



City of Bartlett
David Parsons, Mayor

DESIGN REVIEW COMMISSION AGENDA

**Tuesday, March 19, 2024 – 6:30 P.M.
Bartlett City Hall Assembly Chamber**

Opening Prayer

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

Minutes of the Tuesday, February 20, 2024 Meeting

NEW BUSINESS

Site Plan

1. Christian Life Church Expansion, 9375 Davies Plantation Road (Roy Lamica, EFI Global)

Roy Lamica, with EFI Global, is requesting Design Review Commission approval of a revised Site Plan for a church addition at 9375 Davies Plantation Road. The Design Review Commission will review the Site Plan to include the following: building elevations, fence, landscaping, and lighting details.

Discussion

The public shall be provided an opportunity to address the Board or Commission during an Open Discussion period at the end of each regular and special meeting of the governing body. Prior to the start of the meeting, individuals will be required to complete and present to the Clerk the Open Discussion Citizen form provided at each meeting. The Open Discussion period for regular and special meetings of the Board or Commission shall be limited to twenty (20) minutes. Individuals shall be allowed to speak for up to three (3) minutes each. Open Discussion periods will not be held for any meeting where there are no actionable items on the agenda or meetings where the governing body is conducting a disciplinary hearing for a member of the governing body or a person whose profession or activities fall within the jurisdiction of the governing body.

Adjourn



City of Bartlett, Tennessee Design Review Commission Staff Report

Site Plan

Christian Life Church Expansion

DATE: March 19, 2024

STAFF: Kim Taylor, Planning Director; Sam Harris, Senior Planner; Leslie Brock, Planner; Max Pedro-Gomez, Land Development Engineer; Trey Arthur, Code Enforcement Director

SUBJECT: Site Plan Application Review

APPLICANT: Roy Lamica, EFI Global

SITE LOCATION: 9375 Davies Plantation Road

SITE ACREAGE: 20.76 acres

ZONING: "R-E" Residential Estate District

LOTS: 1

INTRODUCTION:

Mr. Roy Lamica with EFI Global is requesting Design Review Commission approval of a revised Site Plan for a church addition. The subject property is located at 9375 Davies Plantation Road within the "R-E" Residential Estate Zoning District.

BACKGROUND:

On August 6, 2012, the Planning Commission approved a Special Use Permit to allow a new church and conceptual outline plan to include the following: sanctuary, gymnasium, softball field, two soccer fields, playground, pavilion, maintenance shed, and water retention area. On November 2, 2015, the Planning Commission approved the Site Plan for Christian Life Church with an 18,600 square foot sanctuary building and a 1,200 square foot storage building. On December 4, 2023, Christian Life Church submitted a Special Use Permit to the Planning Commission for a favorable recommendation to the Board of

Mayor and Aldermen to allow a private school use with the existing church. The Planning Commission delayed the vote to allow time for the applicant to get a traffic study.

On March 4, 2024, the Planning Commission voted to approve a revised Site Plan for a Church Expansion. This Site Plan application was not related to or contingent on their school use Special Use Permit application. The details of the approved site plan are as follows:

Site Data	
Site Area:	20.76-acres/904,305.6-square feet
Proposed Total Building Area:	Proposed: 17,430-square feet Existing: 19,800-square feet New Total: 37,230-square feet
Greenspace/Open space:	77%
Total Existing Parking Spaces	219 (8 ADA)
Total Required Parking	109 (7 ADA)
Building Height:	35-feet

DISCUSSION:

The specific request by the applicant is for Design Review Commission approval of building elevations, fence, landscaping, and lighting details as follows:



Elevations: The front and main entrance of the building is the north elevation. All four elevations consist of a precast stone water table block and brick veneer to match the existing sanctuary. A metal shelf awning is above the front door. The door and window trim will be aluminum. The windows have a concrete header with a keystone. The cornice is stucco with a metal coping both to match the existing building. A secondary entrance is located on west elevation with aluminum windows and door with a metal shelf awning. The east, elevation features an enclosed breezeway, which connects the addition

to the existing building. The rear elevation is the south elevation, and it will have a precast stone accent feature to match existing building. Metal doors, scuppers and downspouts will be painted to match the existing building.

Fence: A 4-foot wrought iron fence will surround the 2,754 square foot playground

Mechanical: All proposed mechanical units will be located on the roof behind a parapet wall.

Landscaping: The proposed landscaping will be located around the perimeter of the proposed building with some raised beds at near the main entrance. The proposed landscape planting are as follows: 1 "Autumn Blaze" Maple, 1 White Oak, 3 "Wildfire" Tupelo Gum, 1 Star Magnolia, 6 "Nellie R Stevens" Holly, 5 "Taylor" Junipers, 18 "George Tabor" Azalea, 17 "Little Lime" Hydrangea, 30 Dwarf Yaupon Holly, 26 Plum Yew, 130 "Autumn Angel" Encore Azalea, and 640 Liriope Spicata.

Lighting: The proposed lighting will be: 10 WAC Lighting WS-WS2610 3K LED bronze wall sconces on the building elevations and 2 Prescolite 6DR 3K LED downlights under the metal awning. Average foot-candles for the proposed church addition is .1 fc.

Planning Conditions:

1. All proposed signage shall be submitted on a separate application to the Design Review Commission.
2. The applicant shall provide brick, stone, and stucco manufacturer and color information.
3. The applicant shall provide color name and number for the metal awning, metal coping, metal personnel doors, and the metal scupper and downspout.
4. The applicant shall provide color of aluminum storefront and glass color.
5. Irrigation and maintenance is required for all planting on the landscape plan for the life of the project.

Engineering Conditions:

General:

1. A Commercial Site Plan contract may be required and will be prepared by Engineering and submitted to the developer/engineer for review to cover the fees to be paid to the City of Bartlett.
2. Applicant/ Engineer shall provide a **digital set of drawing files** showing the sanitary sewer lines, drainage lines, lot lines and all improvements in AutoCAD format to dhubbard@cityofbartlett.org and ecampbell@cityofbartlett.org for use in the preparation of the Water Design Plan. This plan will be coordinated with the site design engineer to resolve

any conflicts.

1. A SWPPP and a TDEC permit may be required and shall be submitted to TDEC and also to the City of Bartlett Engineering office.
2. All new utilities shall be underground.

Plans:

5. A fire suppression system will be required, and must get approved by the City of Bartlett fire Marshall.
6. Detention will require an updated analysis to insure detention is adequate for additional building.
7. All proposed drainage shall be noted as private.
8. Applicant's engineer shall submit the stamped and signed detention calculations for the revised detention basin and show the 'pre' and the 'post' runoff for the 2, 5, 10, 25-year storms.
9. Plan and profile views will be required for Sewer.
10. No sewer connection shown on the plans for the new building.



Daniel G. White, Architect

PO Box 696 8576 West Farm Road 76 Wilard, Missouri 65761

dgcwcreation@gmail.com

Architect for:

ZION CHURCH BUILDERS, INC

P.O. Box 218, Maunabo, HI 96741

(269)644-7211 • (269) 544-7216 Fax

email: zionchurchbuilders@gmail.com

A NEW ADDITION FOR

CHRISTIAN LIFE

BARTLETT, TENNESSEE

COLORED RENDERING

No.	Date
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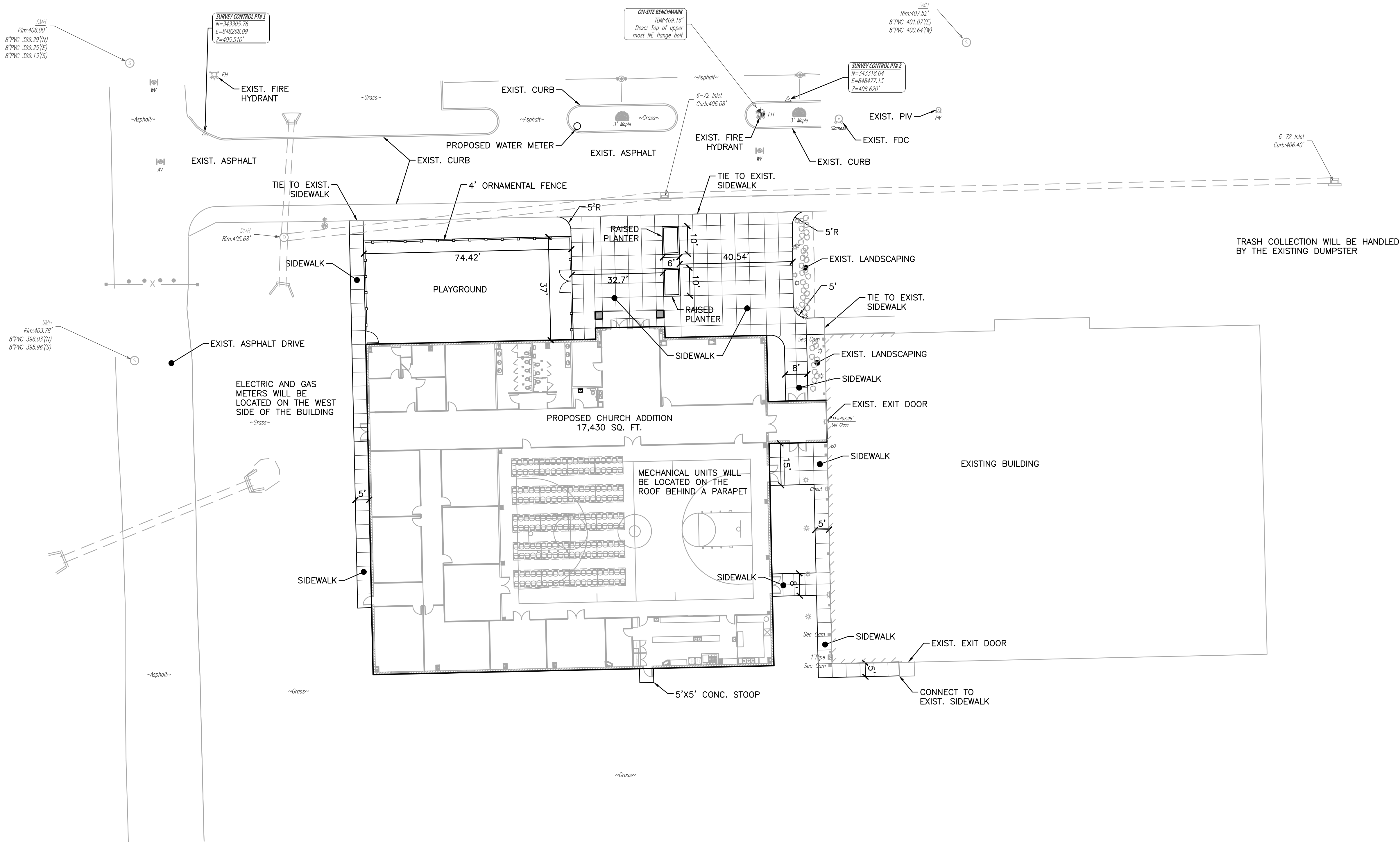
PROJECT NUMBER
21-08888

ORIGINAL ISSUE DATE
23FEB21

PR3
© 2024 OF 2



VICINITY MAP
(N.T.S.)



PRELIMINARY OR FINAL (as applicable)		
SITE DATA		
PROJECT NAME:	Christian Life Church Expansion	
Preliminary/Final Site Plan:	Final Site Plan	
SUBDIVISION (include phase/section):	Final Site Plan	
LOT NUMBER:	9375 Davies Plantation Road	
ADDRESS:	Bartlett, Shelby County, TN	
CITY, COUNTY, STATE:	Bartlett, Shelby County, TN	
MAP, GROUP, PARCEL NUMBER:	B0159J D00001C	
EXISTING ZONING AND APPLICABLE OVERLAYS:	R-E	
ACREAGE OF SITE:	20.76 Acres	
MINIMUM REQUIRED SETBACK LINES:	Minimum Required	Provided
Yard fronting on any street:	50 feet	
Side yard:	35 feet	
Rear yard:	35 feet	
OWNERSHIP:	Christian Life Church	
Address:	9375 Davies Plantation Road	
Phone No.:	901-3473475	
Fax No.:		
E-mail address:	pastor@cltmemphis.org	
Contact Name:	Pastor Caleb Adams	
APPLICANT/DESIGN PROFESSIONAL:	EFI Global	
Address:	7975 Stage Hills Blvd, Ste 1, Memphis, TN	
Phone No.:	901-355-1347	
Fax No.:		
E-mail address:	Roy.Lamica@efiglobal.com	
Contact Name:	Roy Lamica, P.E.	
PROPOSED USES (as defined by Zoning Ord or Outline Plan)	Church Addition	
BUILDING HEIGHT(S) (all buildings):	35 Feet	
NONRESIDENTIAL BUILDING SQUARE FOOTAGE (any existing on site and proposed):	17,430 sq. ft.	
RESIDENTIAL DWELLINGS	Maximum Density	Density and Dwellings Provided
	Maximum Limit	Provided
FLOOR AREA RATIO (FAR):	Minimum Required	0.04
OPEN SPACE RATIO(GREENSPACE):	35%	77%
PARKING	Minimum Required/Maximum Limit	Provided
	Existing	Existing



THIS IS TO CERTIFY THAT THIS PROPERTY (THE SUBJECT PROPERTY SURVEYED) IS NOT WITHIN THE LIMITS OF A DESIGNATED 'SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD'. THE SUBJECT PROPERTY, BY GRAPHICAL REPRESENTATION ONLY, LIES WITHIN ZONE X DEFINED AS BEING, 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' PER FEMA FIRM MAP NUMBER 47157C0310G & 47157C0330G DATED FEBRUARY 6, 2013 BASED UPON OUR INTERPRETATION OF THE LOCATION OF THE FLOOD HAZARD BOUNDARY LIMITS IN RELATION TO THE PROPERTY LINES. NO SURVEYING OR ENGINEERING WAS PERFORMED FOR THIS SURVEY TO DETERMINE FEMA FLOOD LIMITS.

SITE BENCH MARK
TOP OF UPPER MOST NE FLANGE BOLT ON HYDRANT
ELEVATION = 409.16'

REVISION		
ITEM NO.	DESCRIPTION of CHANGE	APPROVAL DATE
7975 Stage Hills Blvd, Suite 1 Memphis, Tennessee 38113 Telephone: 901.377.9984 www.efiglobal.com		



SCALE 1" = 20'

SHEET 1 of 1

CITY OF BARTLETT DIVISION OF ENGINEERING

SITE PLAN

LOCATION: 9375 DAVIES PLANTATION ROAD

BARTLETT, TENNESSEE

SURVEY BY: ALLEN & HOSHAL DATE: SEPT. 2023 BOOK: AS NOTED

DESIGN BY: EFI GLOBAL DATE: 01.30.24 SCALE: AS NOTED

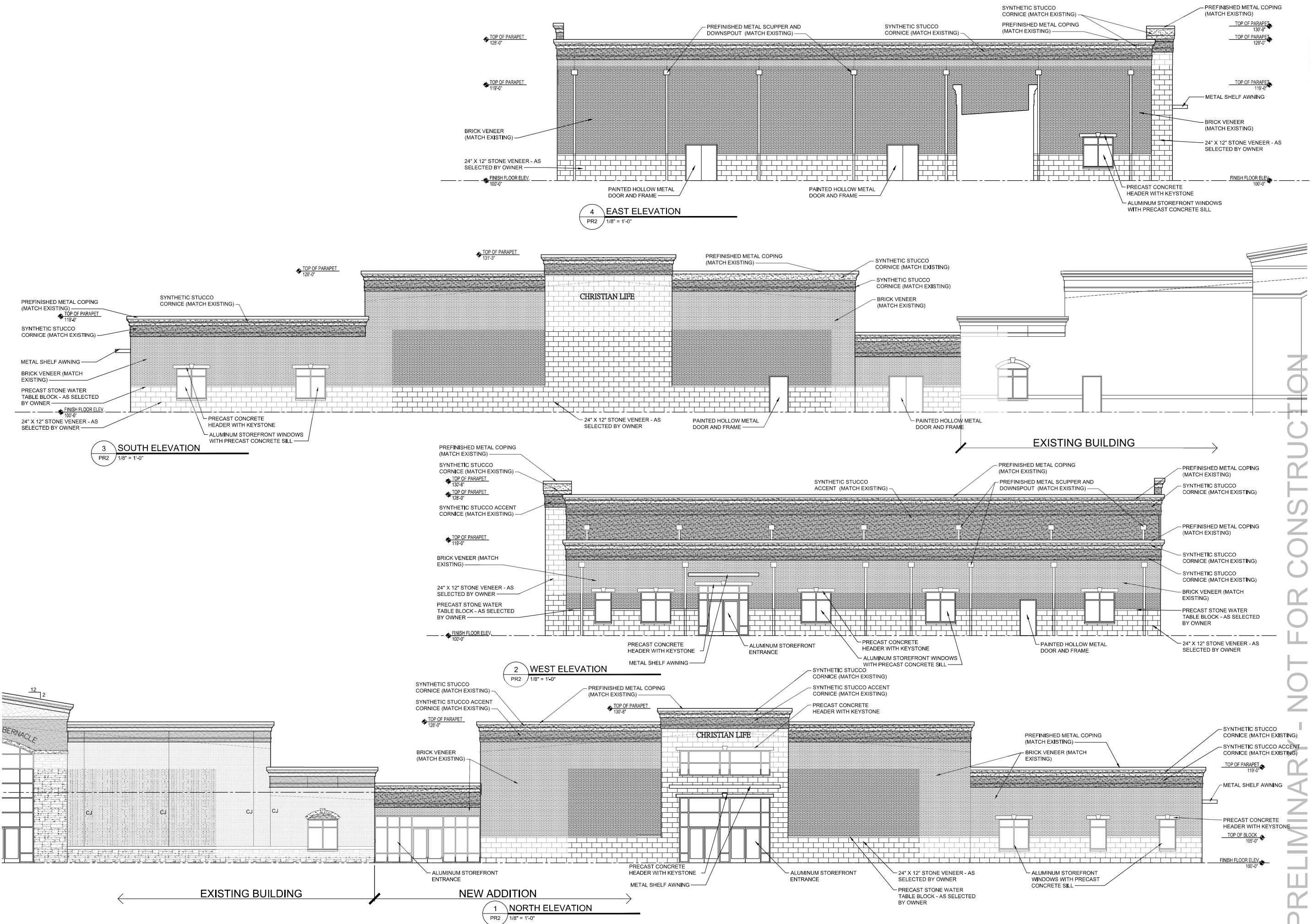
REVIEWED

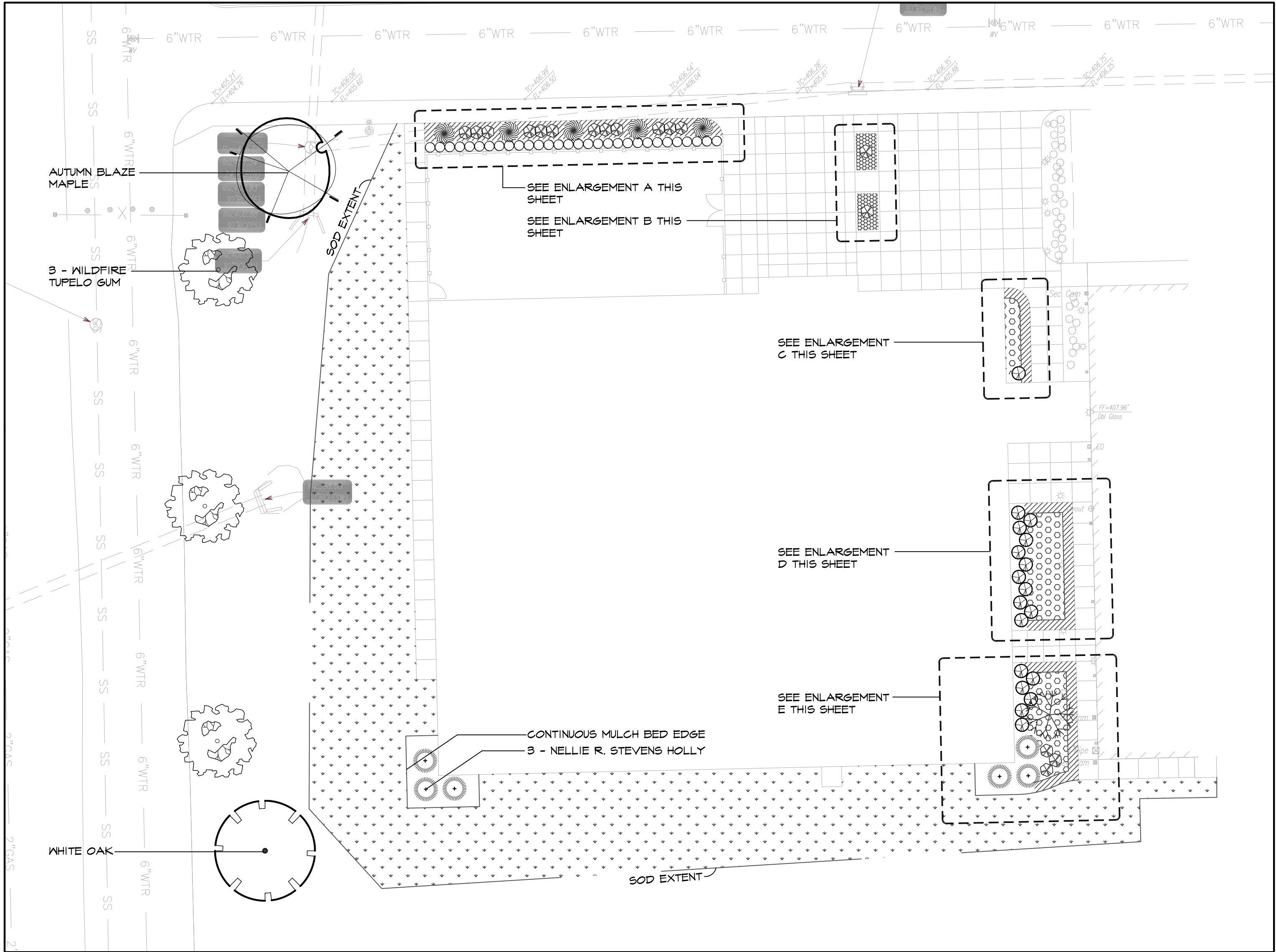
DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

CHRISTIAN LIFE CHURCH EXPANSION

OWNER: CHRISTIAN LIFE CHURCH

ENGINEER: EFI GLOBAL





OVERALL PLANTING PLAN
SCALE: 1"=20'

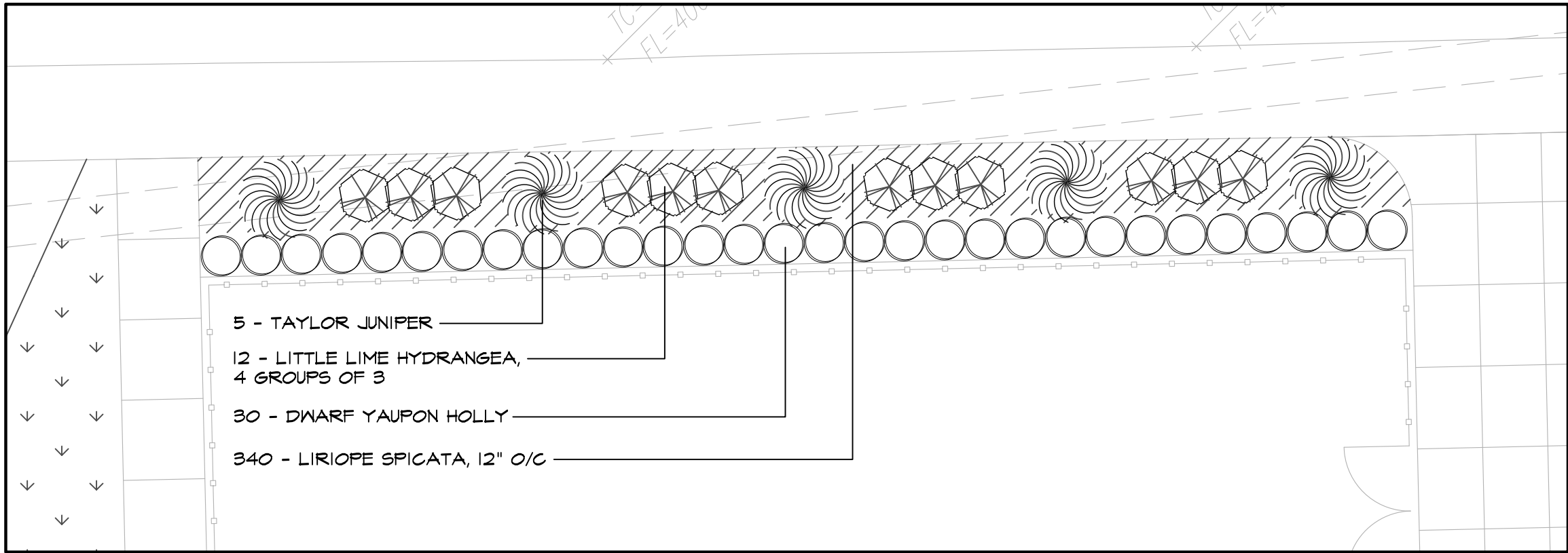
PLANT MATERIAL SCHEDULE

CAL, HEIGHT AND SPREAD SIZES SHOWN ARE MINIMUMS.
ANY PLANT MUST MEET OR EXCEED EACH SPECIFIED SIZE

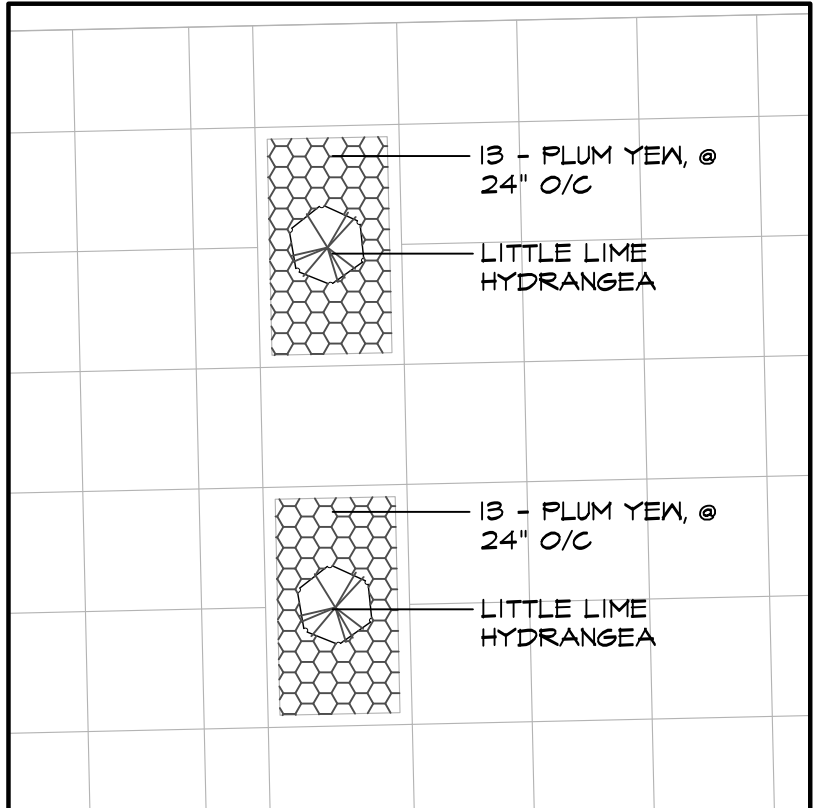
QTY	COMMON NAME	SCIENTIFIC NAME	CAL	HEIGHT	SPREAD	CONT	REMARKS
1	AUTUMN BLAZE MAPLE	ACER 'AUTUMN BLAZE'	2.5"	10'	4'	B&B	FULL HEAD
1	WHITE OAK	QUERCUS ALBA	2.5"	10'	4'	B&B	FULL HEAD
3	WILDFIRE TUPELO GUM	NYSSA SYLVATICA 'WILDFIRE'	2"	8'	3'	B&B	FULL, MATCHED
1	STAR MAGNOLIA	MAGNOLIA STELLATA	--	6'	2'	B&B	FULL HEAD
6	NELLIE R. STEVENS HOLLY	ILEX 'NELLIE R. STEVENS'	--	4'	2'	--	FULL TO GROUND, MATCHED
5	TAYLOR JUNIPER	JUNIPERUS VIRGINIANA 'TAYLOR'	--	4'	1'	7 GAL	FULL TO GROUND, MATCHED
18	GEORGE TABOR AZALEA	RHODODENDRON 'GEORGE TABOR'	--	12"	12"	3 GAL	FULL, MATCHED
17	LITTLE LIME HYDRANGEA	HYDRANGEA 'LITTLE LIME'	--	12"	12"	3 GAL	FULL, MATCHED
30	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	--	12"	12"	3 GAL	FULL, MATCHED
26	PLUM YEW	CEPHALOTAXUS HARRINGTONIA 'PROSTRATA'	--	6"	12"	1 GAL	FULL, MATCHED, 24" O/C
130	AUTUMN ANGEL ENCORE AZALEA	RHODODENDRON 'AUTUMN ANGEL'	--	12"	12"	3 GAL	FULL, MATCHED, 24" O/C
690	LIRIOPE SPICATA	LIRIOPE SPICATA	--	--	--	CELL	12" O/C

LANDSCAPE NOTES:

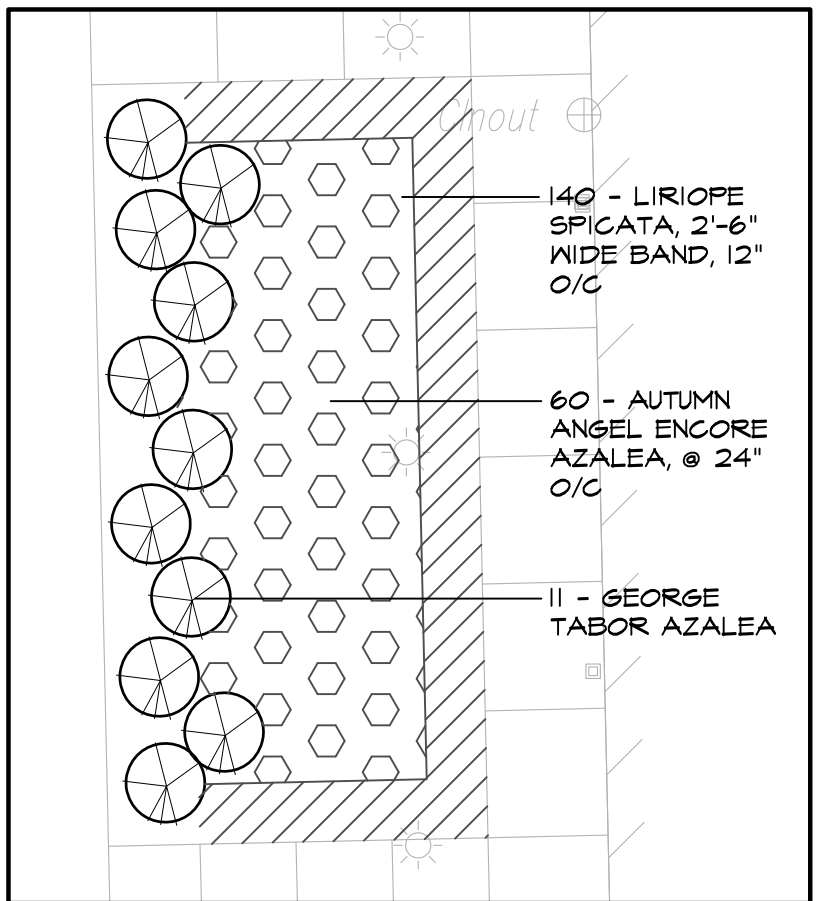
- SEE SHEET L1.1 FOR PLANT NOTES AND DETAILS
- ALL EXISTING PLANT MATERIAL TO REMAIN UNLESS SPECIFICALLY NOTED WITHIN THE CIVIL SET FOR REMOVAL. ANY EXISTING PLANT MATERIALS WHICH ARE DAMAGED DURING CONSTRUCTION ARE TO BE REPLACED WITH A MATCHED PLANT, IN THE SIZE AS ORIGINALLY APPROVED BY CITY OF BARTLETT PER THE ASSOCIATED PLANTING DESIGN.
- ALL DISTURBED AREAS ARE TO BE SODDED WITH HYBRID BERMUDA SOD. ILLUSTRATED SOD EXTENTS EXTEND TO THE EXTENT OF PROPOSED GRADING AND REPRESENT THE MINIMUM SOD AREAS REQUIRED.
- REQUIRED CITY OF BARTLETT DENSITY UNITS AND PLATES HAVE BEEN MET BY WAY OF PREVIOUSLY APPROVED AND INSTALLED PHASES OF CONSTRUCTION.
- ALL TREE LOCATIONS TO BE STAKED AND BED LINES PAINTED OUT FOR KNA REVIEW AND APPROVAL PRIOR TO PLANT MATERIAL INSTALLATION.
- ALL LAWN AND PLANTING AREAS TO BE IRRIGATED. PROVIDE IRRIGATION COVERAGE, SUBMITTALS AND CONSTRUCTION IN ACCORDANCE WITH THE PERFORMANCE IRRIGATION SPECIFICATION INCLUDED ON SHEET L1.3



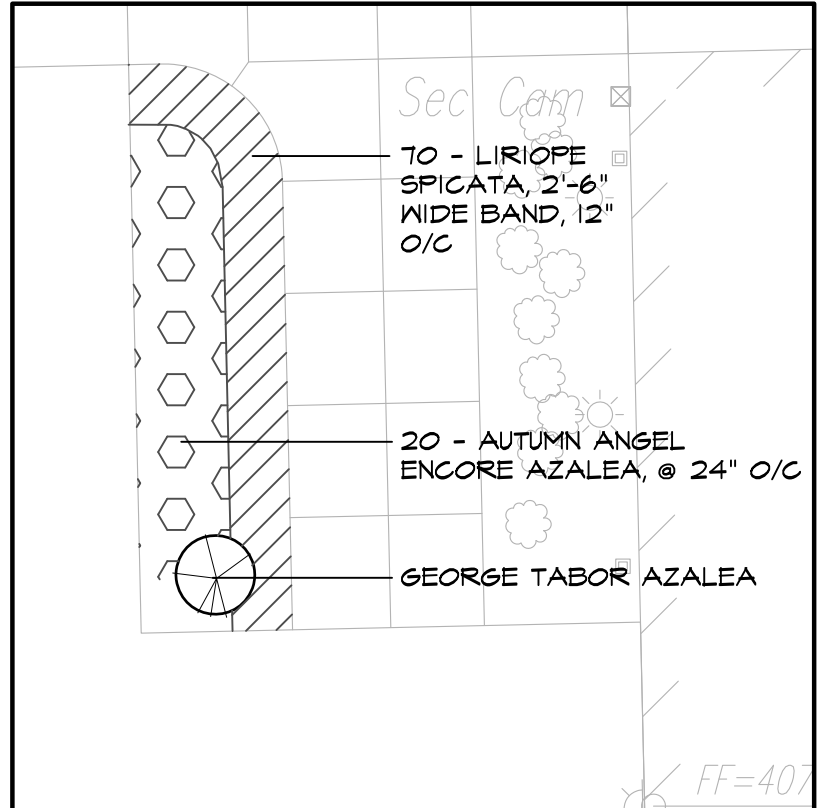
PLANTING ENLARGEMENT A
SCALE: 1/8"=1'



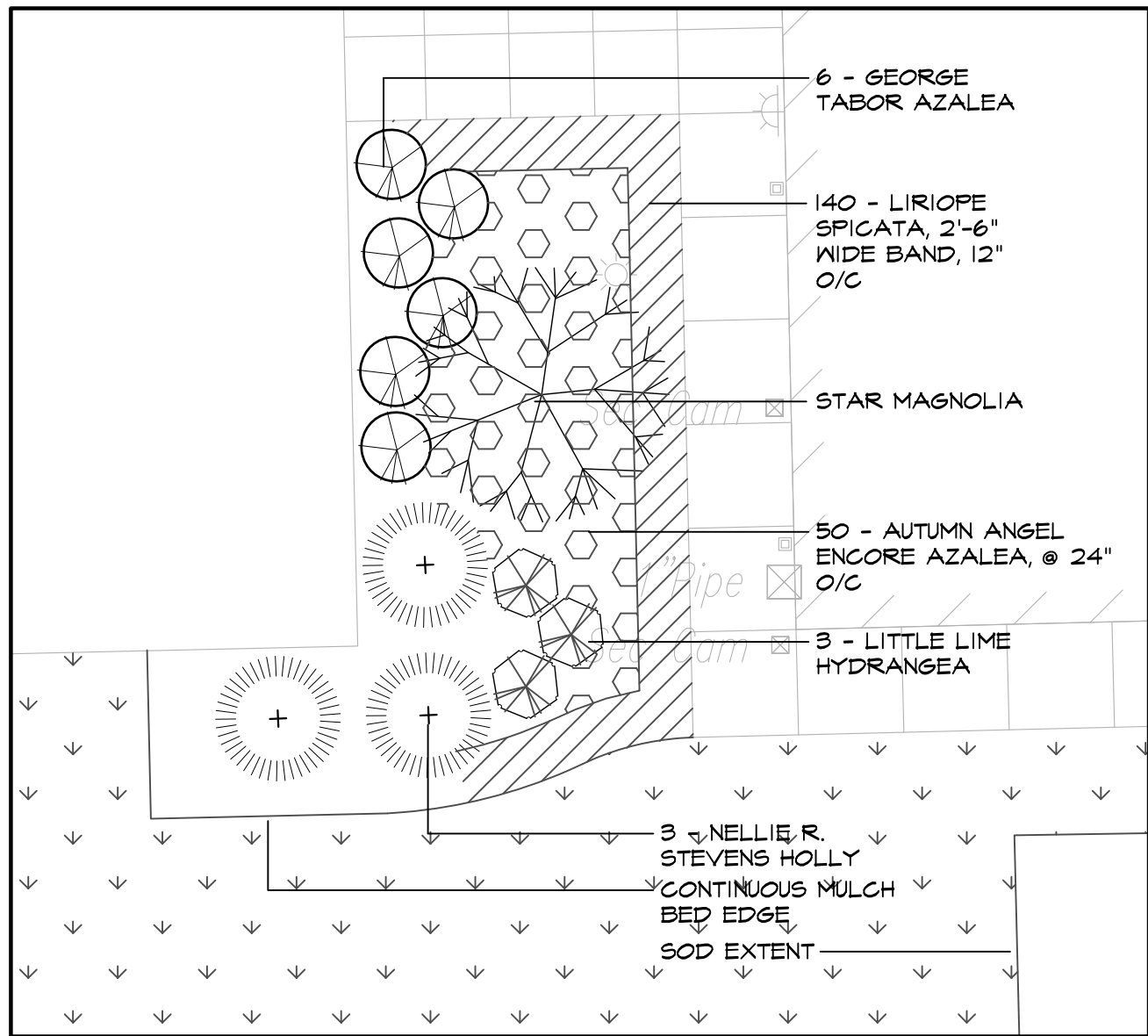
PLANTING ENLARGEMENT B
SCALE: 1/8"=1'



PLANTING ENLARGEMENT D
SCALE: 1/8"=1'

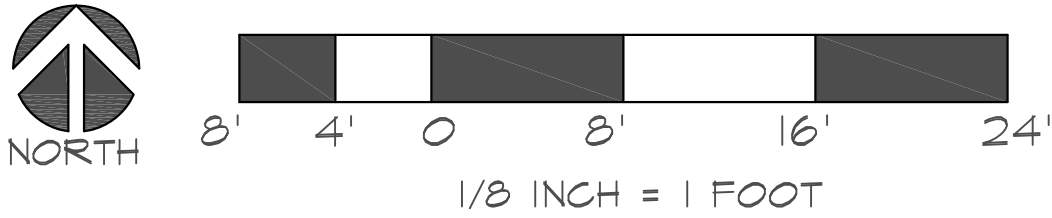


PLANTING ENLARGEMENT C
SCALE: 1/8"=1'



PLANTING ENLARGEMENT E
SCALE: 1/8"=1'

1/8" SCALE APPLICABLE TO ALL PLANTING ENLARGEMENTS



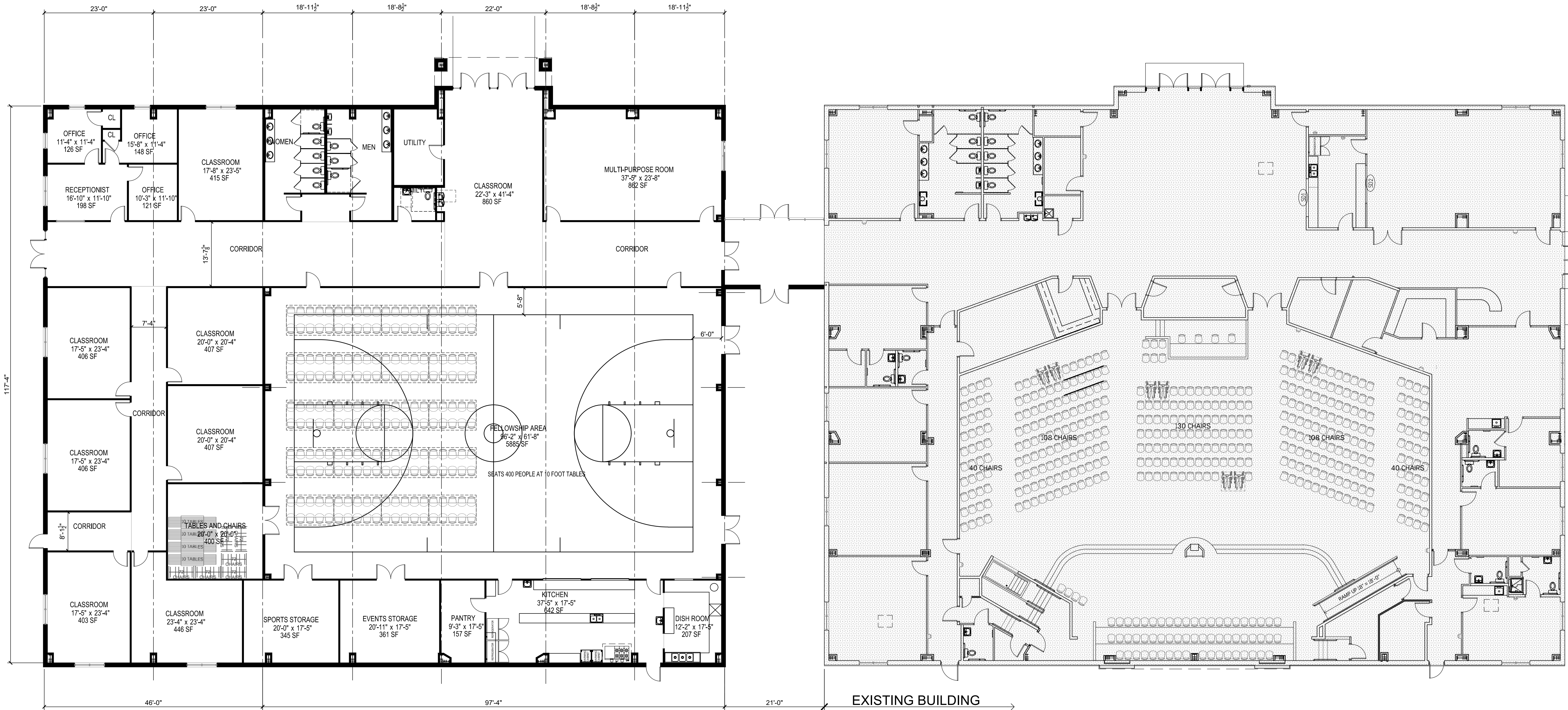
PLANTING PLAN
PLANNING COMMISSION LEVEL SUBMITTAL
FOR REVIEW AND COMMENT ONLY -
NOT FOR CONSTRUCTION

THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF KERSEY/WIKE ASSOCIATES, INC. ANY REUSE, REUSE, ALTERATIONS, ADDITIONS, AND/OR DELETIONS OF THESE DRAWINGS ON PROJECTS EXTENDING BEYOND THE PROJECT FOR WHICH THEY WERE PREPARED SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO KERSEY/WIKE ASSOCIATES, INC. IN THE EVENT THAT A CONFLICT ARISES BETWEEN THE SEALED DRAWINGS AND THE ELECTRONIC FILES, THE SEALED DRAWINGS WILL GOVERN.

REVISIONS		
DATE	MARK	BY
	△	

JOB NUMBER
23120

DRAWN BY: JTP
DATE: 01.05.2023
L1.2



PRELIMINARY DESIGN NOTES:
1. ROOM MEASUREMENTS ARE TO THE LONGEST WIDTH AND LENGTH OF THE ROOM.
2. ROOM MEASUREMENTS ARE ROUNDED OFF TO TO THE NEAREST INCH. THEREFORE ROOM AREAS MAY VARY ON SIMILAR SIZE OF ROOMS.
3. PROPERTY LINES, PARKING LOT AND SIDEWALKS (IF SHOWN) ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. SITE LAYOUT, PARKING LAYOUT AND SIDEWALK DESIGN IS TO BE PROVIDED BY A CIVIL ENGINEER, ARRANGED FOR AND PAID UNDER A SEPARATE CONTRACT.

1 MAIN LEVEL FLOOR PLAN
PR1 3/32" = 1'-0"



ESTIMATED COST	
FLOOR AREA	- 17,006 S.F. - BASED ON \$150 / S.F. TO \$175 / S.F. = \$2,550,900 TO \$2,976,050
TOTAL ESTIMATED COST	
\$2,550,900 TO \$2,976,050	
ESTIMATED COST IS FOR THE BUILDING ONLY AND DOES NOT INCLUDE THE SITE WORK. PROJECTED COST IS A GOOD FAITH ESTIMATE BASED ON DOLLARS PER SQUARE FOOT THAT WE HAVE EXPERIENCED IN YOUR AREA IN THE DATE LISTED AND DOES NOT GUARANTEE TO BE ACCURATE WHEN YOU CHOOSE TO BUILD YOUR PROJECT.	



Daniel G. White, Architect

PO Box 695 8576 West Farm Road 76 Willard, Missouri 65781
(417)425-9618
dgcollections@gmail.com
Architect for:
ZION CHURCH BUILDERS, INC
P.O. Box 218, Mattawan, MI 49071
(269) 544-7211 • (269) 544-7216 Fax
email: zionchurchbuilders@gmail.com

A NEW ADDITION FOR
CHRISTIAN LIFE
BARTLETT, TENNESSEE

MAIN LEVEL FLOOR PLAN

12	17FEB24
11	10FEB24
10	24NOV23
No.	Date

PROJECT NUMBER
21-08888

ORIGINAL ISSUE DATE
23FEB21

PR1
© 2024 OF 2

Call Us (877) 445-4486

Product Options

Finish: Bronze

Details

Construction: Die-cast aluminum
Driver concealed within the fixture
Can be mounted on the wall in all directions
ELV dimming 100% to 15%

Dimensions

Fixture: Width 10", Height 5.38", Depth 3.88'

Lighting

Lamp Type	LED Built-in
Total Lumens	1525
Total Watts	30.00
Volts	120 /277 Volt
Color Temp	3000 (Soft White)
Average Lifespan (Hours)	70,000
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Notes:

Prepared
by:

Prepared for:
Project:
Room:
Placement:
Approval:

Additional Details

Product URL:

<https://www.lumens.com/tube-uplight-downlight-wall-sconce-by-wac-lighting-WAC505539.html>

Rating: ETL Listed Wet

ITEM#: WAC505539



Created January 25th, 2024

CATALOG #:

TYPE: .

PROJE



NEW CONSTRUCTION AND REMODEL

ORDERING EXAMPLE: 6DR - TL - L20/835 - OPTIONS - CONTROL/DIM - UNV - OW - OF - CS - TRIM OPTIONS - N - F1

HOUSING							
SERIES	LUMENS ⁽¹⁾	CRI	CCT	BATTERIES	CONTROL	DRIVER	VOLTAGE
BRD™ TLK	1,000 lumens ⁽¹⁾	90	27 2700K	See page 76 for EMERGENCY BATTERY OPTIONS.	See page 76 for ADDITIONAL CONTROL DRIVER OPTIONS.	See page 76 for ADDITIONAL CONTROL DRIVER OPTIONS.	120V 120V
L20	1,500 lumens ⁽¹⁾	8 8 90	20 2000K				347 347V ⁽¹⁾
L20	2,000 lumens ⁽¹⁾		35 3500K	SCA... Sloped ceiling adapter (1)	None	DIM Dimming driver, 0-50V	
L30	3,000 lumens ⁽¹⁾		40 4000K	ATH Airtight construction	AV-LVLA On-air wireless fixture	DM1 DIM Dimming driver, 0-10V	
L40	4,000 lumens ⁽¹⁾		50 5000K	CP Chicago plenum (CCEA) (3)	AWNNR Lutron Athena wireless node integrate future control RF only (4)	DS1 DS1 Driving with 12V auxiliary power, without external dimming wires (4)	
L50	5,000 lumens ⁽¹⁾		50 5000K	SDT Stepdown transformer (4)			
L60	6,000 lumens ⁽¹⁾						

TRIM TYPE		DISTRIBUTION ⁽¹⁴⁾		FLANGE TYPE	REFLECTOR FINISH	TRIM OPTIONS			
O	Open reflector	W	Wide	OF 1/2" standard flange	O	Open trim type	MWT	Textured white trim flange ⁽²⁴⁾	
O	Flush lens	5F	45° Open	5F 1/4" mud-in flange ⁽¹⁵⁾	CS	Clear semi-specular anodize	JP	JP65 sand trim ⁽²⁵⁾	
R	Open reflector	5F	55° Flush		SG	Satin-gloss anodize	AD	Adhesive acrylic lens ⁽²⁶⁾	
A	Angled lens ⁽¹⁶⁾	35	35° Open		GD	Gold anodize	PD	Diffuse 10" polycarbonate lens ⁽²⁷⁾	
S	Non-conductive flush lens for shower applications ⁽¹⁴⁾	M	Medium ⁽¹⁸⁾	CS	Clear champagne gold anodize	CO	Diffuse polycarbonate lens media at top of open reflector ⁽²⁸⁾		
		35	35° Open	PW	Pewter anodize	SPC	Clear specular anodize	WETCO	Wet location, corrosion resistant ceiling listing ⁽²⁹⁾
		35	35° Open	RG	Rose gold anodize	AM	Anti-microbial ⁽²⁴⁾		
		35	35° Pressed	WH	White texture powder coat				
N	Narrow ⁽¹⁹⁾	N	Narrow ⁽¹⁹⁾	BL	Black texture powder coat				
		10	10° Open						
		25	25° Flush						
		25	25° Pressed						
WW	Wall weight ⁽¹⁹⁾	WW	Wall weight ⁽¹⁹⁾						

MOUNTING

MOUNTING TYPE ⁽²⁾

N Open pan for new construction	F1 Integral 2-position fixed pan bracket, universal bar hanger included ^[31]
I IC-rated enclosure for new construction ^[29]	BA1 Adjustable butterfly pan bracket, bar hanger not included ^[32]
R Remodel kit ^[30]	CA1 Adjustable caterpillar pan bracket, universal bar hanger included ^[33]

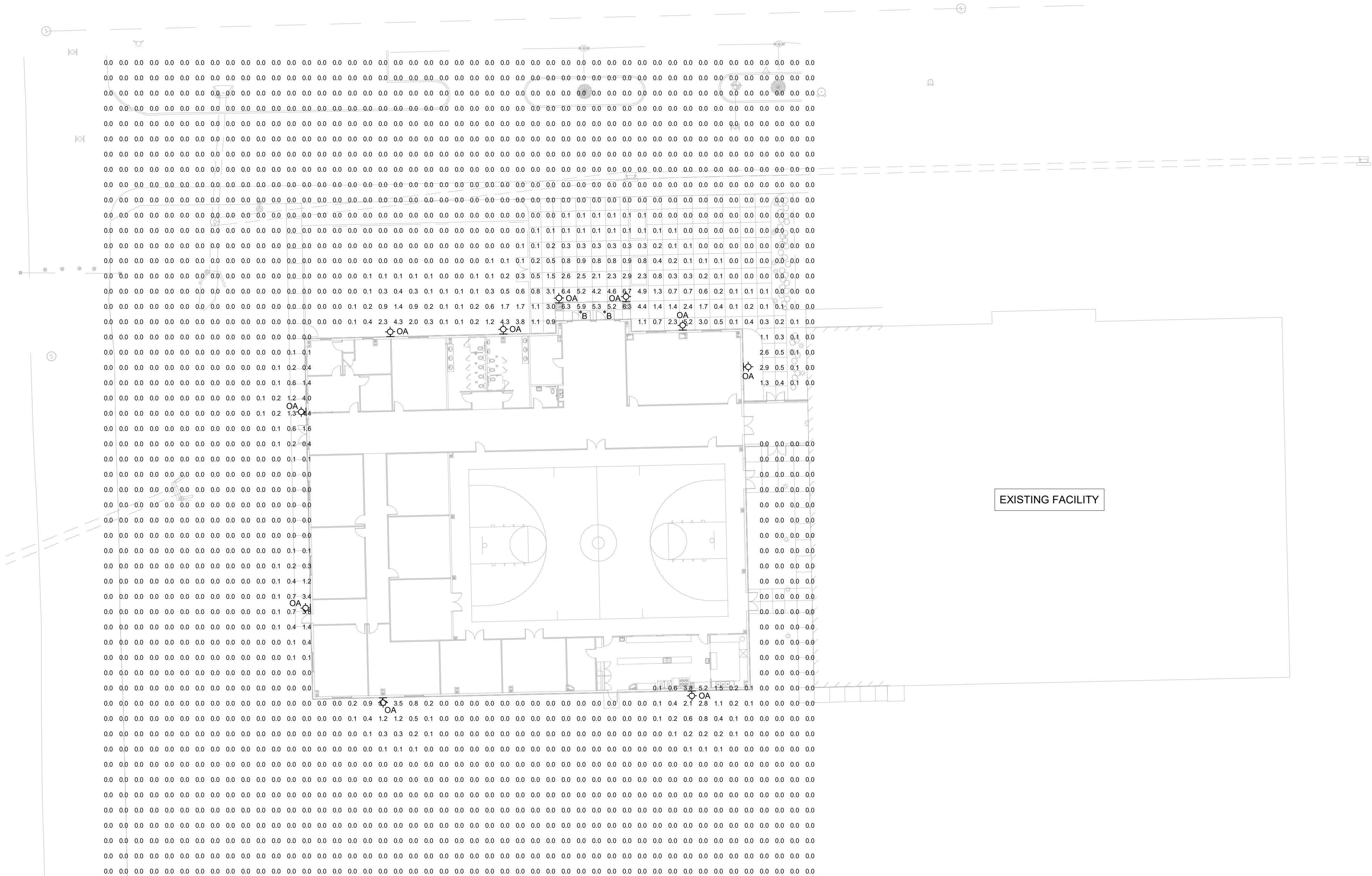
NOTES

[illegible]

 H.E. Williams, Inc. • Carthage, Missouri • w
Information contained herein is subject to change without notice.

Designed and Manufactured in the USA
REV11/14/23.LA

Downlight:
Page 1 of 2



Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	10	WAC Lighting	WS-W2610	OUT DOOR WALL LIGHT	2	829	1	31.527
	B	2	PRESCOLITE	LF6SL-6LFSL11L30K8 DL	LiteFrame - Diffuse Lens	1	1013	1	12.6

Statistics					
Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	0.1 fc	6.7 fc	0.0 fc	N/A	N/A

$$1'' = 20'-0''$$