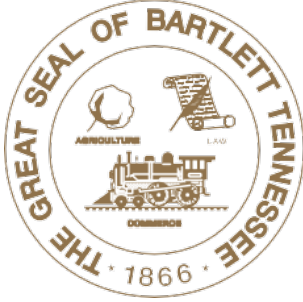




City of Bartlett

David Parsons, Mayor

Board of Mayor and Aldermen Meeting Minutes Tuesday, July 22, 2025 - City Hall Council Chambers - 6:00 PM

ATTENDANCE

Present: Alderman Brad King, Alderman Robert Griffin, Alderman David Reaves, Alderman Monique Williams, Alderman Jack Young, Alderman Kevin Quinn

INVOCATION

Opening Prayer by Alderman Brad King

FUTURE MEETINGS

Bartlett Library Advisory Board, July 24 at 6 p.m.

Family Assistance Commission, August 4 at 6 p.m.

Planning Commission, August 4 at 6:30 p.m.

Bartlett Station Commission, August 6 at 7:30 a.m.

City Beautiful Commission, August 7 at 6:30 p.m.

Industrial Development Board, August 7 at 7 p.m.

RECOGNITIONS

Americans with Disabilities Act Proclamation

Mayor Parsons presented Shirley Jones with a proclamation in honor of Americans with Disabilities' 35th anniversary.

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

MINUTES ACCEPTANCE

- 1 Minutes of the July 8, 2025 Board of Mayor and Aldermen Regular Meeting**

Result:	Passed
Mover:	Alderman David Reaves
Second:	Alderman King
Ayes:	Brad King, Robert Griffin, David Reaves, Jack Young, Kevin Quinn
Nays:	None
Abstains:	Monique Williams

PUBLIC HEARING

1 Resolution 19-25, a resolution approving a Special Use Permit to Allow a Residential Mixed-Use Development to be located at the northeast corner of Highway 70 and Highway 64, within the “SC-1” Planned Unit Commercial Zoning District. (Kim Taylor, Director of Planning and Economic Development)

The following spoke in favor of Resolution 19-25:

Christopher Payton, 4828 Shadow Pine Cove, Bartlett, TN
Dustin Jones, 75 Mendenhall Road, Memphis, TN
Dexter Muller, 3800 Berlinwood Cove, Bartlett, TN
The City of Bartlett received 10 letters of support by the 11 a.m. deadline from:
Allen Arant, 2940 Kirby Whitten Road, Bartlett, TN
Garry Morrison, 6780 Summer Ave., Bartlett, TN
Sandy Thompson, 6372 Eastbier Drive, Bartlett, TN
Joseph Bridgewater, 7041 Stage Road, STE 103, Bartlett, TN
Steve Hodgkins, 8734 Brunswick Forest Drive, Bartlett, TN
Seth Billings, Jr., 8250 Highway 64, Bartlett, TN
David Sutton, 7526 A.E. Beaty Drive, Bartlett, TN
James Reid, 4178 Blackheath Drive, Bartlett, TN
Bartlett Area Chamber of Commerce, 2969 Elmore Park Road, Bartlett, TN
Matt Frownfelter, 6995 Stage Road, Memphis, TN

The following spoke in opposition to Resolution 19-25:

Nicole Travis, 3141 Hill Lake Dr., Bartlett, TN
Don Ross, 7820 Charbon Cove, Bartlett, TN
Gregory Williams, 7223 Santa Cruz Dr., Bartlett, TN
Joshua Samples, 8962 Pembroke Ellis Dr., Bartlett, TN
Tara Samples, 8962 Pembroke Ellis Dr., Bartlett, TN
Randy Flanagan, 3955 Appling Rd., Bartlett, TN
Jenilee Mann, 8768 Craddle Hill Cove, Bartlett, TN
Cindy Cromwell, 8601 Highway 70, Bartlett, TN
The City of Bartlett received three letters of opposition:
Doug Drum, 3609 Stonehenge Cove. N, Bartlett, TN
Kenneth Barsch, 6134 Scottscraig Cove, Bartlett, TN
Emily Breckenridge, via email

Adjourned at 6:54 p.m.

UNFINISHED BUSINESS

1 Resolution 19-25, a resolution approving a Special Use Permit to Allow a Residential Mixed-Use Development to be located at the northeast corner of Highway 70 and Highway 64, within the “SC-1” Planned Unit Commercial Zoning District. (Kim Taylor, Director of Planning and Economic Development)

Developers Keith Grant and Kim Grant Brown of 177 Crescent Dr., Collierville, TN, along with their team, presented to the Board an overview of current zoning, amended plans, amenities, and related statistics and demographics, all of which are included in these minutes. The Board discussed the types of buildings and businesses that could be permitted under current zoning regulations, both with and without a special use permit. There was also an in-depth discussion about the housing market, particularly the availability of affordable housing for young adults. Aldermen King and Williams addressed concerns of owner occupancy. Mr. Grant said in the current Union Depot phase, all homes are being sold as such, and owner occupancy can be addressed through an HOA. Alderman Reaves confirmed with Director of Planning Kim Taylor that under current zoning, various business types including gas stations, shopping strip centers, churches, etc. could go on the property without BMA approval. Aldermen King and Quinn also discussed the potential of a 5-story office building being built at that location under current zoning. Ms. Taylor stated that the uses for a mixed residential use permit are more limited, which the BMA must approve, than the current zoning. Alderman King confirmed that the existing buffer would remain. Mr. Grant also stated fencing and setbacks will also be in place. Aldermen Reaves and Williams shared concerns about young adults either not wanting homes or not being able to afford homes but need a safe, affordable apartment space. Alderman Young asked about the number of apartments currently at Union Depot. Mr. Grant said there were 337 at The Westerly and 80 at Station Lofts. Alderman Young said he wanted Union Depot to be hugely successful, but he preferred to wait and see before moving forward with an addition. Alderman Reaves asked about the process of determining when to move forward with a first addition. Mr. Grant said it was calculated based on absorption rates and the lenders use the same process very much. Much discussion was made regarding the timing of starting a new phase, and the financial risks to the developer. Kevin Rodgers, the developer for the proposed unnamed grocery store for this location, said it would be an architecturally and aesthetically pleasing, 45,000 square foot facility. Alderman Quinn asked Mr. Rodgers what was stopping the grocery store from coming in anyway. Mr. Rodgers said that Mr. Grant was under contract with the property and the grocery store had an arrangement with Mr. Grant. He said the store's ability to purchase the land hinges upon Mr. Grant's ability to develop the larger tract. He said the trend among his peers is to build stores within Mixed-Use developments. Discussion was made regarding the difficulty of getting grocery stores to build in Bartlett. Mr. Grant told Alderman Quinn that he anticipates a six to seven years to completion of Union Depot including all residential and commercial spaces. Alderman King wanted to share that students from all over Shelby County attend Bartlett schools if they meet certain requirements, such as attendance, grades, and conduct. They must provide their own transportation. That open enrollment is only possible when there is availability. Currently Bartlett elementary schools and the high school are less capacity. He underscored that the 9th Academy is used to better equip ninth graders for high school. If the schools reach capacity, there will not be open enrollment. Aldermen commented on their thoughts regarding apartments. Police Chief Jeff Cox gave a presentation on crime rates, comparing single-family homes and apartment complexes. The crime index is down 27% from the previous year and property crimes are down 42%. His presentation is also included in the minutes.

Result:	Passed
Mover:	Alderman David Reaves
Second:	Alderman King
Ayes:	Brad King, Robert Griffin, David Reaves, Monique Williams
Nays:	Jack Young, Kevin Quinn
Abstains:	None

NEW BUSINESS

1 Purchase Falcon 3 Ton Transporter. (Matt Crenshaw, Director of Public Works)

Recommend purchasing a Falcon 3 Ton Transporter Asphalt/ Recycler through Buy Board. (Matt Crenshaw, Director of Public Works)

Result:	Passed
Mover:	Alderman David Reaves
Second:	Alderman Griffin
Ayes:	Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn
Nays:	None
Abstains:	None

2 Resolution 20-25, a resolution to amend the Fiscal Year 2026 General Fund Budget to appropriate \$6,500 for qualified law enforcement officers funded by the State of Tennessee Recruitment and Retention Grant Program. (Dick Phebus, Director of Finance)

Result:	Passed
Mover:	Alderman Robert Griffin
Second:	Alderman Reaves
Ayes:	Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn
Nays:	None
Abstains:	None

- 3 Set a public hearing for August 26, 2025 for Resolution 27-25, a resolution approving a Special Use Permit to allow a Planned Residential Development to be located at the southeast corner of Yale Road at Bartlett Boulevard, within the "RS-10" Single Family Residential Zoning District. (Kim Taylor, Director of Planning and Economic Development)**

Result:	Passed
Mover:	Alderman Jack Young
Second:	Alderman Reaves
Ayes:	Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young, Kevin Quinn
Nays:	None
Abstains:	None

- 4 Set a public hearing for August 26, 2025 for Resolution 29-25, a resolution approving a Special Use Permit to allow a Hookah Lounge, Bar or Tavern (smoking lounge) establishment to be located at 2965 North Germantown Road Suite 111, within the "C-H" Highway Business Zoning District. (Kim Taylor, Director of Planning and Economic Development)**

Result:	Passed
Mover:	Alderman David Reaves
Second:	Alderman Williams
Ayes:	Robert Griffin, David Reaves, Monique Williams, Jack Young
Nays:	Brad King, Kevin Quinn
Abstains:	None

- 5 Set a public hearing for August 26, 2025 for Resolution 30-25, a resolution approving a Special Use Permit to allow a Residential Mixed-Use Development to be located at the northeast corner of New Brunswick Road and Highway 64, within the "C-H" Highway Business Zoning District. (Kim Taylor, Director of Planning and Economic Development)**

Result:	Passed
Mover:	Alderman David Reaves
Second:	Alderman King
Ayes:	Brad King, Robert Griffin, David Reaves, Monique Williams, Jack Young
Nays:	Kevin Quinn
Abstains:	None

OPEN DISCUSSION

Chief Information Officer Todd Halford announced Food Truck Friday.

Director of Parks and Recreation Paul Wright and Mallory Byrd, along with Library Director, Felicia Knox advised citizens of the Back to School Bash Family Fun Day on Saturday, August 2 from 10 a.m. to 1 p.m. at the Bartlett Library and Bartlett Station Municipal Center.

Director of BPACC, Michael Bollinger stated that BPACC received nominations for best actor, the best actress, best sound, the best costume, and best director from over 63 musicals and plays from 12 different local theaters. This was the first time for BPACC to enter an event of this type.

Lee Gregory, 3942 Appling Road, Bartlett, TN spoke regarding speeding on Appling Road. His mailbox has been knocked down numerous times.

Billy Bryan, 3571 Thistle Valley Lane, Bartlett, TN addressed the Board regarding LGBTQ material in the children's section.

Randy Flanagan, 3955 Appling Road, Bartlett, TN spoke regarding speeding and crashes on his street.

Don Desiderio, 3930 Appling Road, Bartlett, TN also addressed the Board regarding speeding on Appling Rd.

Cindy Cromwell, 8601 Highway 70, Bartlett, TN is asking for donations for a Safe Haven Baby Box for Fire Station 1. The balance to be raised is \$20,000.00. A QR code for donations can be obtained from Little Bears Preschool.

ADJOURNMENT

Adjourned at 8:55 p.m.

Harold Brad King, Register to the
Board of Mayor and Aldermen

David Parsons, Mayor

UNION DEPOT, 1ST ADDITION

Bartlett, Tennessee

SUMMIT AVE.

MIXED-USE
(COMMERCIAL
AND LOFTS)

MIXED-USE
(COMMERCIAL
AND LOFTS)

MIXED-USE
(LOFTS)

VILLAGE
DISTRICT

DETENTION

MARKETPLACE
DISTRICT

MARKETPLACE
DISTRICT

MARKETPLACE
DISTRICT

STAGE ROAD

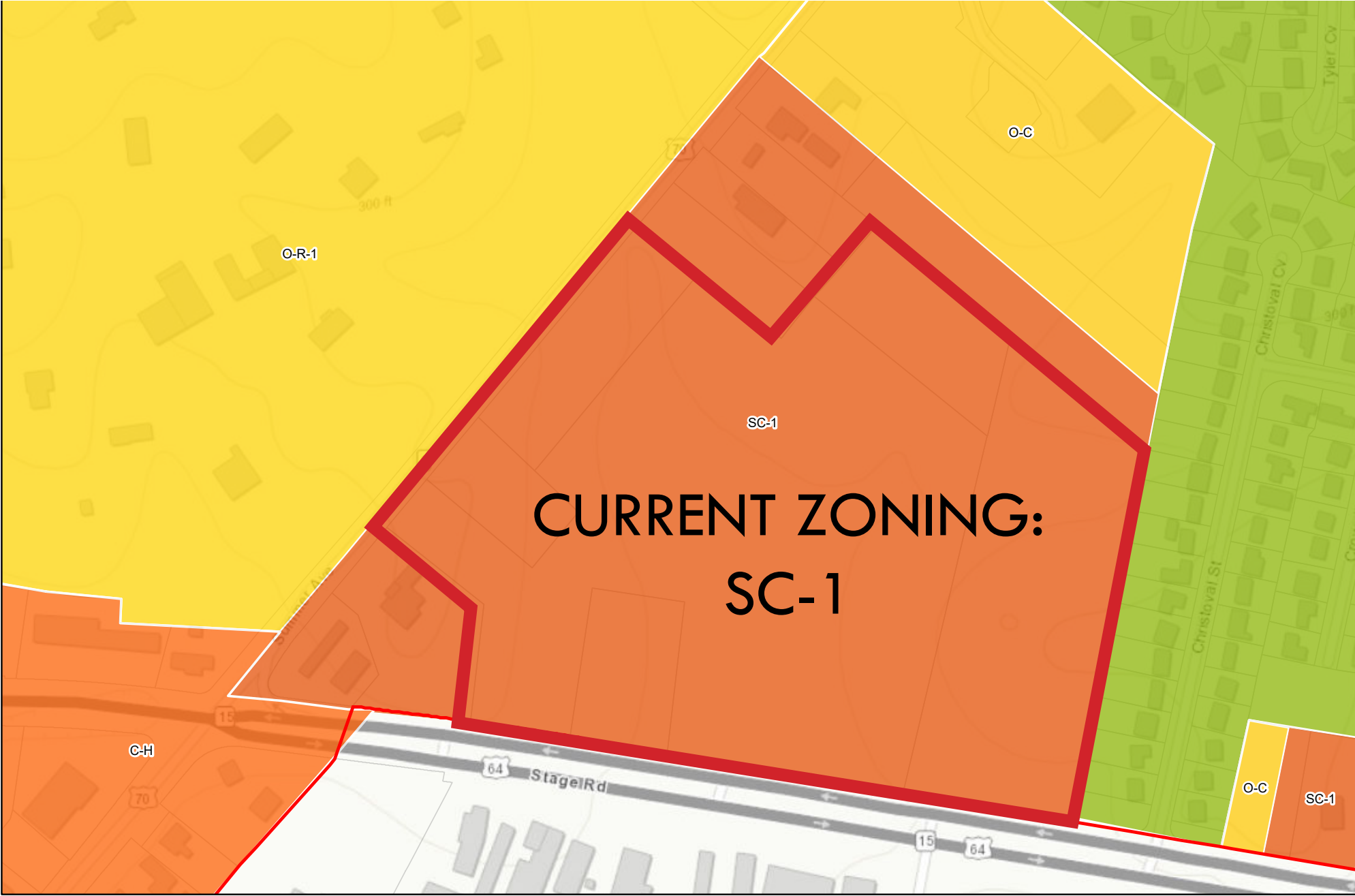
OWNER:
BLUE SKY COMMUNITIES, LLC

Shapiro & Company
architects, p.c.

dt
DESIGN STUDIO



LATEST CITY ZONING MAP (2024)



5/27/2025

Bartlett_City_Limits

O-C

SC-1

ZONING

O-R-1

PARCELS_2023_COMPOSITE_CLIP

C-H

RS-10

Citations

C-L

EXAMPLES OF DEVELOPMENTS ALLOWED*:

- BUILDINGS UP TO 5 STORIES
- OFFICE BUILDING
- RETAIL STORE
- RESTAURANT
- GAS STATION/C-STORE
- BIG-BOX RETAILER
- SEASONAL SHIPPING CONTAINERS

* COULD ALL BE SITED 5’ OFF PROPERTY LINE WHERE ADJACENT TO COMMERCIAL USES WITH SITE PLAN APPROVAL

POTENTIAL DEVELOPMENT SCENARIO



SUMMER AVE.

MIXED-USE
(COMMERCIAL
AND LOFTS)

MIXED-USE
(COMMERCIAL
AND LOFTS)

MIXED-USE
(LOFTS)

VILLAGE
DISTRICT

DETENTION

ANCHOR 1
#46,585 S.F.
MARKETPLACE
DISTRICT

MARKETPLACE
DISTRICT

MARKETPLACE
DISTRICT

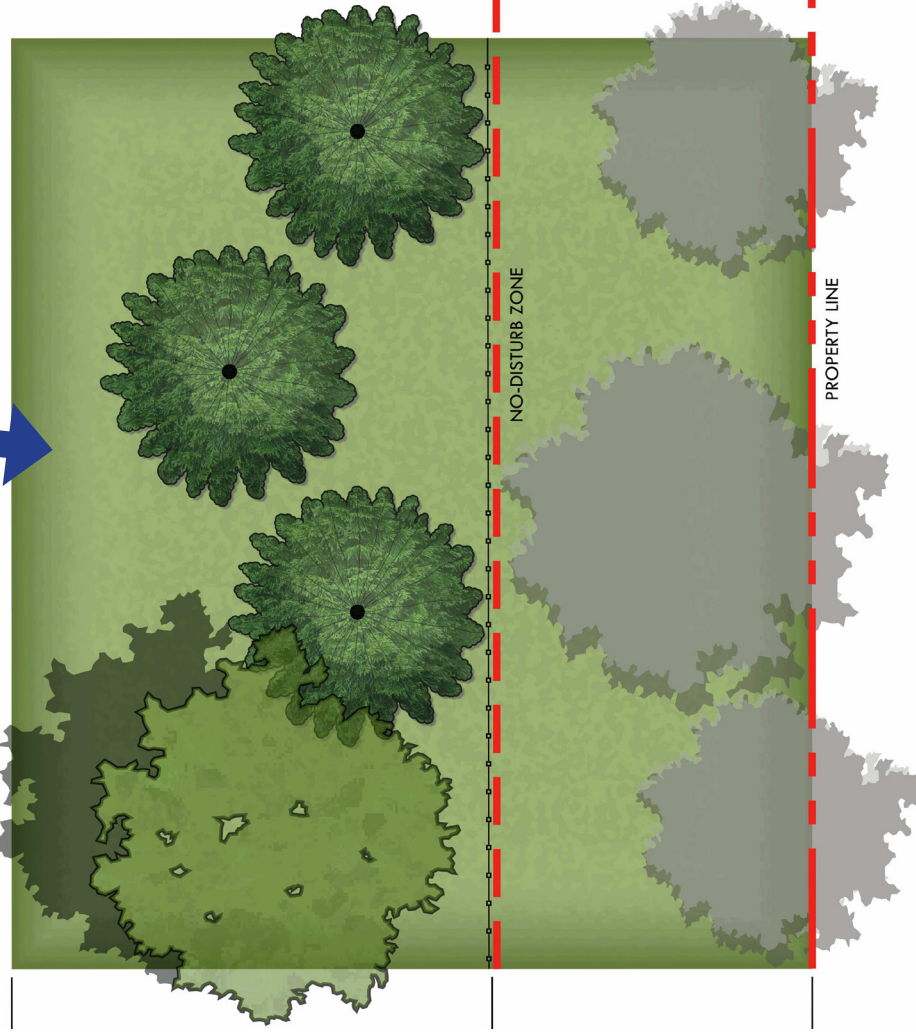
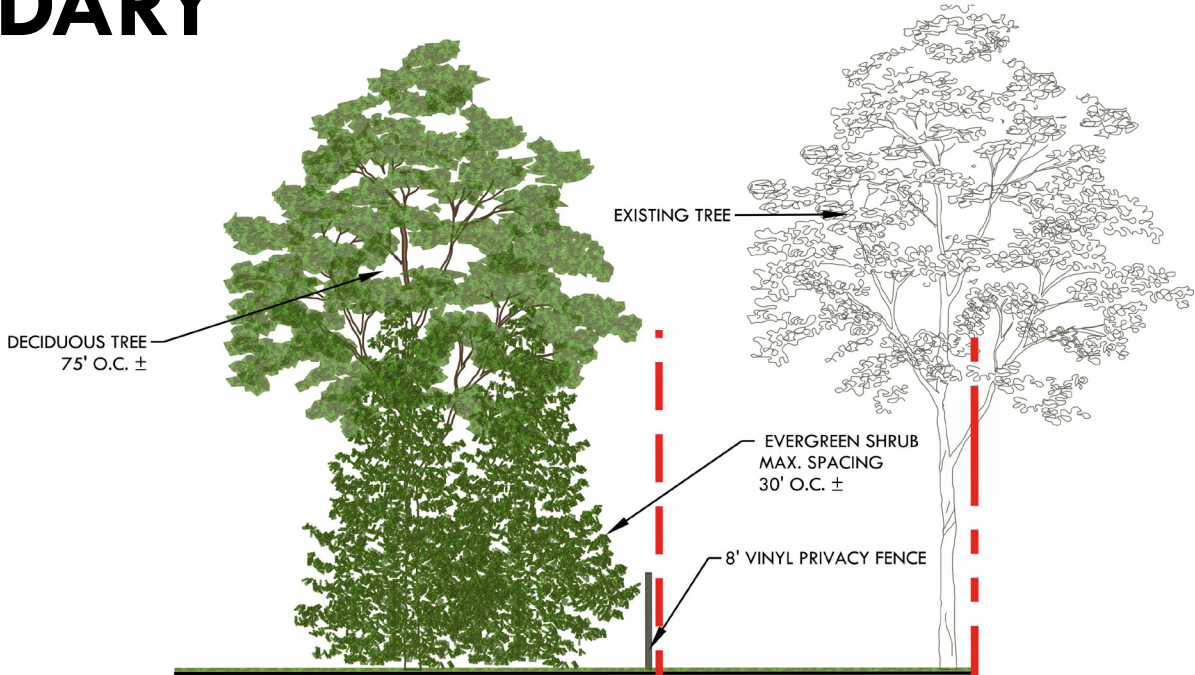
STAGE ROAD



PLAN ADJUSTMENTS

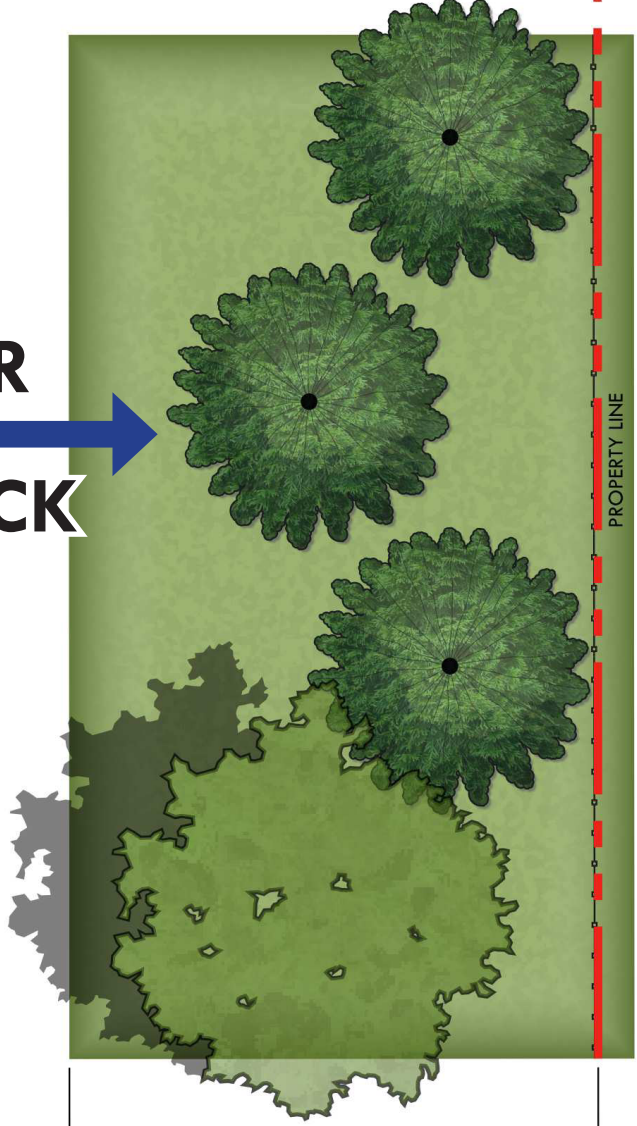
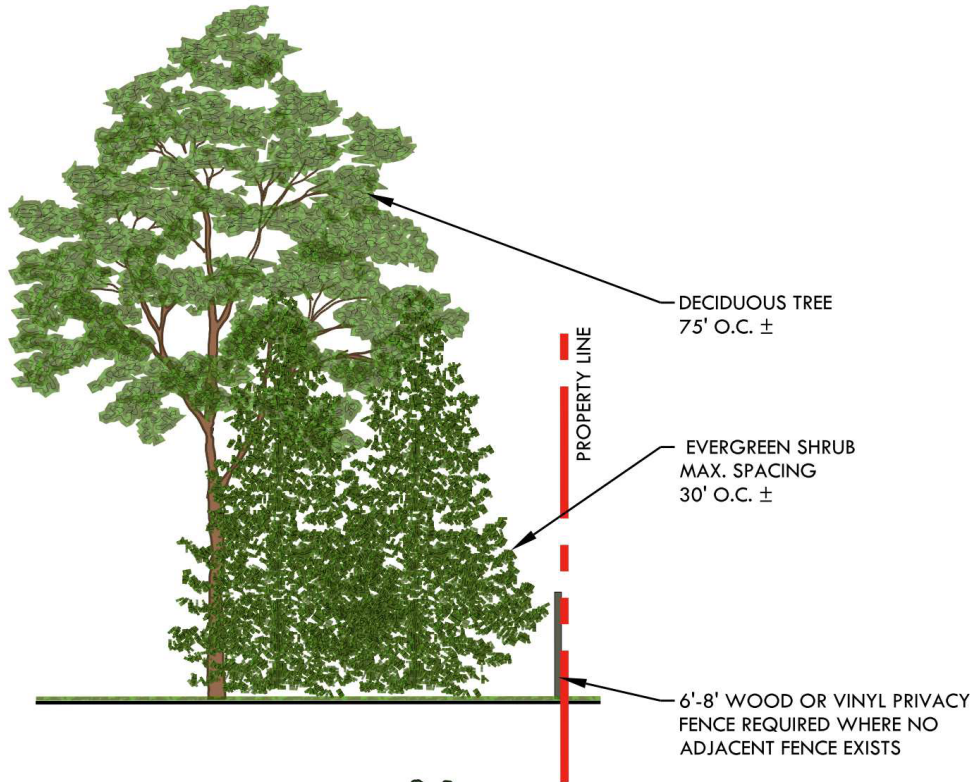
- A** Removed Flats as a use and District.
Added a Village District, which allows only Townhomes and Single-Family products.
 - 2-stories max
 - No second-story balconies facing north property line
- B** Increased landscape buffer against northernmost property line.
 - 30' buffer including 10' no-disturb zone
 - 50' minimum building setback
 - Detention pond size will push buildings farther from property line
- C** Capped the Mixed-Use Lofts at 360 units and limited height to 3 stories
- D** Revised road layout to reflect City of Memphis' preferred intersection location

NORTHEAST BOUNDARY



30' LANDSCAPE BUFFER INCLUDING 10' NO-DISTURB ZONE AND 8' PRIVACY FENCE

EAST BOUNDARY

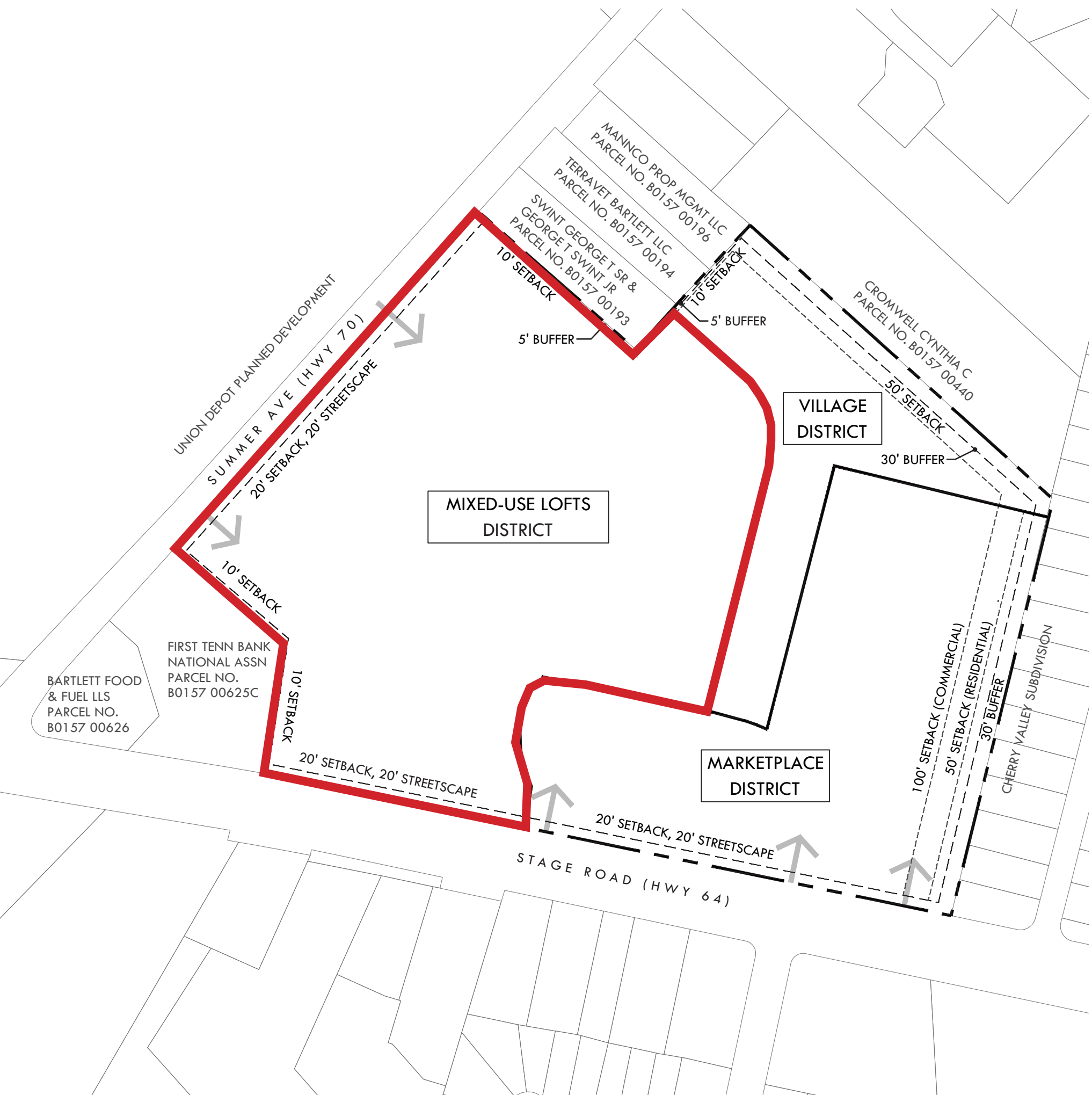


30' LANDSCAPE BUFFER, 8' PRIVACY FENCE

MIXED-USE LOFTS DISTRICT

EXAMPLES OF PERMITTED USES

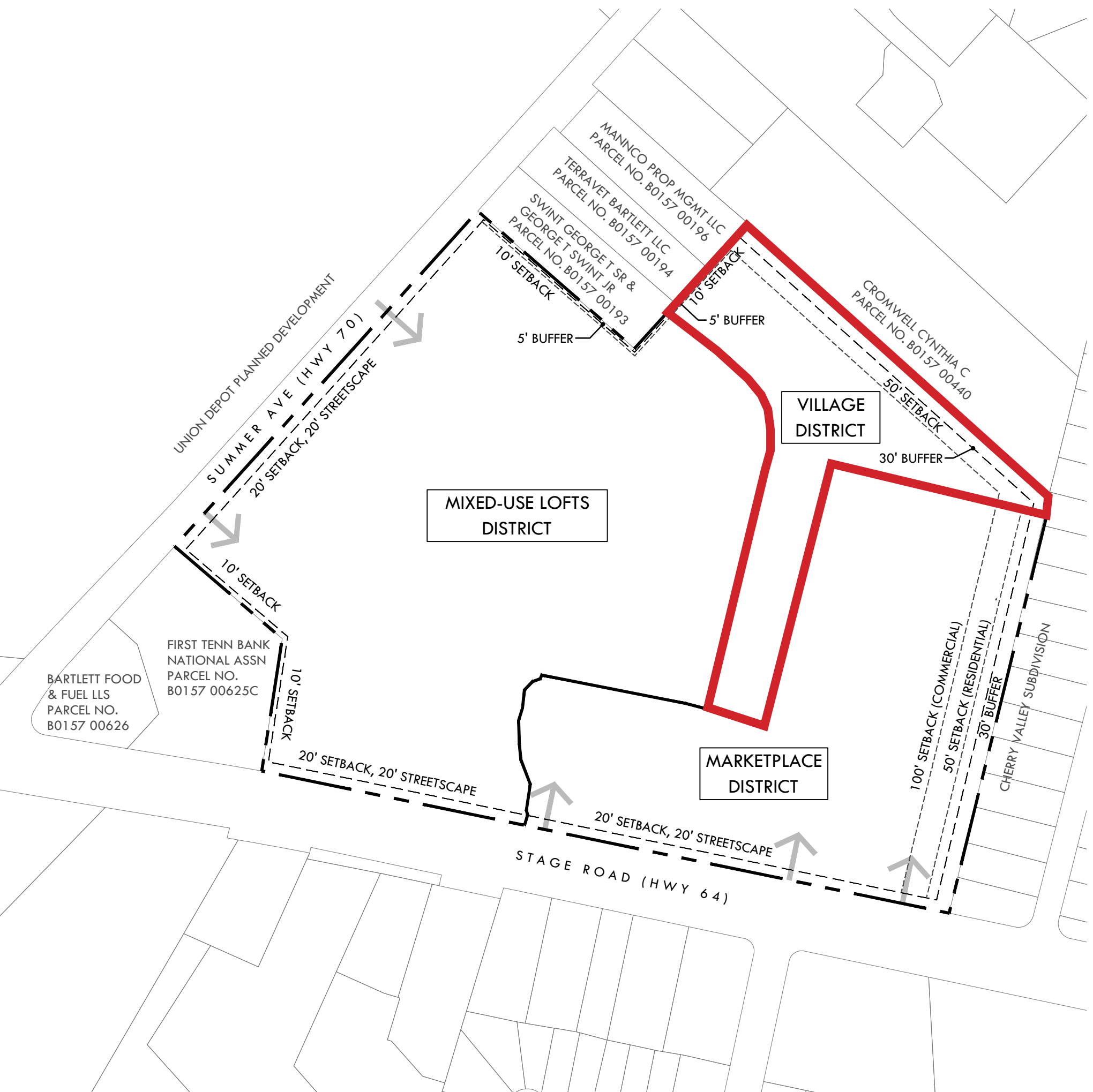
- RESIDENTIAL LOFTS
- RESTAURANTS
- RETAIL SHOPS



VILLAGE DISTRICT

EXAMPLES OF PERMITTED USES

- TOWNHOMES
- SINGLE FAMILY HOMES
(DETACHED OR SEMI-DETACHED)
- AMENITY AREAS
- NO MULTIFAMILY OR
MIXED-USE LOFTS



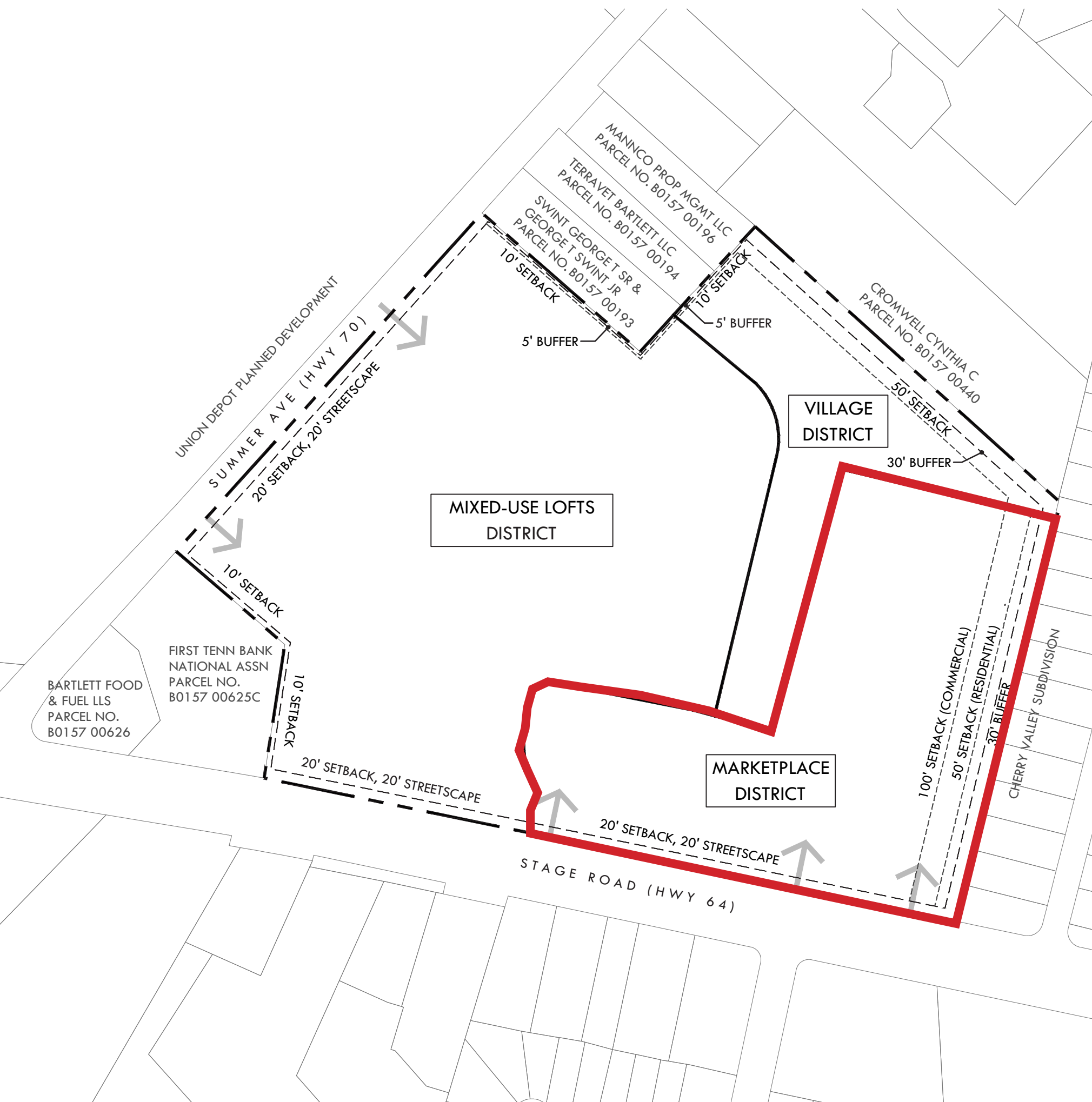
VILLAGE DISTRICT - APPROPRIATE IMAGES



MARKETPLACE DISTRICT

EXAMPLES OF PERMITTED USES

- GROCERY AND OTHER RETAIL, COMMERCIAL, AND OFFICE USES
- TOWNHOMES
- SINGLE FAMILY HOMES (DETACHED OR SEMI-DETACHED)
- AMENITY AREAS
- NO MULTIFAMILY OR MIXED-USE LOFTS



OVERALL SITE, FAMILY-FRIENDLY AMENITIES



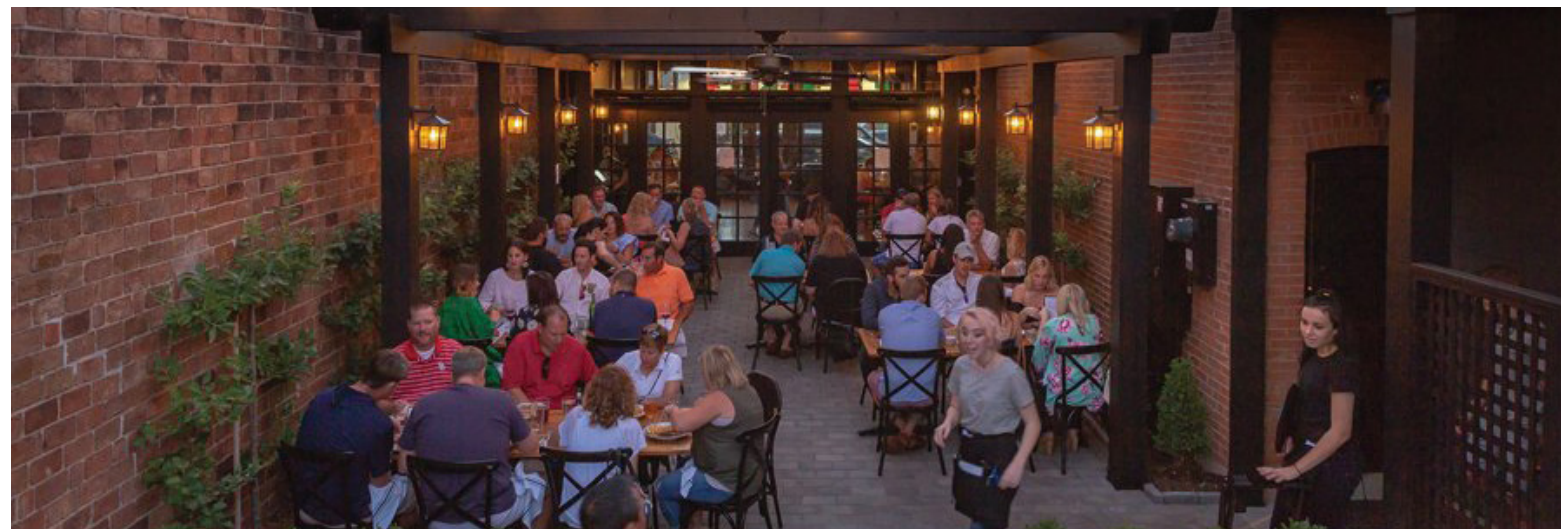
1 - PUBLIC LAWN



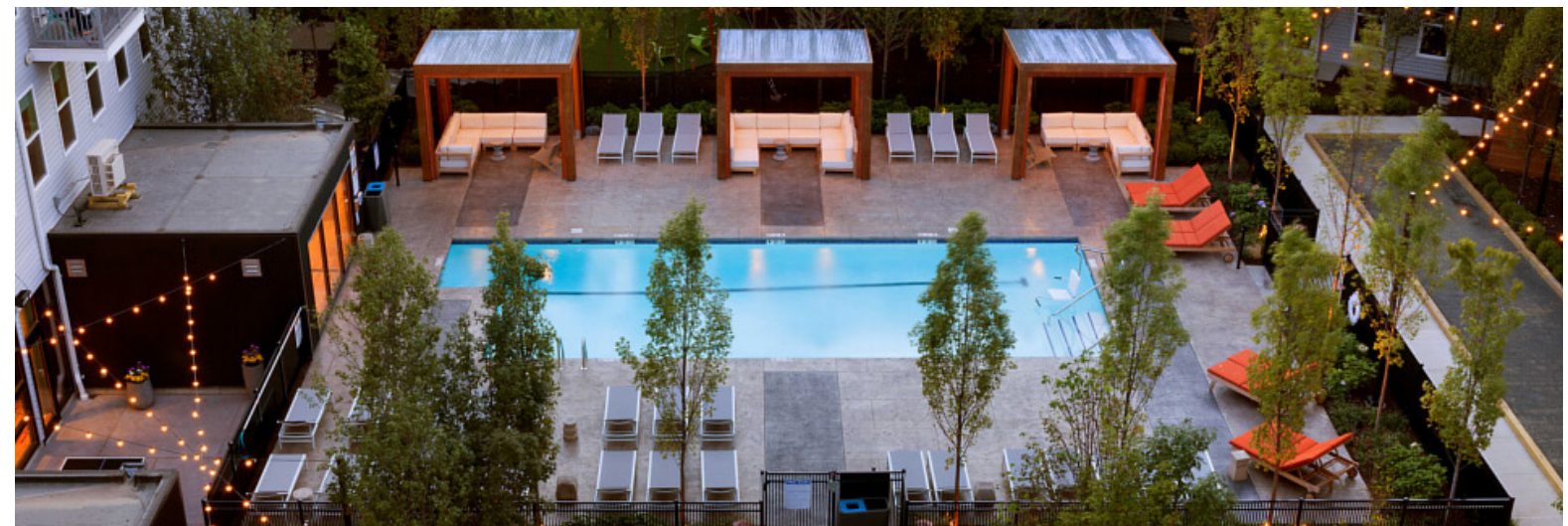
2 - PUBLIC PLAZA



3 - OUTDOOR CAFE



4 - OUTDOOR POOL



OVERALL SITE, FAMILY-FRIENDLY AMENITIES



5 - DOG PARK



6 - WALKING TRAILS



7 - GAME LAWN



8 - PICKLEBALL COURTS





SAFETY CONCERNS

ISSUES TO BE ADDRESSED

- NEW SIGNALIZED INTERSECTION BEING INSTALLED AT STAGE ROAD AND VAN DER VEER DRIVE
- CAMERAS AND OTHER SECURITY DEVICES WILL BE INSTALLED THROUGHOUT THE DEVELOPMENT



LOCAL HOUSING DATA

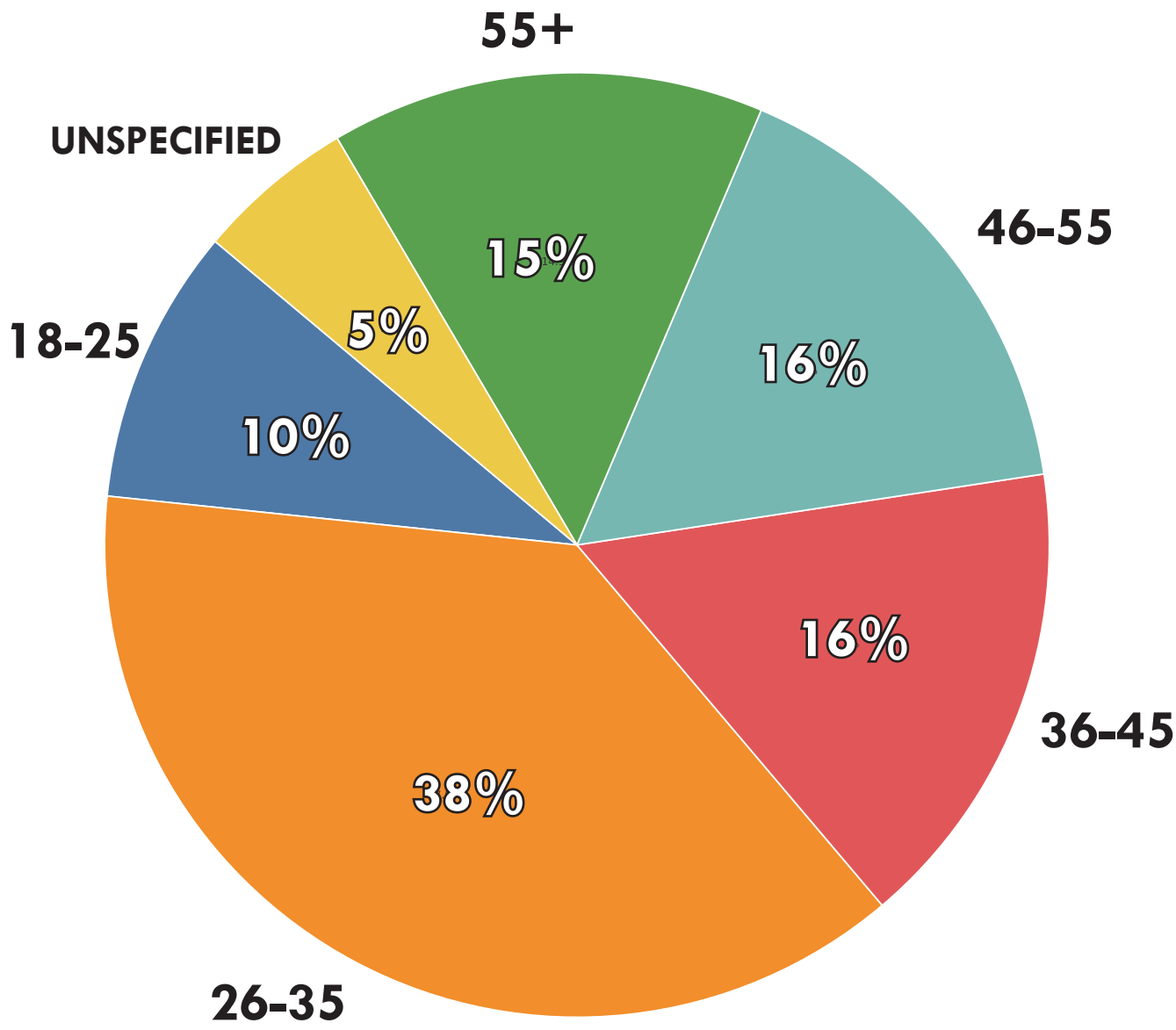
Municipality	Total Housing Units	Total Renter Occupied Units	% Renter Occupied Units	Rental houses	% Rental homes in City	Multi-Family Count	% Multi-Family in City
Bartlett	21,483	3,191	14.9%	1,970	9.2%	1,221	5.7%
Collierville	18,984	3,802	20.0%	769	4.1%	3,033	16.0%
Germantown	16,353	2,433	14.9%	602	3.7%	1,831	11.2%
Shelby County	403,478	165,978	41.1%				
National	142,139,421	45,683,623	32.1%				

WESTERLY DEMOGRAPHICS

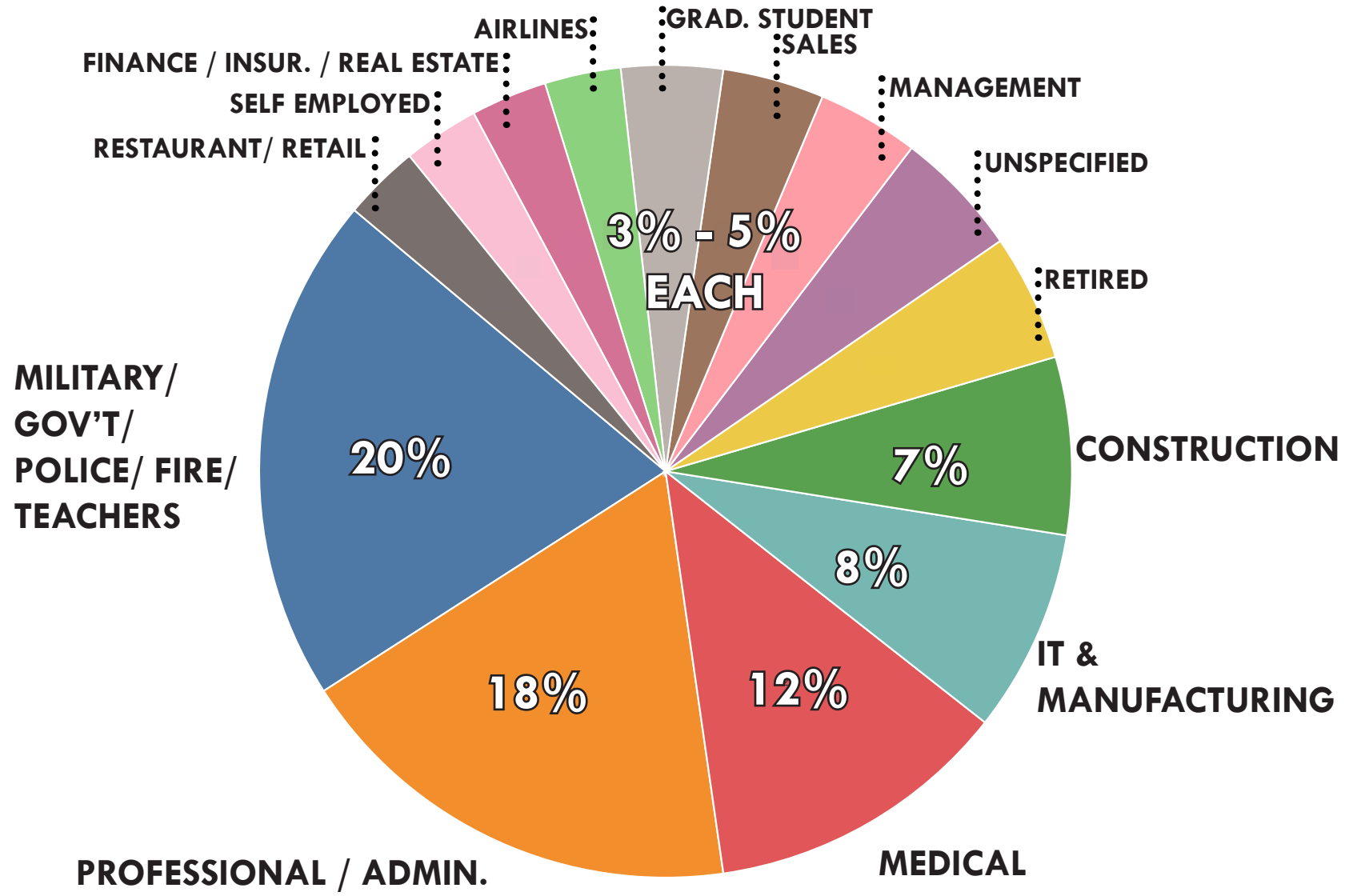
AVERAGE BARTLETT HOUSEHOLD INCOME - \$102,688

AVERAGE WESTERLY HOUSEHOLD INCOME - \$118,293

AGES



OCCUPATIONS



UNION DEPOT

1st Addition Development



\$104.5 Mil

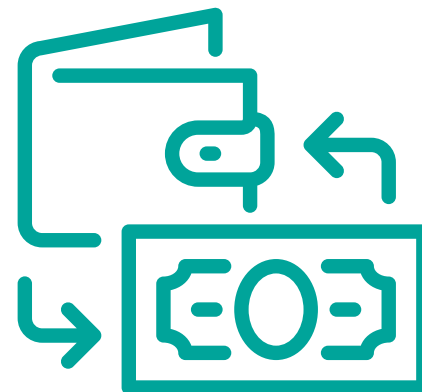
ANNUAL ECONOMIC IMPACT
AT FULL OPERATION
Bartlett & Shelby County



690

Jobs Supported

(Direct & Indirect)
Bartlett & Shelby County



\$24 Mil

Annual Wages

(Direct & Indirect)
Bartlett & Shelby County



\$820,000

Sales Tax

(Direct & Indirect)
City of Bartlett

UNION DEPOT | 1st Addition Development



Annual Direct
Property Tax
Revenue

Current
\$2,118

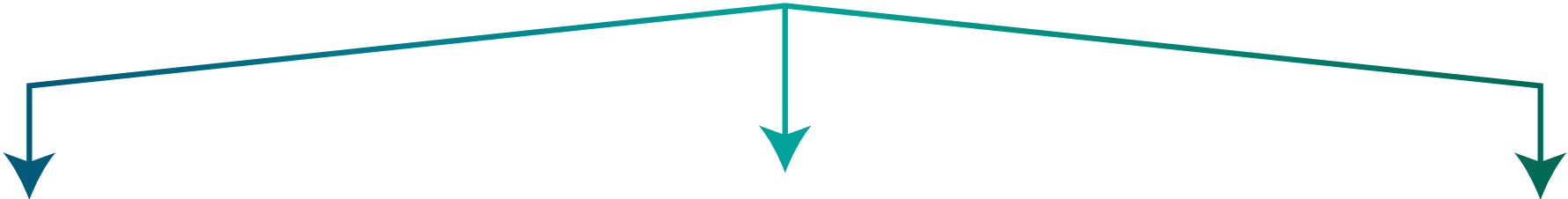


Upon Completion
\$496,642



\$1.7 Million

PROJECTED ANNUAL REVENUE
City of Bartlett



\$820,000
Sales Tax
(Direct & Indirect)



\$500,000
Direct
Property Tax



\$350,000
Indirect Property Tax
& Other Local Taxes



SUMMER AVE.

MIXED-USE
(COMMERCIAL
AND LOFTS)

MIXED-USE
(COMMERCIAL
AND LOFTS)

MIXED-USE
(LOFTS)

VILLAGE
DISTRICT

DETENTION

ANCHOR 1
#46,585 S.F.
MARKETPLACE
DISTRICT

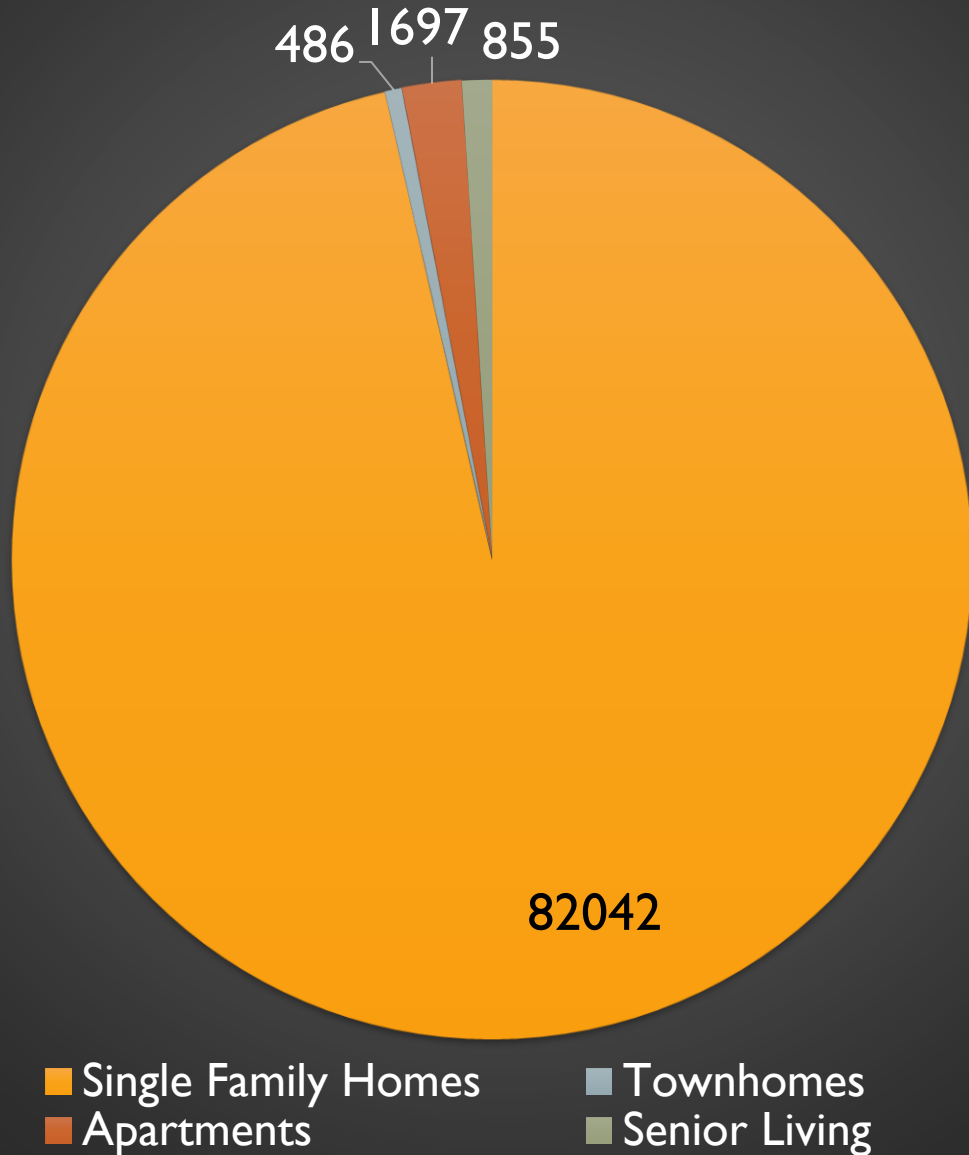
MARKETPLACE
DISTRICT

MARKETPLACE
DISTRICT

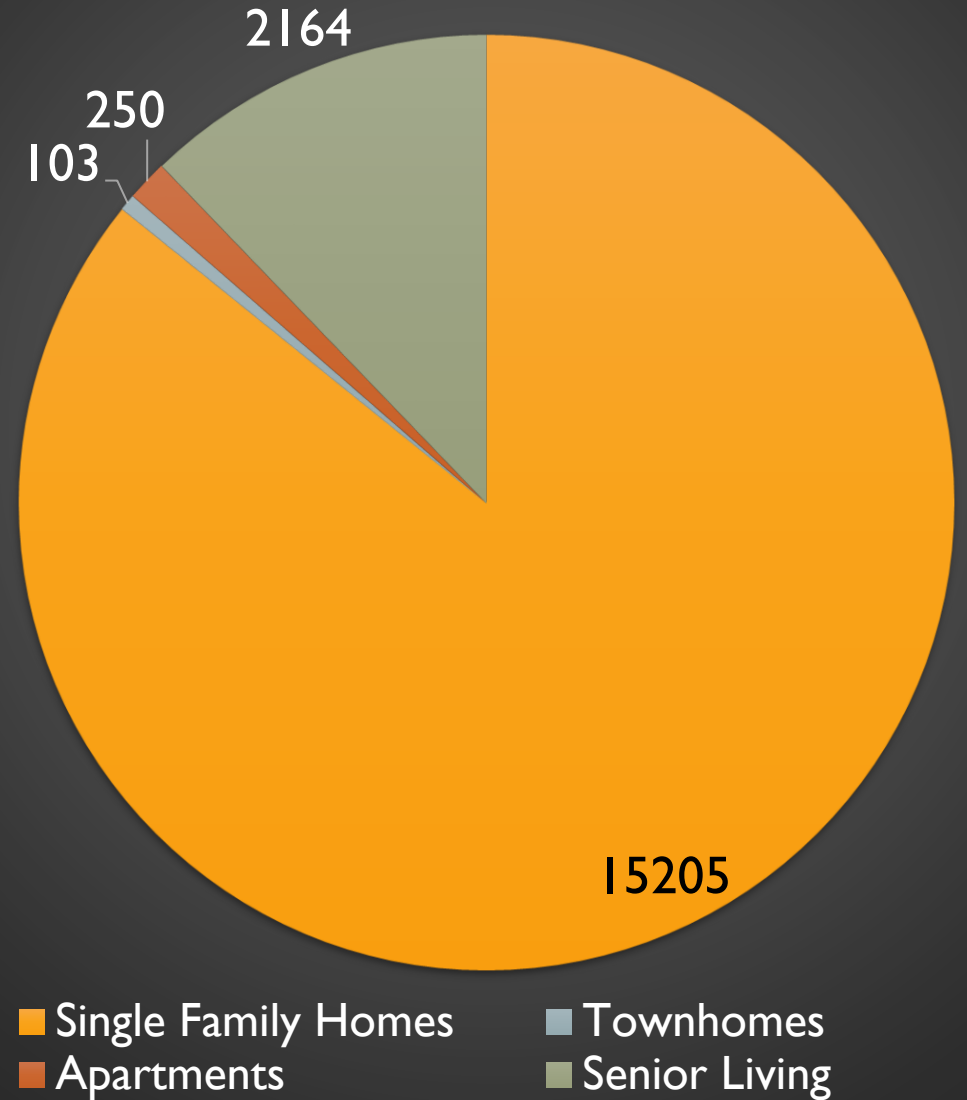
STAGE ROAD

POLICE & FIRE
CALLS FOR SERVICE SUMMARY
FY23 – FY25

**Police Calls for Service
(Past 3 Fiscal Years)**

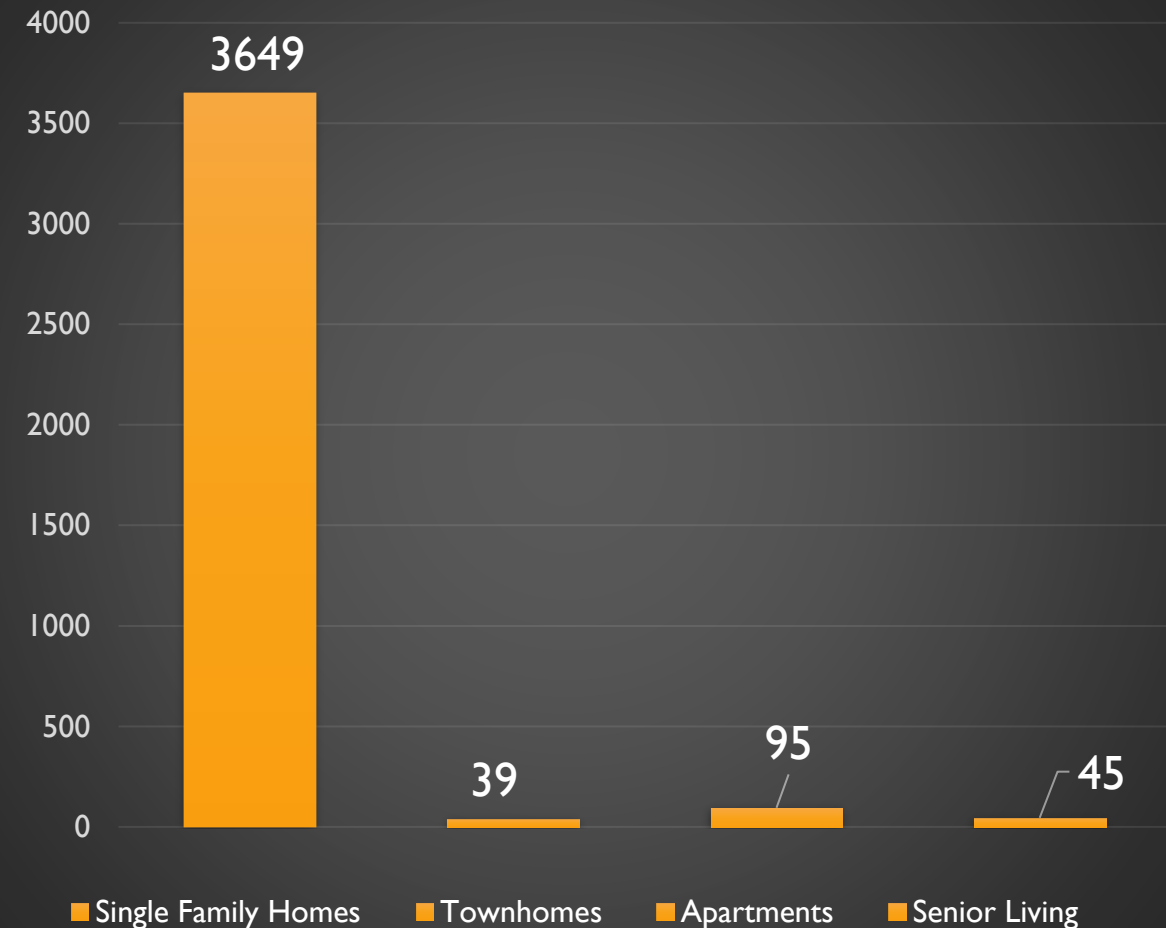


**Fire Calls for Service
(Past 3 Fiscal Years)**



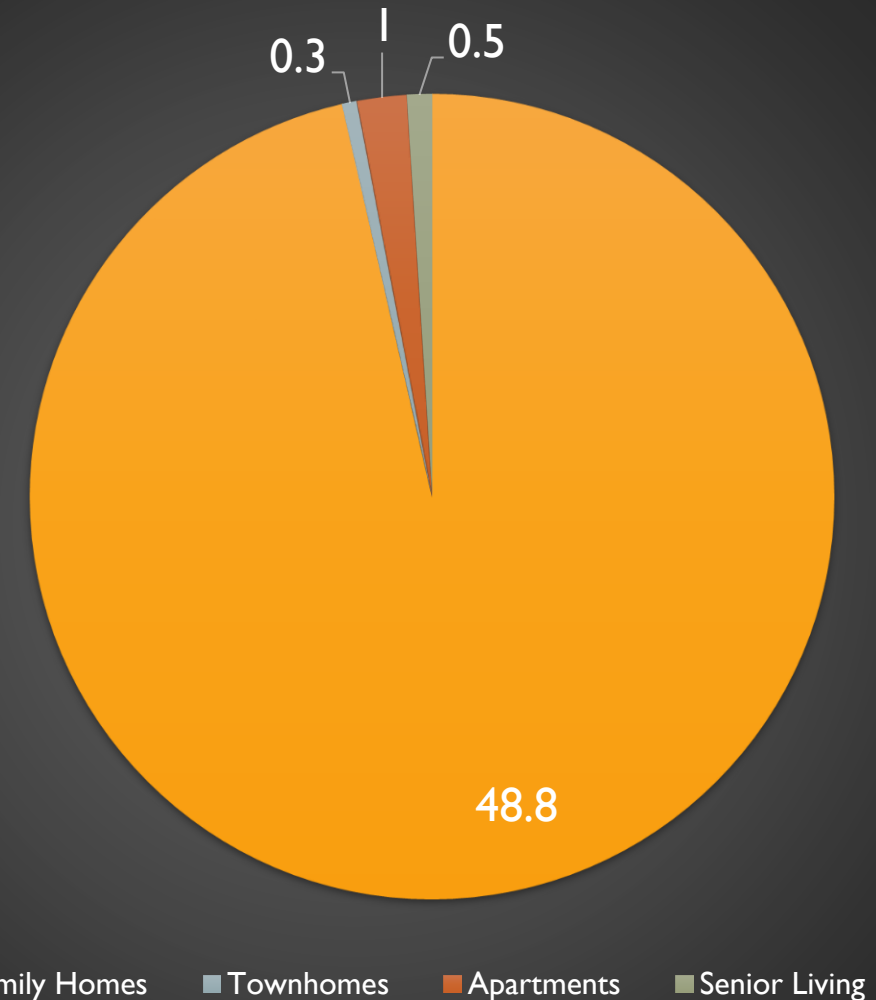
POLICE INCIDENT REPORTS AVERAGE PER YEAR

- 1.6% taken at Apartment Complexes.
- .6% taken at Townhomes.
- .7% taken at Senior Living Centers.
- 37% taken at Commercial locations.
- 59.6% taken at single-family homes.



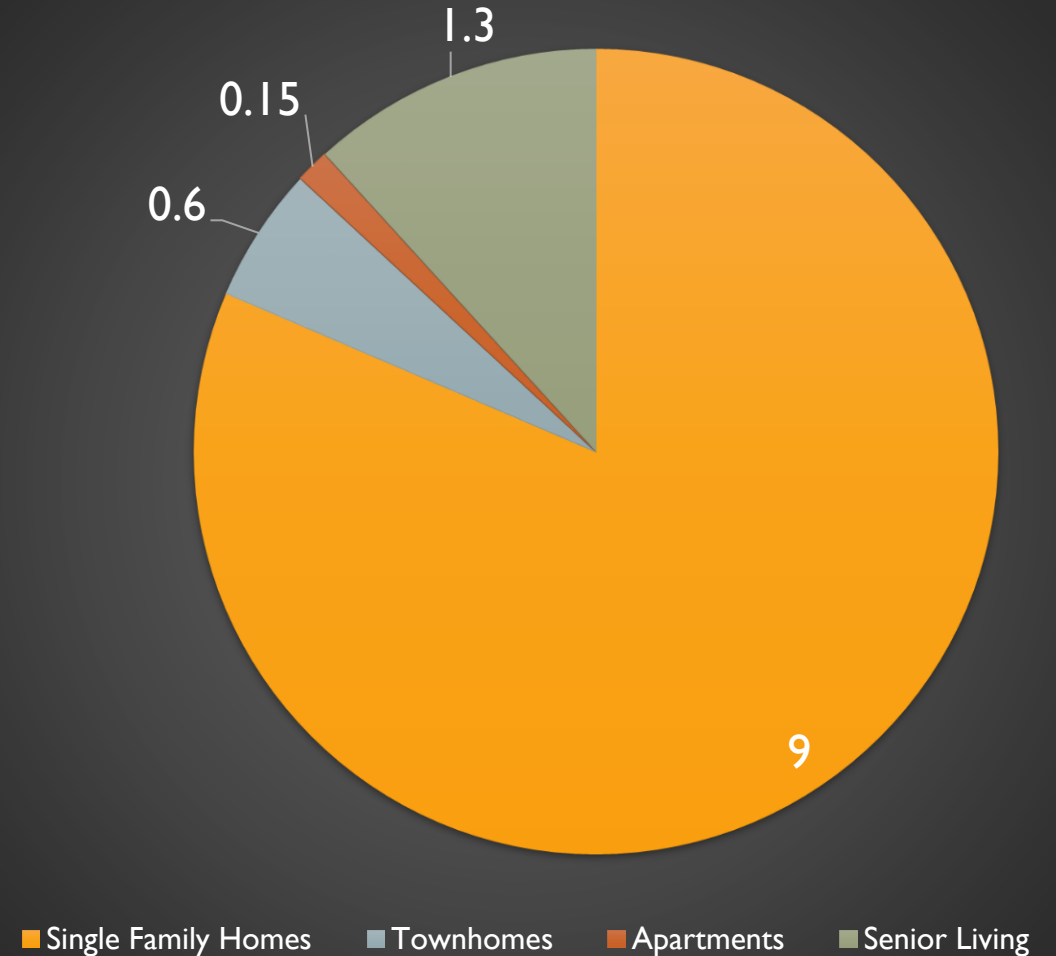
AVERAGE POLICE CALLS PER 100 RESIDENTS

- 1 Apartment Call per 100 residents
- .3 Townhome Calls per 100 residents
- .5 Senior Living Calls per 100 residents
- 16.3 Commercial Calls per 100 residents
- 48.8 Single-family Calls per 100 residents



FIRE CALLS PER 100 RESIDENTS

- .15 Apartment Calls per 100 residents
- .6 Townhome Calls per 100 residents
- 1.3 Senior Living Calls per 100 residents
- 3.1 Commercial Calls per 100 residents
- 9 Single-family Home Calls per 100 residents



IMPACT OF DWELLING TYPE ON EMERGENCY CALLS FOR SERVICE

- 3-Year data shows there are no disproportionate calls for emergency services based on dwelling type.
- Per capita, single-family dwellings show to be the main recipient of emergency services.
- Based on the 2023 Census Report, apartments average fewer calls for emergency services per resident than single-family homes.

APPROXIMATE # OF DWELLINGS

- Single Family Dwellings 20,500
- Apartments (excluding Union Depot) 871
- Town Homes (excluding Union Depot) 289
- Senior Living (# of Facilities) 7