
Prepared By: Penny Medlock
Department Head: Mark Brown

**Dispense with second Board of Mayor and Aldermen meetings
in November and December.**

**Board of Mayor and Aldermen**

6400 Stage Road
Bartlett, TN 38134

SCHEDULED**AGENDA ITEM**

Meeting: 09/27/22 06:00 PM

Department: Finance

Category: Report

Prepared By: Eric Phan

Department Head: Dick Phebus

Treasurer's Report for June 2022.



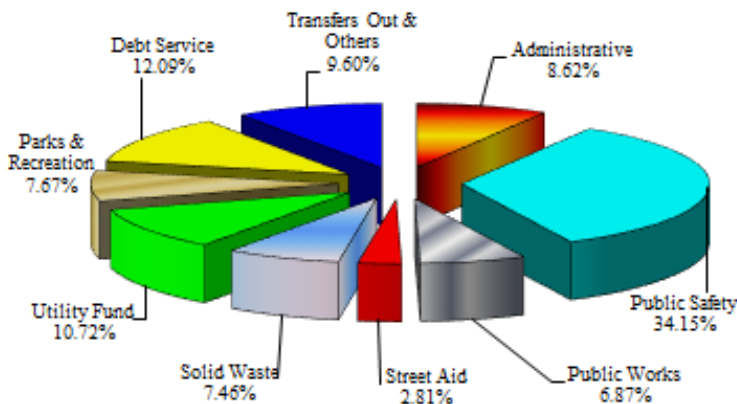
City of Bartlett

FINANCIAL REPORT

June 30, 2022

Total Expenditures, FY 2022 Budget: \$88,858,628

WHERE THE \$ GOES (Does not include School)

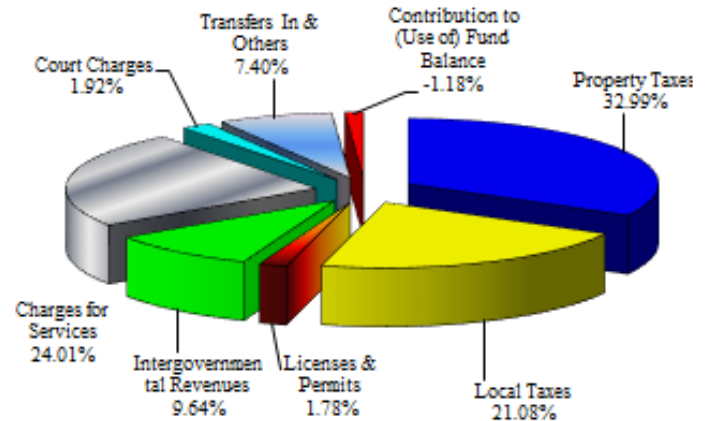


BUDGET HIGHLIGHTS

- All categories of general fund revenues exceeded the budget except for Court Fees. City Court Fees came close to budgeted.
- 2nd delinquent property tax notices were sent at the end of June.
- Fiscal Year 2023 budget were adopted by the Board of Mayor and Aldermen on May 24. The adopted budget is online on the City's website.

Total Revenues, FY 2022 Budget: \$88,858,628

WHERE THE \$ COMES FROM (Does not include School)



FY 2022 YEAR-TO-DATE For The Period Ending June 30, 2022

	Adopted Budget	Year-to-Date Actual
General Fund Expenditures		
Administrative	\$ 7,038,743	\$ 7,541,461
Public Safety	29,839,577	30,777,032
Public Works	5,975,848	5,986,620
Parks and Recreation	6,206,768	6,212,299
Performing Arts	601,966	731,876
Transfers & Other Gen. Fund Items	7,389,019	9,161,033
Subtotal	\$ 57,051,921	\$ 60,410,321
General Fund Revenues		
Property Taxes	\$ 29,305,000	\$ 29,671,002
Local Taxes	14,894,090	16,586,268
Building and Development Fees	1,577,000	1,632,022
Intergovernmental	6,464,000	7,611,046
Charges for Services	3,106,325	4,001,941
Court Charges	1,406,000	1,351,432
Other Revenue	299,506	1,128,797
Subtotal	\$ 57,051,921	\$ 61,982,507
Special Rev. Funds-Expenditures	\$ 11,225,055	\$ 17,645,053
Special Rev. Funds-Revenues	\$ 11,225,055	\$ 16,570,143
Utility Expenses	\$ 10,169,300	\$ 8,569,693
Utility Revenues	\$ 10,169,300	\$ 10,832,271
Debt Service Expenditures	\$ 9,511,132	\$ 9,426,930
Debt Service Revenues	\$ 9,511,132	\$ 10,032,224
Total Expenditures	\$ 87,957,409	\$ 96,051,996
Total Revenues	\$ 87,957,409	\$ 99,417,146

Note: FY 2022 Adopted Budget includes use of fund balance in the Special Revenue Funds and the Utility.

Attachment: Jun22FinRprt (3217 : Treasurer's Report for June 2022)



City of Bartlett -- Financial Summary
For The Period Ending For The Period Ending June 30, 2022

	FY 2021 Actual	FY 2022 Adopted Budget	Increase/ Decrease in \$	Year-to-Date Actual FY 2021	Year-to-Date Actual FY 2022	Increase/ Decrease in \$	Percent of FY 2021 Actual	Percent of FY 2022 Budget	Increase/ Decrease in %
General Fund Expenditures									
Administrative	\$ 7,395,234	\$ 7,038,743	\$ (356,491)	\$ 7,389,575	\$ 7,541,461	\$ 151,886	99.92%	107.14%	7.22%
Public Safety	28,533,748	29,839,577	1,305,829	28,533,748	30,777,032	2,243,284	100.00%	103.14%	3.14%
Public Works	5,363,791	5,975,848	612,057	5,363,791	5,986,620	622,829	100.00%	100.18%	0.18%
Parks and Recreation	5,497,026	6,090,520	593,494	5,497,026	6,212,299	715,274	100.00%	102.00%	2.00%
Performing Arts	494,296	718,214	223,918	494,296	731,876	237,580	100.00%	101.90%	1.90%
Transfers & Other Gen. Fund Items	8,341,345	7,389,019	(952,326)	8,341,345	9,161,033	819,688	100.00%	123.98%	23.98%
Total General Fund Expenditures	\$ 55,625,439	\$ 57,051,921	\$ 1,426,482	\$ 55,619,780	\$ 60,410,321	\$ 4,790,541	99.99%	105.89%	5.90%
General Fund Revenues									
Property Taxes	\$ 26,041,658	\$ 29,305,000	\$ 3,263,342	\$ 26,041,658	\$ 29,671,002	\$ 3,629,345	100.00%	101.25%	1.25%
Local Taxes	15,924,499	14,894,090	(1,030,409)	15,924,499	16,586,268	661,768	100.00%	111.36%	11.36%
Building and Development Fees	1,580,278	1,577,000	(3,278)	1,580,278	1,632,022	51,744	100.00%	103.49%	3.49%
Intergovernmental	7,139,019	6,464,000	(675,019)	7,139,019	7,611,046	472,027	100.00%	117.75%	17.75%
Charges for Services	3,120,059	3,106,325	(13,734)	3,120,059	4,001,941	881,882	100.00%	128.83%	28.83%
Court Charges	1,518,058	1,406,000	(112,058)	1,518,058	1,351,432	(166,627)	100.00%	96.12%	-3.88%
Other Revenue	4,852,551	299,506	(4,553,045)	4,835,411	1,128,797	(3,706,614)	99.65%	376.89%	277.24%
Total General Fund Revenues	\$ 60,176,122	\$ 57,051,921	\$ (3,124,200)	\$ 60,158,982	\$ 61,982,507	\$ 1,823,525	99.97%	108.64%	8.67%
Special Revenue Funds									
Street Aid Fund	\$ 2,172,003	\$ 2,500,000	\$ 327,997	\$ 2,172,003	\$ 2,389,204	\$ 217,201	100.00%	95.57%	-4.43%
Solid Waste Fund	6,051,288	7,166,944	1,115,656	6,051,288	6,803,184	751,895	100.00%	94.92%	-5.08%
General Improvement Fund	703,729	787,500	83,771	703,729	733,947	30,218	100.00%	93.20%	-6.80%
Drug Enforcement Fund	103,033	370,000	266,967	103,033	322,685	219,651	100.00%	87.21%	-12.79%
DEA Enforcement Fund	121,269	95,500	(25,769)	121,269	164,685	43,416	100.00%	172.45%	72.45%
Drainage Control Fund	111,622	125,111	13,489	111,622	116,228	4,606	100.00%	92.90%	-7.10%
Park Improvement Fund	142,367	150,000	7,633	142,367	150,000	7,633	0.00%	0.00%	0.00%
E-Citation Fund	15,656	30,000	14,344	15,656	17,620	1,964	0.00%	58.73%	58.73%
Grant Funds	3,958,780	0	(3,958,780)	3,958,780	6,947,500	2,988,719	100.00%	0.00%	-100.00%
Special Revenue Funds - Expenditures	\$ 13,379,749	\$ 11,225,055	\$ (2,154,694)	\$ 13,379,749	\$ 17,645,053	\$ 4,265,304	100.00%	157.19%	57.19%
Special Revenue Funds - Revenues	\$ 14,440,053	\$ 11,225,055	\$ (3,214,998)	\$ 14,440,053	\$ 16,570,143	\$ 2,130,091	100.00%	147.62%	47.62%
Utility Fund									
Total Utility Operations	\$ 7,887,339	\$ 9,798,173	\$ 1,910,834	\$ 7,160,862	\$ 7,412,779	\$ 251,917	90.79%	75.65%	-15.13%
Total Utility Debt Expenses	1,155,469	1,230,979	75,510	1,155,469	1,156,914	1,445	100.00%	93.98%	-6.02%
Total Utility Expenses	\$ 9,042,807	\$ 11,029,152	\$ 1,986,345	\$ 8,316,331	\$ 8,569,693	\$ 253,362	91.97%	77.70%	-14.27%
Total Utility Revenues	\$ 9,611,167	\$ 11,029,152	\$ 1,417,985	\$ 9,611,167	\$ 10,832,271	\$ 1,221,103	100.00%	98.21%	-1.79%
Debt Service Fund									
Total Debt Service Expenditures	\$ 9,169,024	\$ 9,552,500	\$ 383,476	\$ 9,169,024	\$ 9,426,930	\$ 257,905	100.00%	98.69%	-1.31%
Total Debt Service Revenues	\$ 10,105,513	\$ 9,552,500	\$ (553,013)	\$ 10,105,513	\$ 10,032,224	\$ (73,289)	100.00%	105.02%	5.02%
Total Expenditures	\$ 87,217,020	\$ 88,858,628	\$ 1,641,609	\$ 86,484,884	\$ 96,051,996	\$ 9,567,112	99.16%	108.10%	8.93%
Total Revenues	\$ 94,332,855	\$ 88,858,628	\$ (5,474,226)	\$ 94,315,715	\$ 99,417,146	\$ 5,101,431	99.98%	111.88%	11.90%



Board of Mayor and Aldermen

6400 Stage Road
Bartlett, TN 38134

SCHEDULED

RESOLUTION (ID # 3218)

Meeting: 09/27/22 06:00 PM

Department: Planning and Economic Development

Category: Special use permit

Prepared By: Sam Harris

Initiator: Kim Taylor

Sponsors:

DOC ID: 3218

Set a public hearing for October 25, 2022 for Resolution 34-22, a resolution approving a special use permit to allow a general automobile repair establishment to be located at 5798 Ferguson Road, within the "I-O" Wholesale and Warehouse zoning district.

WHEREAS, an application has been made for a Special Use Permit to allow a General Automobile Repair establishment to be located at 5798 Ferguson Road within the "I-O" Wholesale and Warehouse Zoning District.

WHEREAS, according to Article 5, Chart I of the Bartlett Zoning Ordinance, a Special Use Permit is required in the "I-O" Wholesale and Warehouse zoning district to operate a General Automobile Repair establishment.

WHEREAS, the Planning Commission reviewed the proposed Special Use Permit to allow a General Automobile Repair establishment to be located at 5798 Ferguson Road on Tuesday, September 6, 2022, in accordance with their regulations and approved the favorable recommendation of approval of the Special Use Permit; and

WHEREAS, the Board of Mayor and Aldermen held a Public Hearing on the 25th day of October, 2022, and approved the Special Use Permit to allow a General Automobile Repair establishment to be located at 5798 Ferguson Road, subject to the following conditions:

Engineering Conditions: None

Planning Conditions:

1. The property owner and the applicant shall provide a parking plan, which shows the number of parking spaces for tenants, employees, and customers.
2. The applicant shall not use the parking lot, public street, sidewalk, or way as storage or parking of motor vehicles in connection with the activities of such establishments except for normal parking spaces called in the parking plan (Bartlett Zoning Ordinance, Article VI, Section 8, A).
3. All motor vehicles being handled, stored, or repaired by such establishment shall be maintained in such condition that they may be moved under their own power at any time except such vehicles as may be under repair in the garage (Bartlett Zoning Ordinance Article VI, Section 8, C).
4. The owner/applicant shall be present at the meeting in order to make decisions relative to any changes that may be suggested by the Planning Commission.
5. The applicant shall be present at the corresponding Board of Mayor and Aldermen meetings to make decisions relative to any changes that may be suggested by the Board of Mayor and Aldermen.

WHEREAS, the Board of Mayor and Aldermen have determined that this Special Use Permit should be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF BARTLETT, TENNESSEE, that the Special Use Permit to allow a General Automobile Repair establishment to be located at 5798 Ferguson Road, incorporating the above listed conditions, is approved.

ADOPTED THIS 25th DAY OF OCTOBER 2022.

W.C. Pleasant, Register to the
Board of Mayor and Aldermen

A. Keith McDonald, Mayor

Penny Medlock, City Clerk

Bartlett Planning and
Economic Development Department
6382 Stage Road, P.O. Box 341148
Bartlett, TN 38184-1148
901-385-6417 FAX 901-385-6419
www.cityofbartlett.org

Bartlett Planning Commission
Application for Special Use Permit Approval

Consultation with the staff is encouraged prior to the completion of this application form.

Requested Special Use Bombshell Motorcycle Service
Property Address 5798 Ferguson Road
Present Zoning _____
Owner/Developer Contact Charlie Hunter Phone 901-596-5000
Company Name 1430, LLC Fax N/A
Address 4728 Spottswood Ave #196
Email Address homehunter30@gmail.com
Architect Contact Bombshell Motorcycle Service Phone 901-921-3758
Company Name Bombshell Motorcycle Service Fax N/A
Address 2055 Covington Pike Suite B, Memphis, TN 38118
Email Address bombshell.mms@gmail.com
Engineer Contact Bombshell Motorcycle Service Phone 901-921-3758
Company Name Bombshell Motorcycle Service Fax N/A
Address 2055 Covington Pike Suite B, Memphis, TN 38118
Email Address bombshell.mms@gmail.com

Submitted by _____
(printed name) (signature) (date)
Email Address _____ Phone _____ Fax _____

_____ Acknowledge (by initials in the blank to the left) that the "Application Instructions: Planning Commission" were obtained and read prior to submitting this application.

_____ Attach a checked-off "Special Use Permit Checklist" and all items required therein.

_____ Provide 18-folded ($\pm 10'' \times 13''$) sets of plans with a copy of the signed application attached to each set.

_____ Provide an electronic PDF file of the plans. Note that an updated electronic file is required when plans are revised. The electronic file shall be labeled with the project name and accurately dated.

_____ Include a fee with this application (check payable to the City of Bartlett) of \$500 for five (5) acres or less, plus \$50 per acre (after the first five) to a maximum of \$3,000. The fee is not refundable.

I, the property owner(s) hereby authorize the filing of this application

(print name)

(signature)

RECEIVED

AUG 01 2022 (date)

Bartlett Planning and
Economic Development Department
6382 Stage Road, P.O. Box 341148
Bartlett, TN 38184-1148
901-385-6417 FAX 901-385-6419
www.cityofbartlett.org

Special Use Permit Checklist

Plot Plan and Legal Description (each parcel, if more than one)

- ☒ Plot plan, drawn to scale, showing the following information for each parcel (several parcels may be included on one sheet):
 - ☒ Adjoining public street rights-of-way
 - ☒ Area (acres)
 - ☒ Present zoning
 - ☒ Requested special use, including purpose (attach statement, one page maximum)
 - ☒ Area in which buildings are proposed to be located, showing setback dimensions from line.
 - ☒ Drainage
 - ☒ Driveways
 - ☒ Parking area
 - ☒ Buffer planting areas
 - ☒ Type and location of any easements
 - ☒ If Site Plan application and approval are necessary, conformance to Tree Ordinance is required.

- ☒ Other pertinent information as required through staff consultation.
- ☒ Legal description (may be attached to plot plan).
- ☒ One (1) PDF file of the plot plan, for display at the Planning Commission meeting.

Vicinity Map

- ☒ Vicinity map, drawn to a convenient scale, showing the subject property and all parcels within a 1,000-foot radius. Every parcel shall indicate owner's name and the streets, roads or alleys that each parcel fronts upon.
- ☒ One (1) PDF file of the vicinity map, for display at the Planning Commission meeting.

Property Owners

- ☒ List of all property owners within 1,000 feet or a minimum of fifty (50) property owners, whichever results in the greater number of owners. A xerographic copy of the mailing labels may serve as the list.
- ☒ Self-adhesive mailing labels for the list of property owners (two sets).

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

July 28, 2022



Bartlett Planning and
Economic Development Department
3682 Stage Road
PO Box 341148

Bartlett, TN 38134

RE: 5798 Ferguson Road

We are applying for a Special Use Permit for 5798 Ferguson Road for the purpose of relocating our Motorcycle Repair Business. We offer maintenance, repair and upgrades to Motorcycles, 4-Wheeler, and Side by Sides. We do not offer any type of body, paint or repairs that require welding. All vehicles will be dropped off, kept, and picked up by clients inside of the warehouse portion of the business. Therefore, there will be no storing of any vehicles in the parking lot. Our hours of operation are Monday to Saturday 8 am to 5 pm, with no nighttime hours. We believe our company would be an asset to the Bartlett Community so they would not have to drive to questionable parts of town to receive these types of services.

Please feel free to reach out with any additional information you may need.

Respectfully,
Keri Pegg
Steven Adkison

Bombshell Motorcycle Service
2055 Covington Pike Suite B
Memphis, Tn 38128
901-921-3725



Legend

- Roads
- Shelby County Zoning
- Arlington Zoning
- Bartlett Zoning
- Collierville Zoning
- Germantown Zoning
- Lakeland Zoning
- Millington Zoning
- Parcels



Map prepared through Shelby County Government's
online mapping Portal on 8/10/2022

0 510 1,020 1,530 2,040

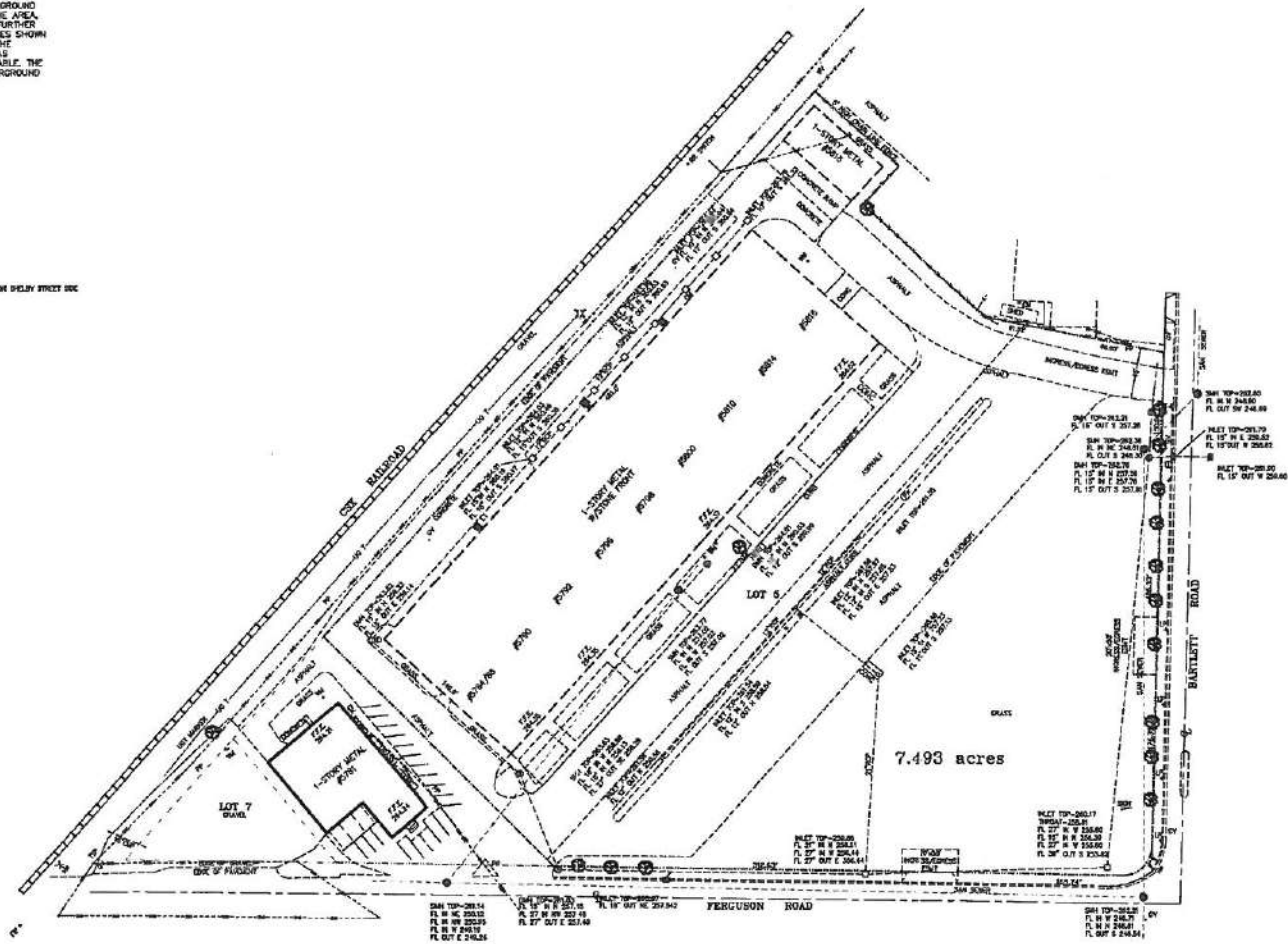
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED BY THE FIELD SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

—LEGEND

FP	FOLIO BORN PIN
LP	LIGHT POLE
PP	POWER POLE
TP	TRAFFIC SIGNAL POLE
GN	GAS METER
GV	GAS VALVE
WM	WATER METER
EV	WATER VALVE
ET	ELECTRICAL TRANSFORMER
EN	ELECTRICAL METER
EY	ELECTRICAL VALVE
SCD	SEWER CLEANOUT
SWH	SEWER MANHOLE
THH	TELEPHONE MANHOLE
DWH	DRAIN MANHOLE
UGD	UNDERGROUND GAS
UTG	UNDERGROUND TELEPHONE
UE	UNDERGROUND ELECTRIC

T.B.M.:
CITY DEMONSTRATION LOCATED AT STATE ROAD & SHELLEY STREET
AT THE NORTH-EAST CORNER OF INTERSECTION AT BACK OF WHARF AT DE OR SHELLEY STREET SIDE
ELEV. 276.14

SITE T.B.M.:
TOP MET OF FIRE HYDRANT LOCATED ON SUBJECT PROPERTY AS SHOWN
ELEV. 286.38



THIS PROPERTY IS NOT LOCATED WITHIN AN AREA DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA" BASED "IRM COMMUNITY" PANEL NUMBER 471570303 (6) DATED FEBRUARY 6, 2013.

[illegible]

JR. FERGUSON SUBDIVISION (UNRECORDED)
5786 FERGUSON ROAD
DEVELOPER: PERFORMANCE PROPERTIES, L.L.C.
ENGINEER: THE BRAY FIRM

GRAPHIC SCALE

— — —

DIVISION OF ENGINEERING
EXISTING CONDITIONS
NW CORNER OF
BARTLETT ROAD AND FERGUSON ROAD,
BARTLETT, TENNESSEE

SURVEY: DICKINSON/BONNETT
DESIGN: TWP DATE: 10-2019 SCALE: 1"=50'
REVIEWED BY: _____

CITY	CHICAGO	DATE
------	---------	------

For

As a longtime resident of Bartlett, I would like to see a bike shop in our city, where as of now none exists, it would be beneficial to our community, not to mention chamber than going to the dealer to have service done on our motorcycles. I understand that Bombshell Motorcycle Repair wants to open a shop in our city so I'm letting you know that I'm all for it!

Thank you for your time,

Randy and Pamela Sharpe
5429 Brush Everhard Street
Bartlett, TN 38134

For

Good Afternoon,

I am writing you in reference to Bombshell Motorcycle Service's request to open a shop in the City of Bartlett. I am a long time Bartlett resident and would be so happy to have their proposed shop within our city limits. My husband and I both ride motorcycles, along with many of our friends, who are also Bartlett residents, and would love the convenience of having them so close by. I personally don't like leaving Bartlett for anything. We currently take our motorcycles to Bombshell for all of our service needs, and we know the owners personally, they go above and beyond for their customers. I believe we need something like this within the city limits. Please consider approving their request to open shop here within our beautiful city. Thank you for your time.

Sincerely,

Shirley Bledsoe Pannell & Joe Pannell
3023 Crowell Cove
Bartlett, TN 38133

901-229-1544

For

Good morning..I am writing you in regards to having Bombshell Motorcycle Service in Bartlett, Tennessee. As a new Motorcycle owner who lives in Bartlett I feel it would be a great asset to have this Service. There is a great comfort in knowing Bombshell Motorcycle Service is in the Bartlett community for service and safety needs of my motorcycle as well as others. Bombshell's reputation and knowledge of Motorcycle's as well as excellent customer service would be an asset to the Bartlett Community.

Thank you,
Misty Ray
3625 Sunray Cove
Bartlett, TN 38135

For

Jeremy L. Wilson

I was recently told Bombshell motorcycle service was wanting to move to Bartlett and will be going before you on September 6. I just want to take a minute to say I am a long time resident of Bartlett and have known the owner of Bombshell for many years and feel they would be a great fit for the city of Bartlett. They have an excellent reputation and would bring quality service to motorcycle owners at a reasonable price. Thanks for your time.

For

I would like to recommend the business of Bombshell Motorcycle Shop, owner: Steven Adkinson being allowed to operate in Bartlett.

Danny Thompson
3808 Broadway Rd.
Bartlett. 38135

For

Dan Winfield

Having a repair shop in Bartlett would be a blessing, it would be good revenue to the City and serves good purpose to the enthusiasts who require His service!

1430, LLC

AGREEMENT OF LEASE

THIS AGREEMENT is made by and between 1430, LLC and/or assigns, (hereinafter called "Lessor"), and Keri Pegg and/or Steven Adkison with the business of Bombshell Motorcycle Service, hereinafter called (Tenant/Lessee") on this 27th day of July 2022
WITNESSETH:

1. **LEASED PREMISES.** Lessor, in consideration of the rents to be paid and covenants to be performed by Tenant hereunder, hereby leases to Tenant for the term and subject to the covenants and conditions hereinafter set forth, the following described premises, (hereinafter called "the premises"):
5798 Ferguson Rd, Bartlett, TN 38134

2. **TERM.** The term of this lease is (3) three terms. Each term consists of (12) twelve months. It will begin, on the 1st day of October 2022 and ending on the 30th day of September 2025. This term will automatically renew for 1 term unless Lessor or Tenant gives the other party 30 days prior written notice of termination. Lessor at his discretion reserves the right to increase rent at the end of the term depending on the rental market & will provide written notice of any increases at least 30 days prior to the effective date of the increase. ****Lease dates are contingent on special use permit being approved****

Tenant's application and Tenant's representations to Lessor regarding Tenant's employment, credit standing, criminal history, and the persons who are to occupy the premises are an important part of the Lease Agreement, incorporated by reference and made a part hereof. Any misrepresentations, misleading or false statements made by Tenant and/or later discovered by the Lessor will VOID said lease agreement at Lessor's sole election and discretion and shall be cause for a default to exist as in the case of any other monetary or rental default set forth in this lease.

3. **RENT.** Tenant will pay Lessor as rent for the premises during the term of this lease to be paid in installments as follows: \$4500.00 the 1st year \$4750.00 the 2nd year beginning October 1st 2023 & \$5000 the 3rd year beginning October 1, 2024. Each payment shall be due on or before the **1ST day of each month** during the term IN ADVANCE without notice or demand which are expressly waived by the tenant.

A. The above amounts represent the minimum payments to be made and in addition thereto, Lessee will promptly pay to Lessor, as additional rental, any increase in the City, State and County real estate taxes or assessments assessed against the within demised premises and any increase in Lessor's cost for insurance on the demised premises over and above those insurance costs and taxes and assessments assessed against the demised premises for the year 2022. The amount to be paid by Lessee shall be determined by multiplying any increase in such taxes and determined by multiplying any such taxes and cost for insurance on the building of which the demised premises are a part by the ratio which the net rentable square footage of the demised premises bears to the total net rentable square footage of the building included in the base years tax assessments. Lessee shall also pay and be liable for all rental, sales, and use taxes or other similar taxes, if any, as may specifically be imposed on the rental herein, levied or imposed by any City, County, State or other governmental body having authority, such payments to be in addition to all other payments required to be paid concurrently with the payment of the rent upon which the tax is based as set forth above. Lessee shall be billed either annually, semi-annually, or quarterly at the election of Lessor for its proportionate share of the above costs and shall pay for same within thirty (30) days from the date of receipt of such bill. Lessee may be billed in advance based on Lessor's estimate with adjustment to actual costs to be made at the end of an annual period designated by Lessor.

B. Lessee further covenants and agrees to pay to Lessor as additional rent any increases above the Base Year 2022 costs. Lessee's prorate share (as defined hereinafter) of all property tax and property insurance increase as well as the actual costs and expenses of maintenance and operation of the common areas during the Term of this Lease and any extensions thereof. Lessee's pro rate share shall be the ratio, which the demised premises bears to the total net rentable area of the building. Common areas include, without limitation, parking areas, access roads, driveways, common sidewalks, retaining walls, landscaped areas, service areas, management fee, canopy lighting and all other areas, space, equipment, signs and special services provided by Lessor for the common or joint use of the occupants of the building, and their expenses shall mean the total costs and expenses incurred in operating and maintaining the common areas, including without limitation gardening and landscaping, the cost of public liability and property damage, fire, extended coverage, and rental interruption insurance covering the building, cleaning, repairs and replacements, line painting, rental of signs and equipment, lighting and other utilities, sanitary control, pest control, removal of snow, trash, rubbish, and other debris, depreciation of machinery and equipment used in such maintenance, the cost of personnel to implement such services, to direct parking. Lessee shall be billed either annually, semi-annually, or quarterly at the election of Lessor for its proportionate share of above costs and shall pay for same within

1430, LLC

thirty (30) days from the date of receipt of such bill. Lessee may be billed in advance based on Lessor's estimate with adjustment to actual cost to be made at the end of the annual period designated by Lessor. Lessee has the right to audit the records of Lessor relating to such costs and billings.

Each payment should be made payable to 1430, LLC and delivered via U. S. Postal Service to 4728 Spottswood Ave #196, Memphis, TN. 38117 or paid in person 5798 Ferguson Rd. Bartlett, TN 38134.

4. LATE CHARGES. Each monthly rent payment is to be made to the Lessor on or before the first (1st) day of each month in advance. Should Tenant fail to deliver said rent by the fifth (5th) day of the month. Lessee agrees that a TEN(10%) PERCENT LATE PENALTY will be added to the monthly installment if payment in full is not physically received by the 5th of the month. IT IS EXPRESSLY UNDERSTOOD THAT THE LESSOR WILL NOT MAKE ARRANGEMENTS TO MEET LESSEE FOR RECEIPT OF PAYMENT. LESSOR WILL ONLY ACCEPT PAYMENT BY MAIL OR LESSEE MAY BRING PAYMENT TO LESSOR'S PLACE OF BUSINESS FROM 9AM-5PM. Payment will be considered late if the bank fails to honor Tenant's check. Tenant also agrees to pay lessor a THIRTY-FIVE (\$35.00) DOLLAR charge for each check deemed non-negotiable by the Tenant's commercial bank along with late fees. If Lessor receives 2 non-negotiable checks during the term of a lease, Tenant understands that only MONEY ORDER or CERTIFIED checks will be accepted. Tenant fully understands and agrees to waive all right to notice under this lease agreement as to the payment of and/or the default in the tendering of any payment due to the Lessor. In addition, Tenant will pay all fees and costs, including reasonable attorney's fees, associated with eviction proceedings against the Tenant or other legal actions necessary to enforce the terms of this lease.

5. SECURITY DEPOSIT. Upon execution of this lease, Tenant will pay Lessor as security deposit the amount of \$4500.00 as security for faithful performance of the terms of this lease. This deposit, minus any expense for damages to the property, will be refunded when the lease expires pending faithful performance of the terms of this lease. If applicable, please provide current address for refund & allow up to 8 weeks before contacting Lessor. THIS DEPOSIT IS NON REFUNDABLE IF THE TENANT DOES NOT MOVE IN AFTER THE SIGNING OF THE LEASE -- as same shall be applied to the costs and expenses incurred by the Lessor associated with the signing of the Lease and taking the leased premises off of the market in favor of the Tenant.

6. UTILITIES. Lessee will be responsible for their own utilities from MLGW , cable/internet & security.

7. FURNITURE/ APPLIANCES. Any furniture/ appliances provided by the Lessor are the property of the Lessor. However, replacement and repair of said furniture/ appliances are the responsibility of the Tenant. Tenant agrees that the following furniture/ appliances are currently on the premises and are in working order NA. Lessor will give a \$ 0.00 allowance to the Tenant for the purchase of appliances. Any property bought with this allowance will be the property of the Lessor.

8. CONDITION OF PREMISES. All systems are believed to be operational, but are not warranted. Tenant has inspected the premises and agrees to lease said premises "as-is". Tenant shall not use or permit anything upon said premises that will invalidate the insurance of the premises or increase the rate thereof, or in any manner deface or injure the premises or any part thereof, or overload the floors, or permit any objectionable noise or odor to escape, or to permit or create a nuisance or to disturb any neighbors, or in any way to injure the reputation of the premises. Tenant shall comply with all governmental, health, and police requirements and regulations respecting said premises. Tenant agrees that the premises shall be used only as business residence and no part of same shall be used for persona purposes or activities. **** Landlord to leave 2 sections of racks (one on each side)**

9. ALTERATIONS *It is agreed that tenant can make improvements to the property at their own expense but the improvements must be left when the tenant vacates & all plans have to be approved by the owner.*

10. REPAIRS Landlord shall not be required to make improvements, replacements or repairs of any kind except those set forth in this section. Landlord shall maintain only the roof, foundation, structural components including exterior walls, parking and common areas, downspouts, fire sprinkler system, landscaping, lawn maintenance or lawr sprinkler systems, parking lot striping & painting., Tenant at its sole cost and expense shall maintain, repair & replace all other parts of the leased premises. This includes heating ventilating and air conditioning systems, trash pick up & pes control. **See Addendum 1**

Attachment: Bombshell Motorcycle Service SUP 9.6.2022_compressed (3218 : Res. 34-22 SUP General Auto Repair 5798 Ferguson Bombshell

1430, LLC

11. PETS. The Tenant agrees to and understands that NO PETS are to reside or occupy premises. If lessor discovers any pet to be occupying or residing on the premise at any time, Lessor reserves the right to immediately cancel the terms of the lease and give notice for Tenant to vacate the premises.

12. USE OF THE PREMISES. Tenant will not commit or suffer any waste in the premises, use the premises or permit them to be used for any unlawful purpose or any dangerous, obnoxious or offensive activity or cause or maintain any nuisance in the premises. At the end of the term of this lease, Tenant will deliver up the premises in as good an order and condition as they now are, reasonable use and ordinary wear and tear thereof excepted. Any alterations, which are of a permanent nature shall become the property of the Lessor and remain with the Premises.

13. PARKING. The term "impoundment" is defined as removing a vehicle from a private parking or adjacent street, alley, highway, or thoroughfare to the nearest garage or other place of safety or to a garage designed to be maintained by the police department or otherwise maintained by an appropriate law enforcement agency. Tenant hereby authorizes Lessor to impound any vehicle if said vehicle has been left parked for a period of seven (7) days without current registration, identification, or upon Tenant's failure to give notice to Lessor in writing of his right, title, or interest in said vehicle. Further, Tenant hereby authorizes Lessor to impound any vehicle WITHOUT NOTICE that is parked in or upon the front, back, or side premises more than seven (7) days. Lessor reserves the right to limit the number of vehicles, boats, or trailers which lessee may park or store upon the premises. Tenant is allowed to park or store only those vehicles, boats, and trailers shown in Tenant's application without any further consent from Lessor. The owner of the vehicle may make application to take possession of his vehicle and remove said vehicle from a place to which it has been stored by paying the costs or removing the vehicle, plus the accrued towing and storage charges. **TENANT EXPRESSLY AGREES NOT TO PARK OR STORE ANY VEHICLES, BOATS, OR TRAILERS IN THE FRONT, BACK, OR SIDE YARDS OF THE PREMISES AND NOT TO ALLOW ANYONE ELSE TO DO SO. LESSEE FURTHER AGREES THAT ALL VEHICLES MUST BE PARKED OR STORED IN THE DESIGNATED PARKING LOT**

14. NONASSIGNMENT AGREEMENT. Tenant shall not assign this agreement, nor sublet the premises in part or in whole, without prior written permission from the Lessor. Lessor reserves the right to charge an additional fee in return for permitting assignment of this contract or sublet by the Tenant. Tenant will not permit the Premises to be used for any purpose other than that of a private residential dwelling.

15. DAMAGES Any damages done to property will be replaced by the tenant if misuse of the property occurs. Lessor or Lessor's agent shall have the right to inspect the premises at any time subject to rights of residential Tenants. Should it be determined that any of the above conditions are not being met; written notice will be given to the Tenant to make the necessary changes. If the changes are not made within a reasonable time, but not more than 10 days, Lessor shall have the option of making the changes and/or canceling the lease. Should the Lessor make the required changes, Tenant agrees to pay for the cost of the changes plus 10% for servicing fee. Such payment shall be made to Lessor within thirty (30) days after a bill is submitted to Tenant.

16. INSURANCE. Tenant agrees to purchase insurance at Tenant's expense sufficient to protect Tenant and Tenant's property against fire, theft, burglary, breakage, and all other hazards and providing personal liability (bodily injury and property damage) coverage with a limit of not less than \$100,000 each occurrence & naming Lessor as additional covered.. Tenant agrees to indemnify and hold Lessor harmless from all liability, damage or expense incurred by Lessor as a result of death or injury to persons, or damage to property, including the premises, where this Lease Agreement required the Tenant to procure insurance for said liability, damage or expense, but the Tenant failed to do so. Tenant understands that any insurance policy carried by the Lessor covers damage to the premises only, and acknowledges that neither Lessor nor Lessor's insurance provider is liable for any loss of Tenant's personal property. ****Tenants base year is 2022, any increase overage will be due from the tenant upon demand.**

17. DEFAULT. In the event that: (a) the rent or any part thereof remains unpaid for five (5) days after it becomes due, (b) Tenant's interest therein is sold under execution or other legal process; (c) Tenant makes an assignment for the benefit of creditors; (d) a receiver or trustee is appointed for the property of Tenant; or (e) Tenant fails to keep any of the other covenants of this lease, it will be lawful for Lessor to re-enter and repossess the premises. Said repossession shall not release the Tenant from his/her obligation to make payments for the remaining term of this lease. Failure of the Lessor to insist upon a strict compliance with any of the covenants, rules or regulations of this Lease, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, rule, regulation or option, but that all covenants, rules, regulations and options shall remain in full force and effect.

1430, LLC

The following events shall be deemed to be events of default by Tenant under this lease:

1. Tenant shall fail to pay any installment of rental or any other expense demanded by Landlord as herein provided and such failure shall continue for a period of five (5) days.
2. Tenant shall fail to comply with any term, provision or covenant of this lease, other than the payment of rental or expenses demanded by Landlord and shall not cure such failure within ten (10) days after written notice thereof to Tenant.
3. Tenant or any guarantor of Tenant's obligations under this lease shall become insolvent, or shall make a transfer in fraud of creditors, or shall make an assignment for the benefit of creditors.
4. Tenant or any guarantor of Tenant's obligations under this lease shall file a petition under any section or chapter of the Federal Bankruptcy Act, as amended, or under any similar law or statute of the United States or any State thereof; or Tenant or any guarantor of Tenant's obligations under this lease shall be adjudged bankrupt or insolvent in proceedings filed against Tenant or any guarantor of Tenant's obligations under this lease.
5. A receiver or Trustee shall be appointed for all Demised Premises or for all or substantially all of the assets of Tenant or any guarantor of Tenant's obligations under this lease.
6. Tenant shall desert or vacate any portion of the Demised Premises.
7. Tenant shall do no or permit to be done anything which creates a lien upon the Demised Premises.
8. The Business operated by Tenant shall be closed for any reason, including, the failure to pay and State sales tax as required or for any other reason.

Upon the occurrence of any such events of default, Landlord shall have the option to pursue any one or more of the following remedies IF NOT CURED AFTER 10 DAYS WRITTEN NOTICE, EXCEPT FOR DEFAULT OF NONPAYMENT OF RENT OR ANY OTHER MONETARY OBLIGATION for which no other notice or demand shall be required, and same is expressly waived hereby, with time being expressly made of the essence:

1. Terminate this lease in which event Tenant shall immediately surrender the Demised Premises to Landlord, and if Tenant fails to do so, Landlord may, without prejudice to any other remedy which he may have for possession or arrearage in rental, enter upon and take possession of the Demised Premises and expel or remove Tenant and any other person who may be occupying said premises or any part thereof, by force (if necessary) without being liable for prosecution or any claim of damages therefor.
2. Enter upon and take possession of the Demised Premises and expel or remove Tenant and any other person who may be occupying said premises or any part thereof, by force if necessary, without being liable for prosecution or any claim for damages therefor with or without having terminated the lease.
3. Enter upon the Demised Premises by force if necessary without being liable for prosecution or any claim for damage therefor, and do whatever Tenant is obligated to do under the terms of this lease and Tenant agrees to reimburse Landlord on demand for any expenses which Landlord may incur in this effecting compliance with Tenant's obligations under this lease, and Tenant further agrees that Landlord shall not be liable for any damages resulting to the Tenant from such action.

18. QUIET ENJOYMENT. Lessor agrees that if Tenant pays the rents and keeps and performs the covenants of this lease on the part of Tenant to be kept and performed, Tenant will peaceably and quietly hold the premises during the term hereof without any hindrance, ejection or molestation by Lessor or any person lawfully claiming under Lessor.

19. BINDING EFFECT. This lease and the agreements of Lessor and Tenant contained herein shall be binding upon and inure to the benefit of heirs, executors, administrators, successors and assigns of the respective parties.

1430, LLC

20. HOLD HARMLESS AGREEMENT. Tenant agrees to hold Lessor and Lessor's agents harmless and indemnify against all liability, including liability arising from death or injury to person or property, resulting from accident, injury, or property damage occurring on premises, whether said accident, injury, or damage occurs to the person or property of the Tenant, Tenant's guests, or other persons on the premises. Tenant will hold the Lessor and the Lessor's agents free from harm, litigation, and/or claims from any and all persons arising from work or repairs performed on the premises.

21. ENTIRE AGREEMENT: This lease contains the entire agreement between the parties, and no agreement or oral representations or statements shall be effective to change, modify or terminate this lease in whole or in part unless such agreement is in writing and duly signed by the party against whom enforcement of such change, modification or termination is sought.

22. CHOICE OF LAW: This agreement shall be governed and construed in accordance with the laws of the State of Tennessee.

TENANT HAS READ AND UNDERSTOOD THIS AGREEMENT, HAS RECEIVED A COPY OF THIS AGREEMENT, AND BOTH LESSOR AND TENANT BY THEIR SIGNATURES HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS SET FORTH HEREIN.

IN WITNESS WHEREOF, Lessor and Tenant have executed this agreement on the 14th day of June 2022.

Signed and acknowledged in the presence of:

DocuSigned by:

Keri Pegg

(Tenant)

Steven Addison

(Tenant)

DocuSigned by:

Charlie Hunter

1430, LLC by:

(Lessor)

Attachment: Bombshell Motorcycle Service SUP 9.6.2022_compressed (3218 : Res. 34-22 SUP General Auto Repair 5798 Ferguson Bombshell

APOSTOLIC PENTECOSTAL TEMPLE
2774 BARTLETT BLVD #
BARTLETT TN 38134

BARTLETT BODY SHOP INC
5775 STAGE RD #
MEMPHIS TN 38134

1430 LLC
5810 SHELBY OAKS DR #B
BARTLETT TN 38134

BARTLETT CITY OF
6400 STAGE RD #
MEMPHIS TN 38134

DMB HOLDING 1 LLC
4198 LOCH MEADE DR #
LAKE LAND TN 38002

AYYAGARI VENKATACHALAM
2784 BARTLETT BLVD #
BARTLETT TN 38134

WELLS RICHARD M & BARBARA G
4101 NE WATERVIEW TER #
BENTONVILLE AR 72712

WELLS RICHARD M & BARBARA G
4101 NE WATERVIEW TER #
BENTONVILLE AR 72712

HASTINGS FAMILY TRUST
5675 HILLTOP RD #
MEMPHIS TN 38135

CITY OF BARTLETT
6400 STAGE RD #
BARTLETT TN 38134

MCHANN AND ANGLIN PROPERTIES LLC
4039 OLD GETWELL RD #
MEMPHIS TN 38118

JACKSON DAVID
139 CYPRESS CREEK RD #
LINDEN TN 37096

GREGORY REALTY GP
310 GERMANTOWN BEND CV #
CORDOVA TN 38013

WELLS RICHARD & BARBARA G
4101 NE WATERVIEW TER #
BENTONVILLE AR 72712

GUIZLO RICHARD E JR
2755 BARTLETT BLVD #
MEMPHIS TN 38134

JASKCO PROPERTIES LLC
9245 POPLAR AVE #5-326
GERMANTOWN TN 38138

HASTINGS FAMILY TRUST
5675 HILLTOP RD #
MEMPHIS TN 38135

1430 LLO
5810 SHELBY OAKS DR #B
BARTLETT TN 38134

OLC FAMILY ENTERPRISES LLC
5712 STAGE RD #
BARTLETT TN 38134

HASTINGS FAMILY TRUST
5675 HILLTOP RD #
MEMPHIS TN 38135

AYYAGARI VENKATACHALAM
2784 BARTLETT BLVD #
MEMPHIS TN 38134

WELLS RICHARD M & BARBARA G
4101 NE WATERVIEW TER #
BENTONVILLE AR 72712

HASTINGS FAMILY TRUST
5675 HILLTOP RD #
MEMPHIS TN 38135

BARTLETT CITY BOARD OF EDUCATION
5650 WOODLAWN ST #
BARTLETT TN 38134

KAAM INVESTMENTS LLC
8104 CAMBURY CV W
GERMANTOWN TN 38138

CAIN MALCUM D & JUANITA
5717 HOOD AVE #
MEMPHIS TN 38134

POMMER JUNE G AND PAUL S POMMER (RS)
PO BOX 280091 #
MEMPHIS TN 38168

INTO THE FUTURE LLC
5747 STAGE RD #
BARTLETT TN 38134

SHELBY COUNTY TAX SALE 16.62
PO BOX 2751 #
MEMPHIS TN 38101

BARTLETT CITY OF
6400 STAGE RD #
BARTLETT TN 38134

FOUR SALE INVESTMENTS LLC
6510 STAGE RD #
MEMPHIS TN 38134

WELLS RICHARD & BARBARA G
4101 NE WATERVIEW TER #
BENTONVILLE AR 72712

FIELDS ANTHONY J
2680 BARTLETT BLVD #
MEMPHIS TN 38134

BARTLETT CITY BOARD OF EDUCATION
5705 STAGE RD #
BARTLETT TN 38134

SOUTH WILLETT
PO BOX 171247 #
MEMPHIS TN 38187

KELLEY TIMOTHY N & CAROLINE
2677 LARCH TRAIL DR #
MEMPHIS TN 38134

SPILLER LARRY AND GAIL SPILLER TRUST
3600 SPILLER RD #
NUTBUSH TN 38063

BARTLETT CITY OF
6400 STAGE RD #
BARTLETT TN 38134

BARTLETT CITY OF
6400 STAGE RD #
MEMPHIS TN 38134

SPILLER LARRY AND GAIL SPILLER TRUST
3600 SPILLER RD #
NUTBUSH TN 38063

CSX TRANSPORTATION INC
500 WATER ST #
JACKSONVILLE FL 32202

RICH CHARLES E AND TRACEY P RICH (RS)
2850 BARTLETT RD #
MEMPHIS TN 38134

BUTLER PROPERTIES LLC
5136 CHARLOTTE CIR N
MEMPHIS TN 38117

YUSUF UMAR
8376 WINDERSVILLE DR #
BARTLETT TN 38133

YIDA PROPERTY MANAGEMENT
9699 LEEWARD SLOPES DR #
ARLINGTON TN 38002

PRICE FAMILY TRUST (THE)
4314 GARNER PL #
BARTLETT TN 38135

TART VICKIE S
3707 DOE VALLEY CV #
BARTLETT TN 38135

FILSINGER JONNY & ANNE
4009 LIGHTHOUSE CV #
ARLINGTON TN 38002

HIGDON ALAN
2928 COURT ST #
BARTLETT TN 38134

GUTHRIE BRADFORD
2845 BARTLETT RD #
BARTLETT TN 38134

MORA SERGIO R & DORA G REYES
2788 BARTLETT RD
BARTLETT TN 38134

HIGDON ALAN
2928 COURT ST #
BARTLETT TN 38134

YUSUF UMAR
8376 WINDERSVILLE DR #
BARTLETT TN 38133

FRANK AND FRANK LLC
500 CORSAIR DR
NORTH PALM BEACH FL 33408

HIGDON ALAN
2928 COURT ST #
BARTLETT TN 38134

KAAM INVESTMENTS LLC
8104 CAMBURY CV W
GERMANTOWN TN 38138

KOSTEN ALAN L AND SUSAN M KOSTEN LIVING
2025 MILLER FARMS RD #
GERMANTOWN TN 38138

LIM KHOIK C & LORREAN
5960 BARRENTINE DR #
BARTLETT TN 38134

FIRST BAPTIST CHURCH OF BARTLETT TN
PO BOX 34337 #
MEMPHIS TN 38184

FIRST NATIONAL BK MEMPHIS
1755 LYNNFIELD RD #D
MEMPHIS TN 38119

AYYAGARI VENKATACHALAM
2784 BARTLETT BLVD #
BARTLETT TN 38134

LIVINGSTON JEFFERY
2878 BARTLETT RD #
MEMPHIS TN 38134

PALMER JAMES & NATAKI
5902 IVANHOE RD #
BARTLETT TN 38134

BARTLETT CITY OF
6400 STAGE RD #
BARTLETT TN 38134

1430 LLC
5810 SHELBY OAKS DR #B
BARTLETT TN 38134

WHITE JAKE N & CAROL SUE
5908 IVANHOE RD #
MEMPHIS TN 38134

RIEGER SHARIL & THOMAS M ARNDT
5920 IVANHOE RD #
MEMPHIS TN 38134

HASTINGS FAMILY TRUST
5675 HILLTOP RD #
MEMPHIS TN 38135

TOWN OF BARTLETT
GENERAL DELIVERY #
MEMPHIS TN 38101

FRYER ROBERT R & EVA P
5930 IVANHOE RD #
BARTLETT TN 38134

HASTINGS FAMILY TRUST
5675 HILLTOP RD #
MEMPHIS TN 38135

DAMON-MARCUS COMPANY
5871 STAGE RD #
MEMPHIS TN 38134

BARTLETT CITY OF
6400 STAGE RD #
BARTLETT TN 38134

HASTINGS FAMILY TRUST
5675 HILLTOP RD #
MEMPHIS TN 38135

QUINN JAMES K & CRANDALL
2943 SYCAMORE VIEW RD #
BARTLETT TN 38134

CATES TOLBERT IV
2665 LARCH TRAIL DR #
BARTLETT TN 38134

HASTINGS FAMILY TRUST
5675 HILLTOP RD #
MEMPHIS TN 38135

QUINN JAMES K & CRANDALL B
2943 SYCAMORE VIEW RD #
MEMPHIS TN 38134

PHELPS LAWRENCE O & JOAN M
5862 SWEET OAK CV #
BARTLETT TN 38134

CLIFTON JOHN CJR
3200 CLAY POND DR #
OAKLAND TN 38060

MILLIKIN ROBERT H
2923 SYCAMORE VIEW #
BARTLETT TN 38134

CARR JOHN R & CAROL R
2944 SYCAMORE VIEW #
MEMPHIS TN 38134

HASTINGS FAMILY TRUST
5675 HILLTOP RD #
MEMPHIS TN 38135

MASON LEONARD E & SHIRLEY K
2678 LARCH TRAIL DR #
MEMPHIS TN 38134

MCHANN AND ANGLIN PROPERTIES LLC
4039 OLD GETWELL RD #
MEMPHIS TN 38116

FRANKLIN PAVELAR AND ANTHONY FRANKLIN
5882 FERGUSON RD #
MEMPHIS TN 38134

GUTHRIE WILLIAM B III
5813 LEISURE LN #
BARTLETT TN 38134

SOUTH WILLETT
PO BOX 171247 #
MEMPHIS TN 38187

BARTLETT CITY OF
6400 STAGE RD #
BARTLETT TN 38134

FOUR SALE INVESTMENTS LLC
6510 STAGE RD #
BARTLETT TN 38134

DAMON-MARCUS COMPANY
5781 BARTLETT-STAGE RD #
MEMPHIS TN 38134

BAH MOHAMMED & KADIJATUH
10376 BUCKLEY BRIAR LN #
COLLIERVILLE TN 38017

SHUBH LABH LLC
30 HARDIN DOCK RD #
COUNCE TN 38326

BARTLETT CITY BOARD OF EDUCATION
5705 STAGE RD #
BARTLETT TN 38134

SOUTH CENTRAL BELL TEL CO
PO BOX 532 #
BIRMINGHAM AL 35201

MEMPHIS CITY EMPLOYEES CREDIT UNION
2686 MOUNT MORIAH TER #
MEMPHIS TN 38115

INTO THE FUTURE LLC
5747 STAGE RD #
BARTLETT TN 38134

B&R PROPERTIES-MEMPHIS LLC
756 RIDGE LAKE BLVD #110
MEMPHIS TN 38120

ELDAHAN TAMER AND MOHAMED T ELDAHAN
3640 SUMMERDALE RD #204
BARTLETT TN 38133

LIGHTMAN MICHAEL A
5100 POPLAR AVE #2607
MEMPHIS TN 38137

B0156 00539 - APOSTOLIC PENTECOSTAL TEMPLE
B0156 00601 - BARTLETT CITY OF
B0156 00525 - WELLS RICHARD M & BARBARA G
B0156 00218 - CITY OF BARTLETT
B0156 00257C - GREGORY REALTY GP
B0156 00521 - CLC FAMILY ENTERPRISES LLC
B0156 00526 - WELLS RICHARD M & BARBARA L
B0156 00531 - KAAM INVESTMENTS LLC
B0156 00652 - INTO THE FUTURE LLC
B0156 00323 - BARTLETT BODY SHOP INC
B0156 00324 - DMB HOLDING 1 LLC
B0156 00565 - WELLS RICHARD M & BARBARA G
B0156 00545 - MCHANN AND ANGLIN PROPERTIES LLC
B0156 00574 - WELLS RICHARD & BARBARA G
B0156 00304C - HASTINGS FAMILY TRUST
B0156 00311 - HASTINGS FAMILY TRUST
B0156 00310 - HASTINGS FAMILY TRUST
B0156 00306 - CAIN MALCUM D & JUANITA
B0156 00536 - SHELBY COUNTY TAX SALE 16.02
B0156 00303 - 1430 LLC
B0156 00570 - HASTINGS FAMILY TRUST
B0156 00318 - JACKSON DAVID
B0156 00532 - GUIZLO RICHARD E JR
B0156 00303Z - 1430 LLC
B0156 00606 - BARTLETT CITY BOARD OF EDUCATION

B0156 00420 - POMMER JUNE G AND PAUL S POMMER (RS)
B0156 00421 - BARTLETT CITY OF
B0156 00602 - BARTLETT CITY OF
B0156 00217C - CARR JOHN R & CAROL R
B0156 00559 - MCHANN AND ANGLIN PROPERTIES LLC
B0156 00564 - SOUTH WILLETT
B0156 00296C - LIVINGSTON JEFFERY
B0156 00302 - 1430 LLC
B0156 00308C - HASTINGS FAMILY TRUST
B0156 00307C - HASTINGS FAMILY TRUST
B0156 00305 - HASTINGS FAMILY TRUST
B0156 00312 - HASTINGS FAMILY TRUST
B0156 00537 - CLIFTON JOHN C JR
B0156 00314 - HASTINGS FAMILY TRUST
B0156 00313 - FRANKLIN PAMELA R AND ANTHONY I FRANKLIN
B0156 00420Z - BARTLETT CITY OF
B0156 00558 - DAMON-MARCUS COMPANY
B0156 00281 - QUINN JAMES K & CRANDALL
B0156 00300 - GUTHRIE WILLIAM B III
B0156 00329C - BARTLETT CITY BOARD OF EDUCATION
B0156 00542 - BUTLER PROPERTIES LLC
B0156 00535 - PRICE FAMILY TRUST (THE)
B0156 00644 - HIGDON ALAN
B0156 00645 - HIGDON ALAN
B0156 00582 - LIM KHOIK C & LORREAN

B0156 00573C - WELLS RICHARD & BARBARA G
B0156 00562 - SOUTH WILLETT
B0156 00563 - BARTLETT CITY OF
B0156 00561 - CSX TRANSPORTATION INC
B0156 00568 - YUSUF UMAR
B0156 00569 - TART VICKIE S
B0156 00566 - GUTHRIE BRADFORD
B0156 00567 - YUSUF UMAR
B0156 00290C - KAAM INVESTMENTS LLC
B0156 00632 - RICH CHARLES E AND TRACEY P RICH (RS)
B0156 00294 - YIDA PROPERTY MANAGEMENT
B0156 00549C - FILSINGER JONNY & ANNE
B0156 00540C - MORA SERGIO R & DORA G REYES
B0156 00550 - FRANK AND FRANK LLC
B0156 00533C - KOSTEN ALAN L AND SUSAN M KOSTEN LIVING
B0156 00544C - DAMON-MARCUS COMPANY
B0156 00560C - BAH MOHAMMED & KADIJATUH
B0156 00578 - SHUBH LABH LLC
B0156 00579 - BARTLETT CITY BOARD OF EDUCATION
B0156 00334 - SOUTH CENTRAL BELL TEL CO
B0156 00651 - MEMPHIS CITY EMPLOYEES CREDIT UNION
B0156 00650 - INTO THE FUTURE LLC
B0156 00538 - B&R PROPERTIES-MEMPHIS LLC
B0156 00600 - ELDAHAN TAMER AND MOHAMED T ELDAHAN
B0157 00687 - LIGHTMAN MICHAEL A

**Board of Mayor and Aldermen**

6400 Stage Road
Bartlett, TN 38134

SCHEDULED**AGENDA ITEM**

Meeting: 09/27/22 06:00 PM

Department: BPACC

Category: Presentation

Prepared By: Penny Medlock

Department Head: Michael Bollinger

BPACC Season Slideshow Presentation.