

The regular meeting of the Design Review Commission was held on January 12, 2023, at 5:00 pm in the Board Chambers of Town Hall, 500 Poplar View Parkway.

The following staff members were present; Town Administrator, Ms. Molly Mehner; Fire Marshal Mr. Todd Johnson; Town Planner, Mr. Jaime Groce; Planner, Mr. Josh Hankins; Planner, Ms. Donquetta Singleton; and Administrative Specialist Sr., Angela Gizzarelli.

ROLL CALL:

Hepner	Peeler	Lawrimore	Lawhon	Donhardt	Stamps	Doss
Present	Present	Present	Present	Present	Present	Present

Quorum present.

ELECTION OF OFFICERS

Mr. Groce stated Mayor Joyner has appointed Mr. Doss as Chairman for DRC for 2023. Mr. Groce stated that the positions of Vice-Chairman and Secretary need to be appointed.

Commissioner Lawhon to serve as Vice Chair. There was no objection, and he was appointed by unanimous consent.

Chairman Doss said the position of Secretary should be handled by staff with no objection. There was no objection and was appointed by unanimous consent.

APPROVAL OF MINUTES

Chairman Doss asked if there were any corrections to the December 8, 2022, minutes.

Chairman Lawhon stated that there are needed corrections to the roll call for the Approval of the Agenda as the following Commissioners were absent: Hepner, Stamps, and Lawhon.

Hearing the corrections, Chairman Doss called for a motion to approve the minutes with corrections from the December 8, 2022.

Motion by Commissioner Peeler and seconded, to approve the minutes with corrections.

Hearing no discussion, Chairman Doss asked for a roll call.

ROLL CALL:

Stamps	Donhardt	Lawrimore	Hepner	Peeler	Lawhon	Doss
Abstain	Yes	Yes	Yes	Yes	Abstain	Yes

Motion Approved.

APPROVAL OF AGENDA:

Chairman Doss asked if there were any changes and updates to the agenda.

Mr. Jaime Groce stated there are no changes to the agenda.

Chairman Doss asked for a motion to approve the agenda.

Motion by Commissioner Hepner and seconded, to approve the agenda.

Chairman Doss asked for a roll call.

ROLL CALL:

Hepner	Peeler	Stamps	Lawrimore	Donhardt	Lawhon	Doss
Yes	Yes	Yes	Yes	Yes	Yes	Yes

Motion Approved

FORMAL AGENDA:

7.a. Case #223440 – Baptist Memorial Hospital and Medical Campus Planned Development (PD), Area C, Ph 6A, Lot 2 (Senior Care Facility) - Request approval of a Preliminary Site Plan of a 102,443-square foot building located within the Baptist Memorial Hospital and Medical Campus Planned Development.

Ms. Donquetta Singleton reviewed the Staff report, which is included in the record as an exhibit. Ms. Singleton addressed some elevations not meeting the 75% masonry Design Guidelines. Ms. Singleton discussed the residential property line north of the PD and the existing berm buffer. Staff will conduct a final site visit prior to occupancy of the building, to ensure the Site Plan buffer is sufficient to avoid adverse impacts of the residential neighborhood. Ms. Singleton reviewed the lighting and the landscaping requirements adjacent to the residential neighborhood. The Final Lighting Plan will include the overall height of the light poles including its base to ensure the height is sufficient with Design Guidelines.

Chairman Doss asked if there were any questions for staff.

Discussion ensued about the fact that no new trees are proposed on the north side buffer of the neighboring residential neighborhood. The current landscape will be evaluated and inspected prior to the building taking residences.

Hearing no further questions, Chairman Doss asked the applicant to come forward.

EXHIBITS

The staff report and the following:

1. PC Conditions of Approval (12/28/22)
2. DRC Conditions of Approval (12/28/22)
3. Cover Letter (11/8/22)
4. Criteria for Easement Vacation (11/8/22)
5. Trip Generation Letter & Parking Study (9/22/22)
6. Kimley-Horn Traffic Review Memo
7. Drainage Narrative (9/22/22)
8. Staff Analysis of Easement Vacation (12/28/22)
9. Proposed Easement to be Vacated with Legal Description (11/8/22)
10. Preliminary Site Plan (11/8/22)

Mr. Kevin Norman with A2H of 3009 Davies Plantation, Lakeland, explained the design intent of the landscape and lighting plan.

Mr. Ben Metz 1033 Demonbreun, Nashville, stated the design efforts were to be harmonious to Collierville and the existing neighborhood. Mr. Metz spoke to the masonry calculations, that the per sheet calculations and the whole project meet or exceed the 75% masonry guidelines.

Chairman Doss asked if there were any questions for applicant.

Discussion ensued about the Behavioral Health Building's lack of landscaping along its foundation.

Discussion ensued about the lack of details about the Courtyard landscaping.

Discussion ensued about the 75% masonry guidelines being met by calculation per sheet versus per façade. Staff stated that, due to changes of plane being difficult to measure per façade, it best to calculate the 75% masonry guideline per sheet for the overall project, which is reasonable due to the building's atypical shape and size. They are not trying to reduce masonry on nonvisible sides of the building like some other projects have attempted.

Mr. Nicholas Cornwell, 3449 Amroth Dr, asked about the lights being pole or attached to the building. Clarification was made that they are poles. Mr. Cornwell asked about who is responsible for the landscaping of the berm. Staff clarified that in absence of any master association, the property owner(s) would be responsible for maintenance. Mr. Cornwell asked about who to contact with concern to the condition of the building, landscaping, and berm. Staff stated that any resident can contact the Planning Division to address concerns.

Discussion ensued about the 75% masonry guidelines and Staffs' recommendations on the calculations were agreeable to the DRC. Chairman Doss clarified to the applicant that as the project moves forward to the final stages or as it moves to a value engineering conversation, cutting the percentage of masonry will cause the application to be reviewed by the DRC.

Discussion ensued for adding to the Conditions of Approval and landscaping concerns by DRC to be reviewed by Staff.

Discussion ensued about the easements.

Mr. David Smith 3009 Davies Plantation, Lakeland, clarified that the drawing is indicating the sanitary sewer easement relocated.

Hearing no further discussion, Chairman Doss called for a motion.

Motion by Commissioner Donhardt, and seconded, to recommend approval of the Baptist memorial Hospital and Medical Campus Planned Development (PD), Area C Ph 6A, Lot 2 (Senior Care Facility) Preliminary Site Plan subject to the following 32 conditions:

CONDITIONS OF APPROVAL

1. This development is subject to all applicable standard conditions of approval as adopted by the Board of Mayor and Aldermen, Resolution 2006-54.
2. All rooftop units shall be fully screened from public view. Rooftop screening/secondary parapets shall be integrated into the architecture of the building (massing, materials, and details).
3. At the time of the Final Site Plan, provide details/cut sheets for any benches, trashcans, bike racks, and other amenities on a separate hardscape plan. Streetscape elements (e.g., benches, trash receptacles, light

fixtures, bollards, bicycle racks, etc.) shall be compatible with the architectural features of the structure and shall help to establish a unifying theme throughout the site.

4. According to the Plant Schedule, 67 new trees will be planted. The Trees in the Post-Development Condition table shows 54 new trees. Clarify the number of trees and adjust the calculations in the table, if necessary.
5. Nandina is an “Emerging Threat” according to the TN Invasive Plant Council. Provide a replacement plant in the Planting Plan.
6. Remove “Assisted Living” from the Landscaping and Screening Provisions and the Recreation Area Requirement. The Zoning Ordinance (§151.159(B)(13)) does not limit the indoor or outdoor recreation space per dwelling unit to Assisted Living.
7. Note Landscape Buffer Plate 6 along the Shea Road frontage.
8. The Preliminary Site Plan Application Checklist requires the following for a Preliminary Landscaping and Lighting Plan:
 - a. Whether ground or rooftop mounted, the location of the HVAC units must be shown and labeled on both the landscaping plan and the architectural elevations.
 - b. Show and label the sight triangles for intersections of drive aisles, streets, and parking areas.
 - c. Location, details (showing color, and height of light fixtures and poles including bases) with symbols indicated in a legend.
9. With the Final Planting Plan, show the location of the irrigation backflow preventer and how it will be screened.
10. All landscaped areas and parking islands shall be served with an irrigation system suitable to supply water to all plant materials, including trees. Add notes to the plan to explain how the site will be irrigated or provide an Irrigation Plan at the time of the Final Site Plan.
11. All water meters and irrigation meters shall have evergreen landscaping.
12. All bollards shall match the color of the building/structure it is adjacent to.
13. All upright shrubs shall have a minimum height of 24 inches.
14. All spreading shrubs shall a minimum spread of 18 inches.
15. Screen the ground-mounted HVAC units.
16. Ensure trees do not conflict with utility lines and easements.
17. At the time of the Final Site Plan, provide a “Planting Details” sheet.
18. At the time of the Final Site Plan, provide callouts for all landscaping.
19. All light fixtures shall be full cut-off and shielded with the exception of decorative lighting.
20. With the Final Lighting Plan, include the overall height of all light poles, including the bases. Light poles less than 50 feet of residential uses shall not exceed 14 feet. Light poles within 50-100 feet of residential uses shall not exceed 25 feet. Light poles within 100-150 feet of residential uses shall not exceed 30 feet.
21. A photometric plan is not needed until the Final Site Plan stage. This sheet has not been fully reviewed and may change based on other comments.
22. Change “Conceptual Elevations” to “Preliminary Elevations” in the Title Block on Sheets 19-22.
23. Due to the unusual shape of this building, it is appropriate to aggregate façade planes by sheet, provided that the total of all sheets combined equals at least 75% brick as the primary material.
24. Provide material and color sample board (a PDF is acceptable). Verify that the stone is either real stone or a high-quality cultured stone.
25. Provide a detail of the dumpster and generator enclosure. Dumpster enclosure must be two (2) feet higher than the dumpster.
26. Provide a detail of the proposed fence(s) at the time of the Final Site Plan.
27. Remove the “Exterior View” sheets at the time of the Final Site Plan.
28. Before occupancy of the building, Staff will conduct a site visit to determine if any additional landscaping/screening along the residential to the north is needed.
29. Provide a bike rack.

- 30. At the time of the Final Site Plan, revise the Landscape Plan to add additional foundation plantings at the north side of the project and avoid using a monoculture of plants.
- 31. At the time of the Final Site Plan, provide the details and design for the courtyard and courtyard fence.

Chairman Doss asked if there was any further discussion.

Hearing no further discussion, Chairman Doss asked for a roll call.

ROLL CALL:

Peeler	Lawrimore	Hepner	Donhardt	Stamps*	Lawhon	Doss
Yes	Yes	Yes	Yes	Recuse	Yes	Yes

Motion Approved.

***Chairman Doss stated the reason for Alderman Stamps recusal was due to the fact the applicant will be presenting to the Board of Mayor and Alderman in the future.**

Other Business:

8.a Case # 224139 – Byhalia Commons PD, Area 2 (Market Core-Phase 1) – Review and discuss a pending Preliminary Site Plan for a multi-phase, mixed-use development on 40.53 acres located within the Byhalia Commons Planned Development.

Mr. Groce stated some history to the Byhalia Commons PD and introduced the developer, Vince Smith, and his design team of Cory Brady, Lead Consultant/Planning, Principal ILS, Scott Fleming, President, Fleming Architects, Michael Winter, Vice Present, Fleming Architects, Jeffrey Parnell, Project Manager, Fleming Architects, Mike Hammond, Associate Landscape Architecture, Kimley-Horn, Jarmon Peregory, Civil Engineer, Kimley-Horn.

Discussion ensued about the following:

- The plan to have 150 “loft” dwellings about 75,000 sf of nonresidential floor area on the 1st floor.
- The project is based on several “case studies” such as Biltmore Park in Ashville, NC and Avalon in Alpharetta, GA. The developer is currently doing a similar mixed-use project and has experience building multifamily projects.
- The need to work with the staff on revisions to the plans.
- DRC could see the application come for “public review” in the late spring or early summer.
- The PD from 2010 allows for these designs and uses. It’s the first phase of a larger development that has potential to include a hotel, grocery store, and “live/work” dwellings.
- The Byhalia Commons outparcels are currently owned by the Hutton family. The corner lot is in the process of being sold to the C-store that has been approved.
- There’s not a private master association like in schilling governing the design and finer details on the project; however, they are open to working with Hutton family on coming to an agreement on some finer details (benches, site furniture, etc.) so the inter project looks cohesive.

The meeting was adjourned at 6:53 pm.