

**Town of Oakland
Board of Mayor and Aldermen
Regular Meeting
Thursday, August 15, 2024
7:00 P.M.
Town Hall Courtroom
AGENDA**

I. Call to Order

II. Prayer and Pledge of Allegiance

III. Establish Quorum

IV. Approval of Agenda/ Additions or Deletions

V. Approval of Minutes

July 18, 2024 – Regular Board Meeting Minutes

VI. Special Item:

VII. Citizen Comments

“Open for any Oakland citizens to be heard on items and concerns. Citizens are to be recognized by Chair and come to front of room before speaking. Each speaker shall state their name and address for the record. The Mayor and Board of Aldermen shall make no decision or consideration of action of citizen comments, except to refer to the Town Manager for administrative consideration or to schedule the matter for Mayor & Board of Aldermen consideration at a later date. Speakers shall limit their comments to three (3) minutes unless allowed by Chair. Speaker shall limit their comment to one (1) subject.”

VIII. Comments from the Mayor

IX. Comments from the Aldermen

Vice Mayor Wiggins	Aldermen Cates	Aldermen Fisher
Aldermen Sutton	Aldermen Hummel	

X. Consideration of Department Director Reports:

Police	Fire	Finance	Recorder	Water	Wastewater	Public Works
Building and Codes		Planning & Development		Parks & Rec		

XI. Town Manager's Report

XII. Old Business: Ordinances Second and Final Reading

A. Ordinance 24-08 Amending Municipal Code Title 12 International Energy Conservation Code

XIV. New Business: Ordinances on First Reading – Public Hearing

OPEN _____ CLOSED _____

A. Ordinance 24-09 Amending the Text of the Municipal Zoning Ordinance of the Town of Oakland to Amend ARTICLE III, SECTION 3.20

XV. Consideration of Resolutions: Old Business

XVI. Consideration of Resolutions: New Business

A. Resolution 24-52 – SCADA Project – Request for Bids Water Depart.

XVII. Other Items of Business Items

A. Discussion – Live Stream Audio Options

B. Discussion - Outsourcing Water Billing

C. Discussion – TCA 2-7-143 / Ordinance 15-5 Governing Signs

D. Kroger Company Design Review Appeal

E. Establish Work-Session – Monday, August 26, 2024 @ 6pm

XVIII. Approval of Invoices

XIX. Motion to Adjourn

Mayor & Board of Aldermen – Regular Meeting

Meeting Minutes

July 18, 2024

Present: Mayor Michael Brown
Vice Mayor Wiggins, Aldermen Cates, Fisher, Hummel & Sutton

Prayer and Pledge of Allegiance to the American Flag

1. **Call to order by Mayor Brown**
2. **Prayer & Pledge of Allegiance to the American Flag**
3. **Establish Quorum**
All present
4. **Approval of Agenda**

Town Manager Ellis requested an agenda change to “XVI B & C” to reflect the 2 resolution headings; remove “2024 and add FY24-25” Roadway Improvements.

Vice Mayor Wiggins made a motion to approve the agenda as amended. Alderman Sutton seconded the motion. All were in favor, none opposed. The motion passed.

5. **Reading and Correction/Approval of Minutes of Regular Board**

June 20, 2024 – Regular Board Meeting Minutes

Vice Mayor Wiggins made a motion to approve the June 20, 2024 Regular Board Meeting Minutes. Alderman Cates seconded the motion. All were in favor, none opposed. The motion passed.

June 29, 2024 – Special Call Board Meeting Minutes

Alderman Fisher made a motion to approve June 29, 2024 Special Call Meeting Minutes. Alderman Hummel seconded the motion. All were in favor, none opposed. The motion passed.

6. **Special Item:**

None.

7. **Citizen’s Comments**

None.

8. **Communications from the Mayor**

Mayor Brown stated he had received a complaint related to a pothole, located near Oakland Tire and Hwy 64. Mayor Brown requested that Public Director Dennis Mullins report his findings. Mr. Mullins confirmed the pothole is located at the north end of Pierce Road, which is in the state right-of-way and is not the Town of Oakland's responsibility. Mr. Mullins also commented, the state was contacted about the pothole issue.

Mayor Brown commented on a 2023 property tax comparison of municipalities near Oakland. Referencing the property tax amount of a home valued at \$429,950 in unincorporated Shelby County, Arlington, Bartlett, Lakeland and Memphis, compared to paying taxes on the same home in Oakland. Memphis was the highest at \$6,457 and Oakland the lowest at \$2,070.

In pointing out the variances in the property taxes, he reiterated a past comment, that a future property taxes increase is inevitable and necessary to provide the needs of the town and services to its citizens.

9. Communication from the Aldermen

Vice Mayor Wiggins expressed thanks to everyone involved for another successful Fourth of July Fireworks Celebration in Oakland.

Alderman Fisher reminded everyone that a local election is taking place and expressed the need of getting the word out to vote.

Alderman Hummel stated the fireworks display was wonderful and commended the Police Department in their efforts in relieving traffic issues related to the event. Alderman Hummel reiterated Alderman Fisher's comments in getting the word out to vote.

Alderman Cates inquired of the rules in signs being placed on state right-of-way. Attorney Minor stated the state has authority over the state-right-of ways and the right to remove signs. Town Manager Ellis said he would further investigate the issue.

Alderman Sutton called for a moment of silence in remembrance of Cory Comperatore, the retired fire chief who was murdered during the assassination attempt on the former president, Donald Trump.

10. Department Head Reports

Waste-water Director Coker provided a brief update on the waste-water project. The contractor has made progress with the concrete pours, with more to come in weeks ahead. He encouraged those interested to contact him for an on-site visit. He reported the contractor has been very good to work with and is committed in producing a good product for Oakland.

Vice Mayor Wiggins, referring to Director Coker's monthly report, asked Mr. Coker if there are any concerns or consequences in Oakland pumping more than 1 million gallons a day, citing numbers of 1.1m and 1.3 m. Director Coker explained the state determines excessive

violations, not necessarily by volume, but on the number of times the state permit is violated. Director Coker commented his belief, we would be fine until the completion of the plant.

Alderman Hummel remarked on the excellent report provided by Water Director Armstrong, in response to a citizen's concern (last month) of fluoride in the towns water supply. She addressed Director Armstrong of possibly going through the procedure of having it removed and requested a workshop to address the cost and allow the citizens to voice their opinion.

Alderman Cates expressed concern of the increased number of "No Driver's License" offences.

Alderman Fisher inquired of impounding vehicles. Police Chief Earl explained that vehicles are impounded for violations related to drugs, revoked DUI, things of that nature, but not for the violation of No Driver's License.

Alderman Sutton requested Fire Chief Walls to comment on the fire hazard related to lithium batteries. Chief Walls noted most of the fire calls in his department are garage fire related, recommending heat detectors as a means of fire protection in such instances.

11. Town Manager Report

Town Manager Ellis provided a progress update on the park complex project. He stated the drainage survey is in progress, once that's done, the civil drawings will get underway, with the final plans expected in 4-6 weeks after the civil drawings have been completed.

12. Old Business: Ordinances Second and Final Reading

None

13. New Business: Ordinances First Reading

A. Ordinance 24-08 Amending Municipal Code Title 12 International Energy Conservation Code

Alderman Fisher made a motion to hear Ordinance 24-08. Vice Mayor Wiggins seconded the motion to hear.

Alderman Cates made a motion to approve the 1st Reading of Ordinance 24-08. Alderman Hummel (Rounds) seconded the motion. All in favor, none opposed. The motion passed.

14. Consideration of Resolutions: Old Business

None

15. Consideration of Resolutions: New Business

A. Road Paving Priority List

Town Manager Ellis presented the Board with a list of Proposed 2024 Roadway Improvements indicating road names, type of work and estimated cost of each. He and Public Works Director Mullins prepared the list, recommending the work to be done. The list is comprised of five (5) roads, plus the engineering cost, totaling \$611,558.80.

Vice Mayor Wiggins opposed Wirt Road Extended. He acknowledged it should be fixed, but the burden should not fall on the Oakland taxpayers.

Alderman Sutton proposed that administration should attempt to schedule a meeting with Fayette County, to ask for assistance in the repair of Wirt Road. Fayette County has ownership of Wirt Road up to Hwy 194. He emphasized Tomlin Road was another that Fayette County should share responsibility.

After further discussion it was determined, it would be beneficial to everyone to invite Fayette County Officials to a scheduled workshop, proposing that Oakland take-in Wirt Road if Fayette County makes the repairs.

Vice Mayor Wiggins made a motion to remove Wirt Road Extended from the proposed list, allowing Town Manager Ellis to revise the list with other roads identified as needing repair. The revised list shall not exceed \$611,558.80. Alderman Hummel (Rounds) seconded the motion. Four (4) in favor, one (1) opposed. Alderman Fisher cast the opposing vote. The motion passed.

B. Resolution 24-50 Authorizing the Solicitation of Bids for 24-25 Roadway Improvements

Vice Mayor Wiggins made a motion to hear.

Alderman Sutton made a motion to approve Resolution 24-50, in accordance with the revised road list, and it being provided to the Board members for review. Alderman Cates seconded the motion. All in favor, none opposed. Resolution 24-50 passed.

C. Resolution 24-51 Authorizing A Professional Services Agreement for 2024 Roadway Improvements

Vice Mayor Wiggins made a motion to hear.

Alderman Fisher made a motion to approve Resolution 24-51. Alderman Sutton seconded the motion. All in favor, none opposed. Resolution 24-51 passed.

16. Other Items of Business

A. Appointment of Finance Director

Town Manager Ellis presented Ms. Lorie Rice as his recommendation to fill the vacant position of Finance Director for the Town of Oakland.

Vice Mayor Wiggins made a motion to approve the hiring of Ms. Lorie Rice as Finance Director. Alderman Cates seconded the motion. All in favor, none opposed. The motion passed.

B. Establish Time and Date of Work-Session

Town Manager Ellis was tasked with contacting Fayette County for a date and time convenient for them to attend to discuss Wirt Road. Other topics for the workshop will include Industrial Development Board and Flouridation of the towns water supply.

15. Approval of Invoices

None

16. Meeting Adjourned

Alderman Cates made a motion to adjourn the meeting.

Date: July 18, 2024

H. Michael Brown, Mayor

K. Yvonne Bullard, City Recorder

ORDINANCE 24-08

AN ORDINANCE TO AMEND THE TOWN OF OAKLAND CODE OF ORDINANCES SPECIFICALLY TOWN ORDINANCE 22-03 RELATED TO THE INTERNATIONAL ENERGY CONSERVATION CODE

WHEREAS, by Ordinance 22-03, the Town of Oakland (the Town), has adopted by reference multiple international codes which includes the 2021 edition of the International Energy Conservation Code (IECC); and,

WHEREAS, the Town is not authorized to adopt code requirements which are more rigorous than the code requirements of the State of Tennessee; and,

WHEREAS, the State of Tennessee code requirements for Energy Conservation operates pursuant to the IECC 2018 Edition with local amendments; and,

WHEREAS, the Town finds it necessary to amend Section 12-101 of the Town Code of Ordinances as amended by Town Ordinance 22-03 in order to delete the adoption of the 2021 Edition of the IECC and adopt by reference the 2018 Edition of said International Code with recited local amendments as more specifically set forth in the attached Exhibit "A" which is incorporated herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN FOR THE TOWN OF OAKLAND, TENNESSEE, AS FOLLOWS:

1. Section 12-101 of the Town of Oakland Code of Ordinances as amended by Town Ordinance 22-03 is hereby further amended in order to remove and delete the adoption of the IECC 2021 Edition and in its place and stead is hereby adopted the 2018 IECC with local amendments, those amendments being attached hereto designated Exhibit "A" and incorporated herein by reference as allowed by TCA § 6-54-501 – 506.

2. That this Ordinance shall become effective immediately upon the passage of the second and final reading, the public welfare so requiring.

Passed First Reading: July 25, 2024

Passed Second Reading: _____

Passed and Adopted this _____ day of _____, 2024.

H. Michael Brown, Mayor

ATTEST:

K. Yvonne Bullard, Town Recorder

Exhibit “A”

Amend Section C101.1 Title. Remove the Bracket portion, so when amended it shall read:

This code shall be known as the Energy Conservation Code of The Town of Oakland, TN, and shall be cited as such. It is referred to herein as “this code”,

Amend Section R101.1 Remove the Bracket portion, so when amended it shall read:

This code shall be known as the Energy Conservation Code of The Town of Oakland, TN, and shall be cited as such. It is referred to herein as “this code”,

- 2018 International Energy Conservation Code with local amendments.
- Table 402.1.1 from the 2009 International Energy Conservation Code (Insulation and Fenestration Requirements by Component)

Climate Zone	Fenestration U-Factor b	Skylight U-Factor b	Glazed Fenestration SHGCb,e	Ceiling R-Value	Wood Frame Wall R-Value	Mass Wall R-Value i	Floor R-Value	Basement Wall R-Value e	Slab R-Value and Depth d	Crawl Space Wall R-Value c
3	0.5	0.65	0.3	0.3	0.13	5/8	19	5/13	0	5/13

- R-values are minimums. U-factors and SHGC are maximums. R-19 batts compressed into a nominal 2 x 6 framing cavity such that the R-value is reduced by R-1 or more shall be marked with the compressed batt R-value in addition to the full thickness R-value.
- The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
- “15/19” means R-15 continuous insulated sheathing on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. “15/19” shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulated sheathing on the interior or exterior of the home. “10/13” means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
- R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Zones 1 through 3 for heated slabs.
- There are no SHGC requirements in the Marine Zone.
- Basement wall insulation is not required in warm-humid locations as defined by Figure 301.1 and Table 301.1
- Or insulation sufficient to fill the framing cavity, R-19 minimum.
- “13+5” means R-13 cavity insulation plus R-5 insulated sheathing. If structural sheathing covers 25 percent or less of the exterior, insulation sheathing is not required where structural sheathing is used. If structural sheathing covers more than 25 percent of exterior, structural sheathing shall be supplemented with insulated sheathing of at least R-2.
- The second R-value applies when more than half the insulation is on the interior of the mass wall.
- For impact rated fenestration complying with Section R301.2.1.2 of the International Residential Code or Section 1609.1.2 of the International Building Code, the maximum U-factor shall be 0.75 in Zone 2 and 0.65 in Zone 3.

*Unless otherwise provided by applicable law or the provisions of this chapter, the required minimum codes and standards for the construction of one (1) and two (2) family dwellings, townhouses, and additions thereto of thirty (30) square feet or more of interior space in the State of Tennessee shall be those prescribed in the following publications:

(a) International Residential Code (IRC), 2018 edition, published by the International Code Council, Inc. (ICC), 500 New Jersey Avenue Northwest, 6th Floor, Washington, D.C., 20001 and Appendix Q except that:

5. Section N1102.4.1.2 (R402.4.1.2) Testing is replaced with Section N1102.4.2.1 Testing Option and Section N1102.4.2.2 Visual Inspection form 2009 IRC.

6. Section N1103.3.3 (R403.3.3) Duct Testing (Mandatory) and Section N1103.3.4 (R403.3.4) Duct Leakage (Prescriptive) are optional.

7. Table N1102.1.2 (R402.1.2) Insulation and Fenestration Requirement by Component and Table N1102.1.4 (R402.1.4) Equivalent U-Factors from 2018 IRC are replaced with Table N1102.1 Insulation and Fenestration Requirements by Component and Table N1102.1.2 Equivalent U-Factor from 2009 IRC.

8. Section N1102.4.4 (R402.4.4) Rooms Containing Fuel-Burning Appliances is deleted in its entirety.

9. Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnoted "l": "Log walls complying with ICC400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 3 when a Fenestration U-Factor of .50 or lower is used, a Skylight U-Factor of .65 or lower is used, a Glazed Fenestration SHGC of .30 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used."

10. Table N1102.1 Insulation and Fenestration Requirements by Component in the 2009 edition is adopted and amended by adding the following as footnote "m": "Log walls complying with ICC400 and with a minimum average wall thickness of 5" or greater shall be permitted in Zone 4 when a Fenestration U-Factor or .35 or lower is used, a Skylight U-Factor of .60 or lower is used, a 90 AFUE Furnace is used, an 85 AFUE Boiler is used, and a 9.0 HSPF Heat Pump (heating) and 15 SEER (cooling) are used."

(b) International Energy Conservation Code (IECC), 2018 edition, published by the ICC, except that:

1. Section R402.4.1.2 Testing is deleted and replaced with Section 402.4.2.1 Testing Option and Section 402.4.2.2 Visual Inspection Option form 2009 IECC.

2. Section R403.3.3 Duct Testing (Mandatory) and Section R403.3.4 Duct Leakage (Prescriptive) are optional.

3. Table 402.1.2 Insulation and Fenestration Requirements by Component and Table R402.1.4 Equivalent U-Factors are deleted and replaced with Table 402.1.1 Insulation and Fenestration Requirements by Component and Table 402.1.3 Equivalent U-Factors 2009 IECC.

(2) Paragraph (1) of this rule shall not be construed as adopting any provision of the cited publications which established:

- (a) Any provisions superseded by law;
- (b) An optional or recommended, rather than mandatory, standard or practice; or
- (c) Any agency, procedure, fees or penalties for administration or enforcement purposes inconsistent with these rules.

(3) The provisions of the cited publication adopted by reference in paragraph (1) shall govern the manner in which;

- (a) The codes and standards are applied to the construction of one (1) and two (2) family dwellings, townhouses, and additions thereto of thirty (30) or more square feet of interior space as defined in this chapter;
- (b) Occupancies and types of construction are classified for the purpose of determining minimum requirements of the codes and standards; and
- (c) The Specific requirement of the codes and standards may be modified to permit the use of alternate materials or methods of construction.

ORDINANCE #24-09
AN ORDINANCE TO AMEND THE TEXT OF THE MUNICIPAL ZONING ORDINANCE OF THE
TOWN OF OAKLAND TO AMEND ARTICLE III, SECTION 3.20 TO ALLOW A FENCE TO
ENCROACHMENT NO MORE THAN TEN FEET FROM THE CORNER OF THE RESIDENCE
BEYOND THE FRONT YARD SETBACK LINE TOWARD THE ROAD

WHEREAS, Section 13-7-201 through 13-7-211 of the Tennessee Code Annotated empowered the Town of Oakland to enact the Oakland Municipal Zoning Ordinance and provide for its administration and enforcement; and,

WHEREAS, the Board of Mayor and Aldermen deem it necessary, for the purpose of promoting the health, safety, morals and general welfare of the Town to amend said Ordinance; and,

WHEREAS, the Oakland Municipal Planning Commission has reviewed said proposed amendment pursuant to Section 13-7-201 of the Tennessee Code Annotated and recommends such amendment to the Oakland Board of Mayor and Aldermen; and

WHEREAS, pursuant to Tennessee Code Annotated, Section 13-7-203 a public hearing was held on August 15, 2024 before this body of which the time and place was published with at least (15) days advanced notice in a newspaper of general circulation.

NOW, THEREFORE, BE IT ORDAINED by the Town of Oakland Tennessee that the Oakland Municipal Zoning Ordinance be amended as follows:

Section 1. That Article III, GENERAL PROVISIONS, Section 3.20 Fences and Walls be amended by the deletion of the first paragraph and the addition of the following new paragraph:

Notwithstanding other provisions of this Ordinance, fences and walls shall not be permitted in any required front yard as established in this Zoning Ordinance, with the exception that a fence may encroach within one of the two front yard setbacks up to but not more than 10 feet notwithstanding any underlying zoning district front yard setback regulation, provided further that no fence shall be permitted within any designated easement area. The front yards for corner lots shall be established for each yard adjacent to a street (see also Yards in Article II).

SECTION 2. BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon its adoption, THE PUBLIC WELFARE REQUIRING IT.

1st Reading _____

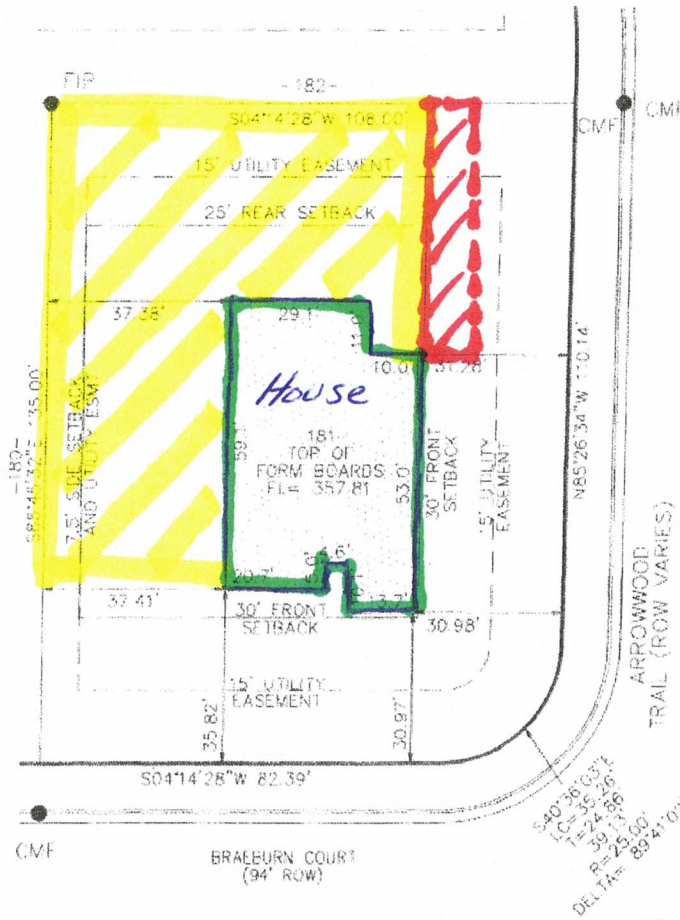
2nd Reading _____

ATTEST: _____
K. Yvonne Bullard, Town Recorder

H. Michael Brown, Mayor

LEGEND

CMF CHISEL MARK FOUND
FIP FOUND IRON PIN



yellow - existing fence line
red - proposed fence amendment
green - house footprint



GRAPHIC SCALE 1"=30'



CERTIFICATION:

I HEREBY CERTIFY THAT THIS FORM SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF TITLE 62, CHAPTER 18, SECTION 126 OF THE TENNESSEE CODE. THIS PLOT IS NOT A GENERAL PROPERTY SURVEY AS DEFINED UNDER RULE 0820-3-07. THIS PROPERTY IS LOCATED IN THE 100 YEAR FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 470418 02850, EFFECTIVE DATE: NOVEMBER 05, 2008 LOMR 15-04-9364P, EFFECTIVE DATE: MARCH 31, 2016

FORM SURVEY OF LOT 181

RIVERWOOD GARDENS PHASE 3

AS RECORDED IN PLAT BOOK 12, PAGE 33 IN THE FAYETTE COUNTY REGISTER'S OFFICE SOMERVILLE, TENNESSEE

BY:

HARRY P. DIKE, R.L.S.
TENNESSEE CERTIFICATE NO. 3025



6-10-24
DATE

W. H. PORTER CONSULTANTS, PLLC
ENGINEERS, PLANNERS
SURVEYORS, CONSULTANTS

8055 PRIMACY PARKWAY, SUITE 115
MEMPHIS, TENNESSEE 38119
(901) 363-9453

SCALE: 1" = 30' DATE: JUNE 10, 2024

SHEET 1 OF 1

RESOLUTION 24-52

**A RESOLUTION OF THE TOWN OF OAKLAND, TENNESSEE
AUTHORIZING THE MAYOR TO ISSUE REQUEST FOR PROPOSALS FOR
SCADA SYSTEM PROJECT**

WHEREAS, the efficient operations of the Town of Oakland Water Department rely heavily on Supervisory Control and Data Acquisition (SCADA); and

WHEREAS, the SCADA system controls the water equipment, monitors the conditions of its plants (locally and remotely), and compiles real time data, which detect and communicate system issues to alleviate downtime; and,

WHEREAS, the SCADA system hardware and software currently in place is outdated and is therefore in immediate need of a system upgrade.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF OAKLAND, TENNESSEE AS FOLLOWS:

That the Mayor of the Town of Oakland is hereby authorized to issue a request for proposals for a SCADA System upgrade, necessary to ensure efficiency and reliable water functionality.

THIS RESOLUTION TAKES EFFECT UPON ITS PASSAGE this ____ day of ____, 2024

A motion was made by ____ that the foregoing resolution be adopted. The motion was seconded by _____. The motion passed unanimously.

The Mayor declared the Resolution duly adopted and effective from and after this ____ day of ____, 2024.

Done by order of the Board of Mayor and Aldermen of the Town of Oakland, Tennessee this ____ day of ____, 2024.

H. Michael Brown, Mayor

ATTEST:

K. Yvonne Bullard, City Recorder



PROPOSAL

Town of Oakland

AV Quote w Full DSP

DATE

Wednesday, 07 August 2024

PREPARED BY

David Perry

Design Consultant

Scope of Work

Proposal Number: J24030218

Proposal Date: 8/7/2024

Prepared for: Town of Oakland

Attn: Heather Craig

Phone: 901-465-8523

Email: hcraig@oaklandtn.gov

Prepared by: David Perry

Phone: 901-308-4299

Email: David.Perry@cti.com

Bill to: Town of Oakland

170 Doss Circle
Oakland, TN

Ship to: Town of Oakland

170 Doss Circle
Oakland, TN

Both proposals include a wireless mic system (WLM). The WLM includes a handheld wireless transmitter with the famous SM58 mic capsule, a single channel receiver, dual charging station, two sb900 rechargeable batteries, and a standard desktop mic stand. To achieve a balance between coverage and installation impact, the wireless receiver will be set up on top of the existing audio rack.

The second proposal will include a larger 12x8 Digital Sound Processor, noted as "WLM and Full DSP". This DSP will replace the existing mixer and mix all mic inputs and make the appropriate distributions. In addition to a single device for all mixing, the Full DSP can be connected with the meeting laptop so all microphones can be used in a Zoom or Teams call. Volume Levels and Signal Routing will be set digitally and will not be mistakenly lowered.

Your Investment

Below is the cost of this solution based on the outlined scope of work. If you have questions about the complete solution, please let us know how we can help align this investment with additional needs or changes in scope.

Proposal Summary

Description	Price
Equipment	\$4,406.84
Implementation Services	\$3,784.01
Subtotal	\$8,190.85
Tax	Exempt
Grand Total	\$8,190.85

Recommended

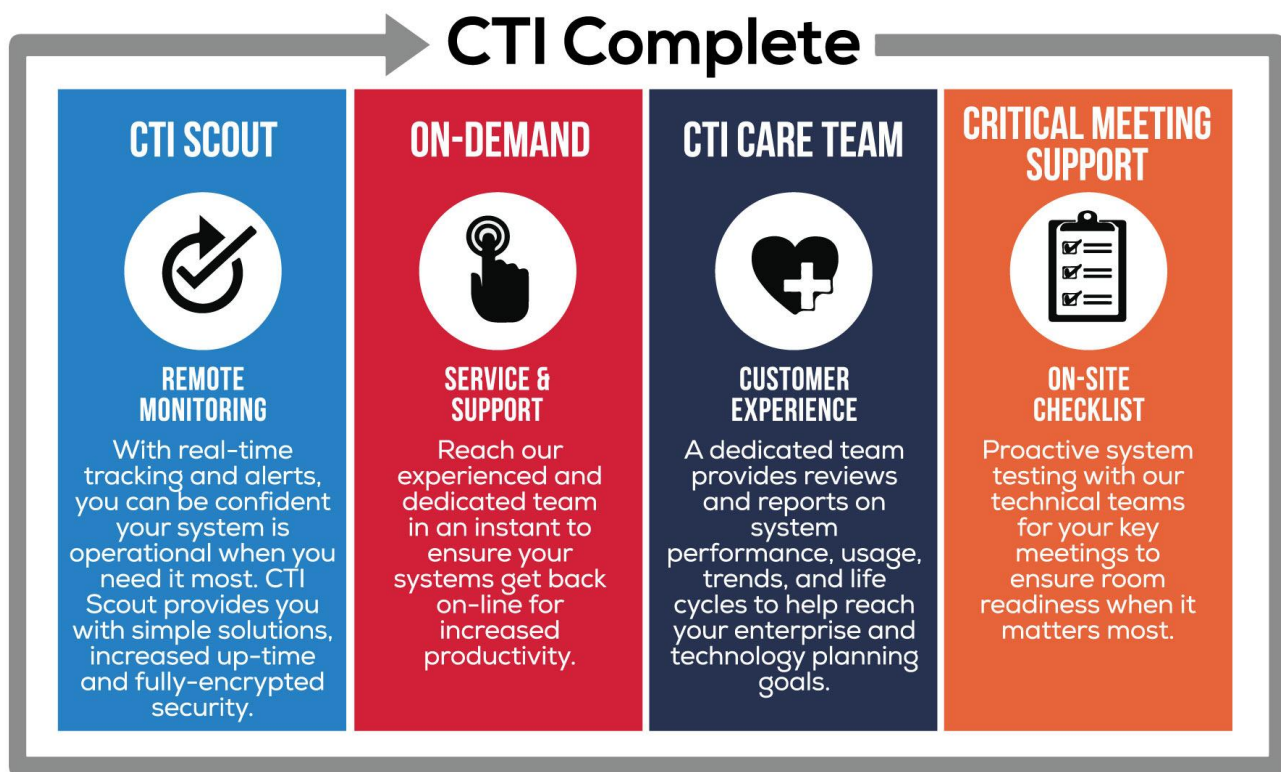
Description	Price
2 Additional Years CTI Complete Service Agreement	\$701.98
4 Additional Years CTI Complete Service Agreement	\$1,403.95

Down Payment Requirements

Down payment of 60% required to initiate order.

Why Us?

Our CTI Complete service is there for you 24/7 through our dedicated CTI Care customer experience team. Through on-site technical service, recommended programming upgrades, and quarterly reliability checks, your system is covered for the unexpected, as well as planned maintenance. Your teams will be trained to operate equipment with confidence. When critical meetings arise, we help ensure system performance with proactive system testing and an on-site checklist, so your systems will be ready when it matters most. Our managed services staff does more than diagnose and repair failures, they help plan for system life cycles.



Bill of Materials

WLM and Full DSP

Manufacturer	P/N	Description	Qty	Unit Price	Ext. Price
General: \$4,406.84					
Shure	SB900B	RECHARGEABLE BATTERY	2	\$95.00	\$190.00
Atlas	DS5E	Fixed Height Desktop Mic Stand 5 inch Ebony Finish	1	\$20.65	\$20.65
Shure	QLXD4--G50	Half-Rack, Single Channel Receiver	1	\$662.56	\$662.56
Shure	SBC200-US	Dual Docking Charger with PS45US Power Supply	1	\$218.50	\$218.50
Biamp	911.0399.900	ParleTesiraFORTECI	1	\$2,545.00	\$2,545.00
Inogeni	U-BRIDGE	Inogeni U-BRIDGE USB 2.0 EXTENDERS	1	\$360.44	\$360.44
Shure	WA371	Mic Clip for all Handheld Transmitters	1	\$7.13	\$7.13
Shure	QLXD2/SM58--G50	Handheld Transmitter with SM58® Microphone	1	\$402.56	\$402.56

Standard Disclaimer

CTI provides for twelve (12) months of **CTI Complete** on all system purchases. CTI warrants the system implemented is free from defects in material and workmanship, in accordance with the contract, drawings, specifications, alterations and additions thereto, for a period of twelve (12) months from the date of commencement of use, substantial completion, or date of notice of completion, whichever occurs first. This coverage does not protect against consumables, severe weather, and acts of God.

Terms

Terms are NET 30 with approved credit. For orders that exceed ten thousand dollars; 60% to initiate order, 30% upon substantial completion, and 10% upon completion, or progress billing based on purchase agreement at time of order. Payments made by credit card are subject to a 3.0% fee.

All applicable taxes are the responsibility of the purchaser and will be added to the final invoice. Any cancelled orders or returns are subject to manufacturer acceptance; shipping and restocking fees may apply. This proposal is valid for fourteen (14) days.

Installation Description and Requirements

Provided by CTI: If installation is purchased, CTI will install all A/V components. CTI will also perform all programming, alignments, and end-user training. CTI will provide A/V project management, and provide drawings as required. This install price assumes a Monday through Friday 8:00am to 5:00pm install time. Room availability must be in consecutive 8-hour blocks. Any required changes or rushes may affect the final price.

Provided by Others

Electrical requirements are to be provided by others unless specifically included in CTI Scope of Work.

Statement

This system proposal is the property of CTI and is delivered with the sole intent of being viewed by management of Town of Oakland for evaluation purposes only. This proposal or any part of this proposal is not to be presented to, or viewed by any other party, vendor, or CTI competitor without the written consent of CTI. Any effort to do so will be considered a violation of copyright law.

Next Steps

1. Upon Notice to Proceed, CTI will begin executing the project plan with an internal handoff of the project to our operations team.
2. If you have questions about the process as we move forward, please contact me at David.Perry@cti.com or 901-308-4299.
3. You will be contacted by a CTI Project Manager to schedule a project kickoff meeting to review the project scope and schedule.

Total
J24030218 - \$8,190.85

Customer Signature

CTI Signature

Printed Name

Printed Name

Title

Title

Date

Date



PROPOSAL

Town of Oakland

AV Quote w/ Small DSP

DATE

Wednesday, 07 August 2024

PREPARED BY

David Perry

Design Consultant

Scope of Work

Proposal Number: J24030218

Proposal Date: 8/7/2024

Prepared for: Town of Oakland

Attn: Heather Craig

Phone: 901-465-8523

Email: hcraig@oaklandtn.gov

Prepared by: David Perry

Phone: 901-308-4299

Email: David.Perry@cti.com

Bill to: Town of Oakland
170 Doss Circle
Oakland, TN

Ship to: Town of Oakland
170 Doss Circle
Oakland, TN

Both proposals include a wireless mic system (WLM). The WLM includes a handheld wireless transmitter with the famous SM58 mic capsule, a single channel receiver, dual charging station, two sb900 rechargeable batteries, and a standard desktop mic stand. To achieve a balance between coverage and installation impact, the wireless receiver will be set up on top of the existing audio rack.

The first proposal will include a 4x4 analog Digital Sound Processor, noted as "WLM and Small DSP". The 4x4 will perform two functions: 1) to premix three mics to the existing mixer, and 2) to distribute an audio post-mix to the Streaming Device and Amplifier separately. This proposal will not impact the functions of the meeting laptop.

Your Investment

Below is the cost of this solution based on the outlined scope of work. If you have questions about the complete solution, please let us know how we can help align this investment with additional needs or changes in scope.

Proposal Summary

Description	Price
Equipment	\$2,120.15
Implementation Services	\$2,794.03
Subtotal	\$4,914.18
Tax	Exempt
Grand Total	\$4,914.18

Recommended

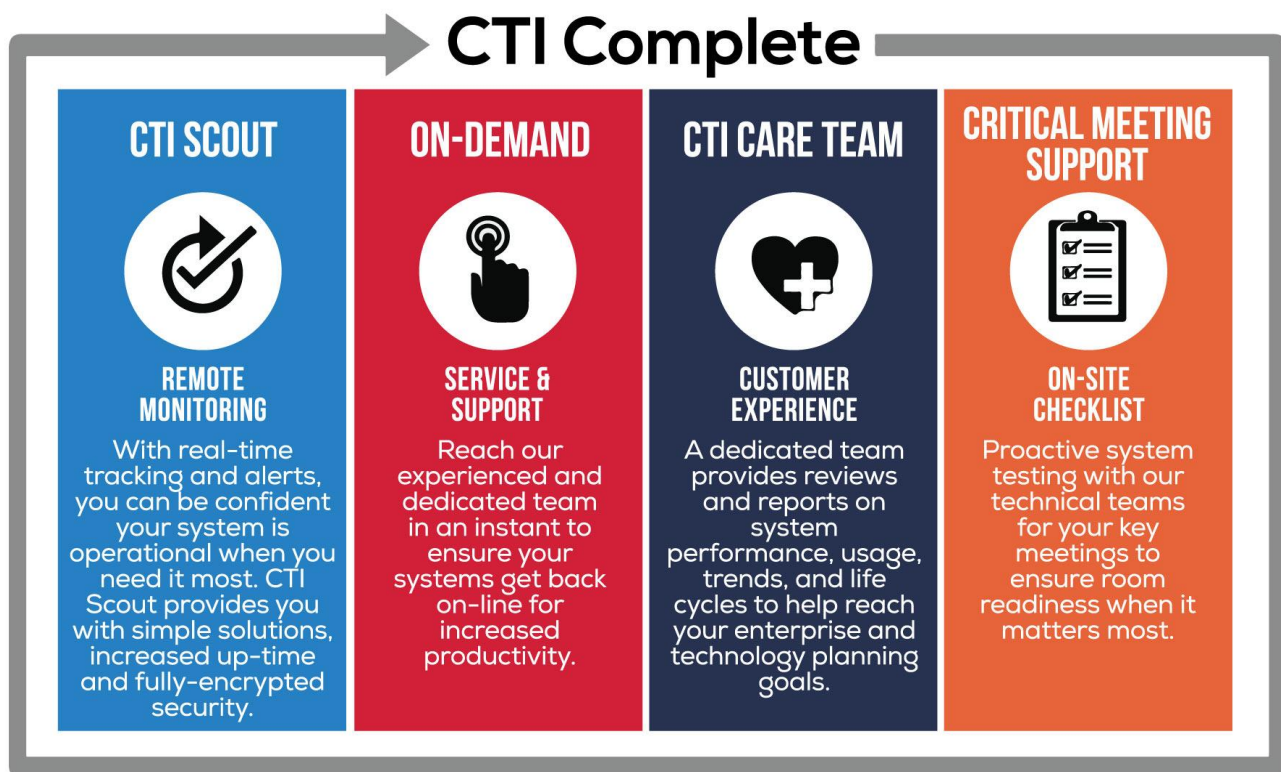
Description	Price
2 Additional Years CTI Complete Service Agreement	\$423.70
4 Additional Years CTI Complete Service Agreement	\$847.40

Down Payment Requirements

Down payment of 60% required to initiate order.

Why Us?

Our CTI Complete service is there for you 24/7 through our dedicated CTI Care customer experience team. Through on-site technical service, recommended programming upgrades, and quarterly reliability checks, your system is covered for the unexpected, as well as planned maintenance. Your teams will be trained to operate equipment with confidence. When critical meetings arise, we help ensure system performance with proactive system testing and an on-site checklist, so your systems will be ready when it matters most. Our managed services staff does more than diagnose and repair failures, they help plan for system life cycles.



Bill of Materials

WLM and Small DSP

Manufacturer	P/N	Description	Qty	Unit Price	Ext. Price
General: \$2,120.15					
Shure	SB900B	RECHARGEABLE BATTERY	2	\$95.00	\$190.00
Extron	60-2041-01	DMP 44 xi - Audio DSP	1	\$618.75	\$618.75
Atlas	DS5E	Fixed Height Desktop Mic Stand 5 inch Ebony Finish	1	\$20.65	\$20.65
Shure	QLXD2/SM58-G50	Handheld Transmitter with SM58® Microphone	1	\$402.56	\$402.56
Shure	WA371	Mic Clip for all Handheld Transmitters	1	\$7.13	\$7.13
Shure	SBC200-US	Dual Docking Charger with PS45US Power Supply	1	\$218.50	\$218.50
Shure	QLXD4-G50	Half-Rack, Single Channel Receiver	1	\$662.56	\$662.56

Standard Disclaimer

CTI provides for twelve (12) months of **CTI Complete** on all system purchases. CTI warrants the system implemented is free from defects in material and workmanship, in accordance with the contract, drawings, specifications, alterations and additions thereto, for a period of twelve (12) months from the date of commencement of use, substantial completion, or date of notice of completion, whichever occurs first. This coverage does not protect against consumables, severe weather, and acts of God.

Terms

Terms are NET 30 with approved credit. For orders that exceed ten thousand dollars; 60% to initiate order, 30% upon substantial completion, and 10% upon completion, or progress billing based on purchase agreement at time of order. Payments made by credit card are subject to a 3.0% fee.

All applicable taxes are the responsibility of the purchaser and will be added to the final invoice. Any cancelled orders or returns are subject to manufacturer acceptance; shipping and restocking fees may apply. This proposal is valid for fourteen (14) days.

Installation Description and Requirements

Provided by CTI: If installation is purchased, CTI will install all A/V components. CTI will also perform all programming, alignments, and end-user training. CTI will provide A/V project management, and provide drawings as required. This install price assumes a Monday through Friday 8:00am to 5:00pm install time. Room availability must be in consecutive 8-hour blocks. Any required changes or rushes may affect the final price.

Provided by Others

Electrical requirements are to be provided by others unless specifically included in CTI Scope of Work.

Statement

This system proposal is the property of CTI and is delivered with the sole intent of being viewed by management of Town of Oakland for evaluation purposes only. This proposal or any part of this proposal is not to be presented to, or viewed by any other party, vendor, or CTI competitor without the written consent of CTI. Any effort to do so will be considered a violation of copyright law.

Next Steps

1. Upon Notice to Proceed, CTI will begin executing the project plan with an internal handoff of the project to our operations team.
2. If you have questions about the process as we move forward, please contact me at David.Perry@cti.com or 901-308-4299.
3. You will be contacted by a CTI Project Manager to schedule a project kickoff meeting to review the project scope and schedule.

Total
J24030218 - \$4,914.18

Customer Signature

CTI Signature

Printed Name

Printed Name

Title

Title

Date

Date

ESTIMATE

The Good Viking
2147 Cumberland Cir W
Germantown, TN 38139

meredith@thegoodviking.com
+1 (901) 286-5409
www.thegoodviking.com



Oakland City
Bill to
Harvey Ellis
Oakland City
170 Doss Circle
Oakland, TN 38060

Ship to
Harvey Ellis
Oakland City
170 Doss Circle
Oakland, TN 38060

Estimate details

Estimate no.: 0214

Estimate date: 04/24/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Remote Support	Project scope/Design/Quote details	1.5	\$200.00	\$300.00
2.		Project - Audio/Video/Electrical	Wireless Mics/Docking Station (Podium and Grab) 1-Shure QLXD4 G50 (Receivers) 1-Shure QLXD2/SM58 (HandHeld Transmitter/Mic) 2-Shure SBC200-US Dual Docking Recharging Station with Power Supply (Mic/Battery Docking Station) 2-Shure SB900B Rechargeable Lithium-Ion Battery for Bodypack Transmitters/Receivers (Extra Rechargeable Batteries) 1-K&M 25995 (Podium Mic Stand) 1-Various small supplies	1	\$3,092.09	\$3,092.09
3.		Project - Audio/Video/Electrical	Audio Processor/Feedback Suppression/Automatic Level Control 1-Allen & Heath AHM-16 Audio Processor (Value-Engineered) 1-Allen & Heath SQ SLink Expansion Card (I/O for Processor) 1-Allen & Heath DX88-P Expansion (I/O for Processor) 1-Allen & Heath AH-DX88-P-RK19 (Rack Kit for Expansion I/O) 1-Cables/Small Supplies	1	\$4,612.28	\$4,612.28

Tenn. Code Ann. § 2-7-143

Current through the 2023 First Extraordinary Session of the General Assembly. The Tennessee Code Commission may make editorial changes to this version and may relocate or redesignate text. Those changes will appear on Lexis Advance after the publication of the certified volumes and supplements. Pursuant to T.C.A. §§ 1-1-110, 1-1-111, and 1-2-114, the Tennessee Code Commission certifies the final, official version of the Tennessee Code. Until the annual issuance of the certified volumes and supplements, references to the updates made by the most recent legislative session should be to the Public Chapter and not T.C.A. Case annotations are current through September 15, 2023.

- **TN - Tennessee Code Annotated**
- **Title 2 Elections**
- **Chapter 7 Procedure at the Polling Place**

2-7-143. Tennessee Freedom of Speech Act.

(a) This section shall be known and may be cited as the “Tennessee Freedom of Speech Act.”

(b) Notwithstanding any law to the contrary, during the period beginning sixty (60) days before the first day voting begins pursuant to § 2-6-102(a)(1) for an election until the first day after voting ends for such election:

(1) This state, a local government, or any other political subdivision of this state:

(A) Shall not regulate the shape or quantity of political or campaign posters or signs placed on private property that is located more than one hundred feet (100') from a polling place if the signs or posters are placed on the property by the owner of the property or any lawful resident of a residence on the property;

(B) May prohibit, notwithstanding subdivision (b)(1)(A), any political or campaign poster or sign covered by this section from exceeding:

(i) For commercial property, thirty-two square feet (32 sq. ft.) in size; and

(ii) For residential property, sixteen square feet (16 sq. ft.) in size; and

(C) Notwithstanding subdivision (b)(1)(A), may adopt reasonable restrictions limiting the number of political campaign signs or posters that may be placed on property; provided, that such restrictions authorize an owner or resident to place at least one (1) poster or sign on the property per candidate, issue, or subject; and

(2) A homeowners' association shall not, by covenant, condition, restriction, or rule, prohibit the display of political or campaign posters or signs placed on private property by the owner of the property or any lawful resident of a residence on the property. A homeowners' association may adopt reasonable covenants, conditions, restrictions, or rules with respect to the placement and removal of political or campaign posters or signs placed on homeowner association common space and private property maintained by the owner or resident, including limiting the size of campaign posters or signs in those common and private property areas to four square feet (4 sq. ft.).

(c) A lessor of residential property may require a lessee to obtain the written permission of the lessor prior to placing any political or campaign posters or signs on such residential property. Any such requirement must be included in the lease or rental agreement.

(d) This section applies to any clause, covenant, condition, restriction, or rule contained in any agreement or contract between a homeowners' association and property owner or between a lessor and lessee executed or modified after July 1, 2017.

History

Acts 2017, ch. 294, § 1; 2021, ch. 93, § 1; 2022, ch. 626, §§ 1, 2.

TENNESSEE CODE ANNOTATED

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Tenn. Code Ann. § 2-7-143



4949 South Syracuse Street • Suite 460 • Denver, Colorado 80237
(p) 303.759.5777 • (f) 720.360.4281

August 7, 2024

The Mayor and Board of Alderman
Planning and Community Development
Town of Oakland
7742 Highway 64, Suite C
Oakland, TN 38060

Dear Mr. Mayor and Board of Alderman,

This letter is a formal request to appeal against the Design Review Committee's (DRC) proposed exterior elevation changes as outlined at the August 6th DRC meeting.

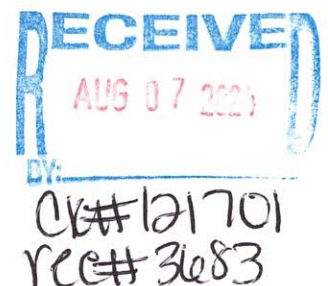
The revisions suggested by the DRC during the July 2nd meeting were incorporated into the current elevations including replacing the new CMU block with decorative split face CMU, increasing the width of the pilasters and incorporating brick details into the pilasters including corbeling and soldier courses, and replacing the large blue signage on the southeast corner and east elevation with white channel letter signage.

Furthermore, as outlined in the Building Design Guidelines, "In consideration of alternate materials, the design professional should select appropriate materials for the architectural style of the building." The use of split faced CMU, existing scored block and brick accents as proposed meets this section of the code. The intent of the remodel and expansion is to blend with the existing, established vernacular of the non-Kroger owned retail center to the west which is a CMU block building with stucco and brick accents.

It was understood in good faith that by making these revisions, the exterior elevations would be the compromise needed to meet the city design guidelines. However, the day of the DRC meeting, the design team and Kroger were informed that these revisions were not going to be accepted, and that additional brick and detailing was going to be required.

The feasibility of this remodel is limited by real world costs and construction timelines. As was mentioned in the DRC meeting, this store has taken more than three years to meet the hurdle rates and total sales to be considered for a remodel / expansion. By changing the exterior as suggested by the DRC, the entire front (south) facade will need to be demolished, additional shoring/roof structure replacement will be required, increased depth in the foundation walls will be required, this will require entire demolition of the south facade, additional foundation work and wall construction, will greatly increase the building's cost. To the point that it will no longer be eligible for a remodel.

Naos Design Group, LLC • www.naosdg.com
Architecture • Planning



It is our request that the current exterior elevations be accepted so that the project can proceed, and the store can improve and continue to serve the greater community of Oakland.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'B' followed by a long horizontal line that extends to the right.

Brian Young
Senior Architect/Project Manager

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Ed Courton, Planning and Community Development Director
Town of Oakland Planning Department
7742 Highway 64, Suite C
Oakland, Tennessee 38060
Phone: (901) 235-6894
Email: ecourton@oaklandtn.gov

MEMORANDUM

TO: Oakland Design Review Committee

FROM: Ed Courton, Planning and Community Development Director

DATE: August 1, 2024

SUBJECT: Kroger Expansion Design Review

AGENDA ITEM

The Kroger Company is requesting Design Review approval, including new building elevations and landscape islands in the parking lot in order to construct a +/- 38,250 square feet grocery store expansion situated on the northside of Highway 64 and east of Highway 194. The property is zoned Highway Oriented Business (B-2) zoning district. Access is provided via Highway 64 and Highway 194. (Fayette County Tax Map 087, Parcel 010.03 & a portion of Map 087, Parcel 009.01).

Background

There is an existing +/- 49,550 square feet Kroger grocery store onsite. The developer is proposing to expand the building +/- 38,250 square feet. A 77% increase in total size. In comparison, the existing building, excluding the existing Kroger store, totals +/- 21,000 square feet.

At the July 2, 2024 meeting, the Commission continued the petition request to allow the developer's design team to incorporate design-related comments from the Commission. See July 2, 2024 draft minutes.

The application's architect, Brian Young of Naos Design Group, LLC, has submitted revised elevations dated July 12, 2024.

Analysis

The latest iteration of the building elevations is provided for Commission review. I initially recommended approval based on certain building material changes but after a more thorough review of the Guidelines, I realized I was in error. Split faced CMU brick is not a primary element for commercial buildings. And for this reason, I am changing my recommendation and no longer support the latest building elevations.

Staff has inserted relevant provisions of the Guidelines for your convenience:

Section II, Building Design and Architectural Character, (A) (6) (a-c) – Pages 8-9.

Exterior building wall materials shall be of high quality and be subject to the following:

- a. **Primary Building Materials:** *The **primary materials** for exterior wall surfaces, exclusive of all windows, doors, roofs and walkway covers, shall be materials such as **clay brick, stone, marble, limestone and natural wood.***

Other materials may be considered on a case-by-case basis. In consideration of alternate materials, the design professional should select appropriate materials for the architectural style of the building.

In selecting exterior building materials, consideration should also be given to the appropriateness of the materials to the scale of building proposed. The dimensional size of the material should relate to the size of the building. For example, a traditional size brick should be used on smaller buildings, with consideration being given for larger scaled buildings and larger brick sizes. Exterior finish colors should fit into the context of the built environment. Subtle earth tones are preferred.

For industrial and office park zoned properties, tilt-up concrete wall panels and split face block may be used if approved by the DRC. However, no more than 60% of the wall area, exclusive of all windows, doors, roofs and walkway covers, visible from the public right-of-way may be constructed of these materials on a building's exterior. The remaining area visible to the public shall be one of the primary or secondary building materials listed.

- a. **Secondary Building Materials:** *Secondary materials for exterior wall surfaces may be used for up to 25% of the elevations, exclusive of all windows, doors, roofs and walkway covers, for the purpose of accent. Acceptable secondary building materials include:*

- *Precast concrete*
- *Exterior insulation and finishing systems (EIFS)*
- *Dryvit*
- *Aluminium/metal panels*
- *Textured block*
- *Simulated materials that gives the appearance of the primary building materials listed in (a) above, may be used as secondary building materials if approved by DRC.*

Where the rear of the building is not/will not be visible from the public right of way or ingress/egress easement and does not abut a residential development or Zoning district, the DRC has the option to consider up to 60% of the rear of the building to be constructed with secondary building materials. This exception will be reviewed on an individual basis, with the burden of proof lying with the applicant on the question of visibility.

b. Non-preferred Building Materials: On non-industrially-zoned properties, exclusive of all windows, doors, roofs and walkway covers, non-preferred building materials include the following:

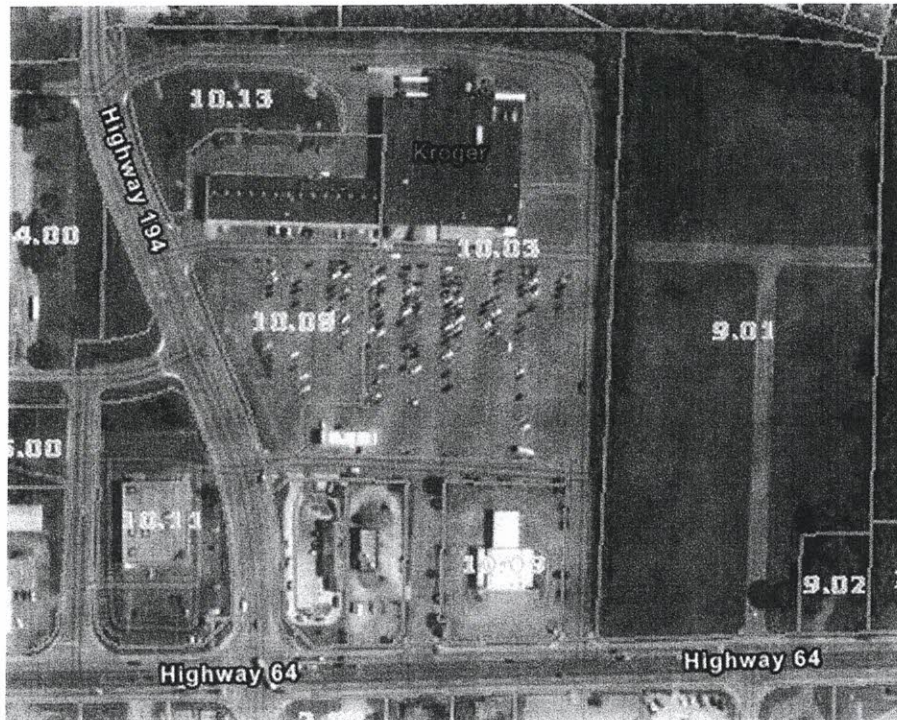
- Exposed or painted concrete block
- Plywood or pressed board
- Vinyl or aluminum siding
- Industrial metal siding including insulated panels
- Plastic materials (including Fypon) or similar materials

The Commission can require all brick, but a compromise may be warranted to achieve partial compliance without establishing a precedent.

Staff is proposing additional brick treatment to the building to bring the elevations into general compliance. Staff's proposal is to extend additional brick from the southeast corner of the building to the first pilaster westerly and northerly of the corner of the building. The existing front entrance has some brick, and this modification will be consistent with the existing building façade and enhance the appearance of the new addition without requiring the entire expansion area to be brick. This compromise will achieve the purpose of enhancing the building, while bringing the building into closer conformity.

The existing building is non-compliant with the current Guidelines and the Commission could insist that all areas of the exterior expansion be composed of brick, and the Commission would be justified by requiring it. A compromise could be considered without setting a precedent. The Commission could view the expansion as a unique property and require additional brick from the southeast corner of the building westerly and northerly to the first pilaster on each elevation, as proposed by staff. This new brick area would significantly enhance the appearance of the building and provide a compliant exterior treatment, more prominently, at the southeast corner of the building.

It is my job as the Town's planning director to evaluate each project and to seek full compliance. However, there are instances in which there are other factors present that warrant additional consideration and where a compromise may be warranted and still generally achieve the goals and policies of the Guidelines. I believe this project could be considered as an exception to the rule. The existing building is more than two decades old and was constructed before Oakland adopted the current Guidelines. As stated earlier, the existing building is non-compliant with the existing Guidelines and the largest tenant, Kroger, occupies more than 60 % of the total building space, thus Kroger dominates the building mass and overall appearance of the strip mall. See aerial on the next page.



For this reason, I have chosen to present an alternative (compromise) for the project. Additional brick at the southeast corner of the building expansion will significantly enhance the appearance, while providing enough brick to be considered generally consistent with the Guidelines. The Guidelines provide little direction for a situation like this one. Moreover, as stated earlier, this is a unique situation and no other building in Oakland is comparable, so a precedent won't be established.

As for the remaining issues/modifications addressed in Mr. Young's letter, staff can support them, as proposed.

In summary, the Commission may disagree with staff's proposed alternative. I am respectfully presenting an alternative to be considered.

Recommendation

Staff is recommending **Approval** of the Kroger Design Review submittal with the following conditions of approvals to be attached to the approving motion:

1. Prior to issuance of a building permit or any other onsite activity, the developer shall obtain approval Site Plan Review approval (civils) and Final Plat approval of the Re-Plat of Lot 1, Kroger Center subdivision.
2. Prior to issuance of a building permit or any other onsite activity, the developer shall modify the proposed building elevations to illustrate brick from the southeast corner of the building westerly and northerly to the first pilaster, as shown of the July 12, 2024 building elevations. All pilasters must remain brick.

3. The DRC shall review and approve all new and replaced signage before installation. The applicant shall submit a complete sign submittal to the Town for DRC approval.
4. A revised landscaping plan shall be submitted to the Town for review and approval. The modified plan shall show a landscaping strip along the easterly and southerly parking lot of the expansion area.
5. The Design Review approval shall expire one (1) year after initial approval.

Enclosures:

- Relevant provisions of the Guidelines
- Guidelines link: <https://oaklandtennessee.org/wp-content/uploads/2020/12/Design-Review-Guidelines.pdf>

Other Motions:

(Brick only) The DRC is recommending **Approval** of the Kroger Design Review submittal with the following conditions of approvals to be attached to the approving motion:

1. Prior to issuance of a building permit or any other onsite activity, the developer shall obtain approval Site Plan Review approval (civils) and Final Plat approval of the Re-Plat of Lot 1, Kroger Center subdivision.
2. Prior to issuance of a building permit or any other onsite activity, the developer shall modify the proposed building elevations to illustrate all brick for the building expansion.
3. The DRC shall review and approve all new and replaced signage before installation. The applicant shall submit a complete sign submittal to the Town for DRC approval.
4. A revised landscaping plan shall be submitted to the Town for review and approval. The modified plan shall show a landscaping strip along the easterly and southerly parking lot of the expansion area.
5. The Design Review approval shall expire one (1) year after initial approval.

(Denial) The DRC is recommending **Denial** of the Kroger Design Review submittal, as not meeting the DRC Guidelines such as Section II, Building Design and Architectural Character, (A) (6) (a-c).

5. Historic buildings as identified by the DRC in the Church Street/Main Street area will be preserved and new buildings are to be built with a turn of the century/rural style. All new buildings will abut the street with an 8'-0" sidewalk and parking in the rear or sides of the building. Sidewalk dining, benches, sculpture and fountains are encouraged in this area. The goal is to provide an attractive destination area where small local shops and artist can afford to run their business while preserving the feel of a small town Main Street shopping area.



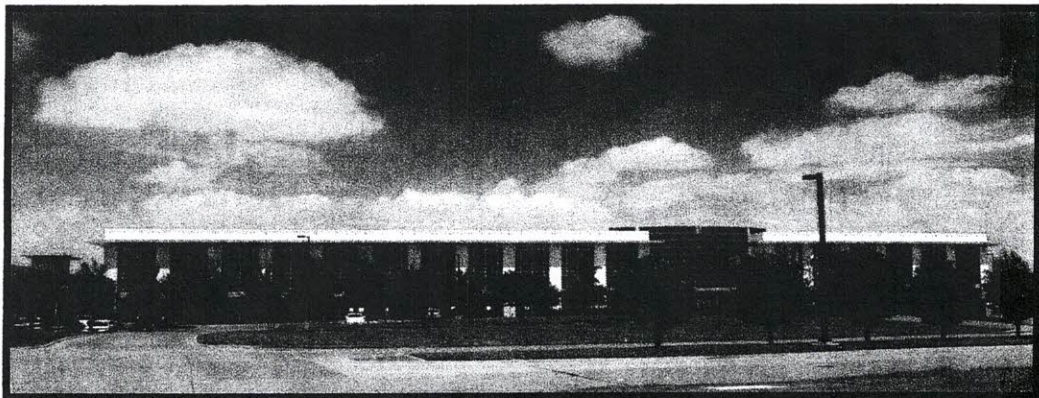
6. Exterior building wall materials shall be of high quality and be subject to the following:

- a. **Primary Building Materials:** The primary materials for exterior wall surfaces, exclusive of all windows, doors, roofs and walkway covers, shall be natural materials such as clay brick, stone, marble, limestone and natural wood.

Other materials such as cement fiberboard may be considered on a case-by-case basis, but in no case shall the primary building material be simulated to give the appearance of the above listed primary materials. In consideration of alternate materials, the design professional should select appropriate materials for the architectural style of the building.

In selecting exterior building materials, consideration should also be given to the appropriateness of the materials to the scale of building proposed. The dimensional size of the material should relate to the size of the building. For example, a traditional size brick should be used on smaller buildings, with consideration being given for larger scaled buildings and larger brick sizes. Exterior finish colors should fit into the context of the built environment. Subtle earth tones are preferred.

For industrial and office park zoned properties, tilt-up concrete wall panels and split face block may be used as approved by the DRC. However, no more than 60% of the wall area, exclusive of all windows, doors, roofs and walkway covers, visible from the public right-of-way may be constructed of these materials on a building's exterior. The remaining area visible to the public shall be one of the primary building materials listed.



Example of Appropriate Tilt-Up Office Building

- b. **Secondary Building Materials:** Secondary materials for exterior wall surfaces may be used for up to 25% of the elevations, exclusive of all windows, doors, roofs and walkway covers, for the purpose of accent. Acceptable secondary building materials include:

- Precast concrete

- Exterior insulation and finishing systems (EIFS)
- Dryvit
- Aluminum/metal panels
- Textured block
- Simulated materials that give the appearance of the primary building materials listed in (a) above, may be used as secondary building materials if approved by DRC.

Where the rear of the building is not/will not be visible from the public right of way or ingress/egress easement and does not abut a residential development or Zoning district, the DRC has the option to consider up to 60% of the rear of the building to be constructed with secondary building materials. This exception will be reviewed on an individual basis, with the burden of proof lying with the applicant on the question of visibility.

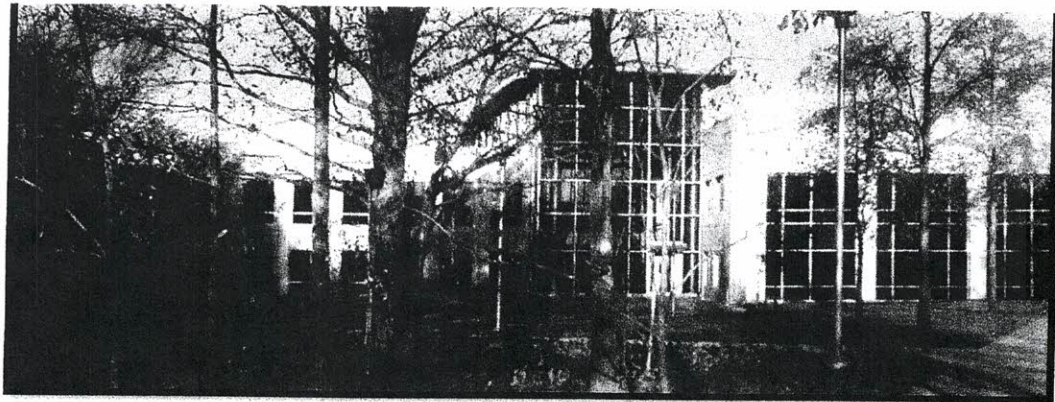
- c. Non-preferred Building Materials:** On non-industrially-zoned properties, exclusive of all windows, doors, roofs and walkway covers, non-preferred building materials include the following:

- Exposed or painted concrete block
- Plywood or pressed board
- Vinyl or aluminum siding
- Industrial metal siding including insulated panels
- Plastic materials (including Fypon) or similar materials

- d. Exceptions:** For those properties located within an industrial zoning district the DRC shall have the discretion to permit industrial metal facades or other materials on the side and rear of a building not generally visible from a public right of way, and where that side or rear elevation of the building does not abut a residentially zoned property.

B. COMPATIBILITY WITH SURROUNDINGS

1. Building forms shall be tailored to fit within the existing topography of the site and other site features, specifically existing trees and vegetation. Buildings are viewed in context with other buildings in the immediate vicinity with regard to mass, placement, scale, and proportion of window openings, entryways, roof types and the degree of detail.



Example of Compatibility with Surroundings

2. Use of similar building materials in a Commercial Center.
 - a. In order to achieve unity between all buildings in a Commercial Center, all buildings in the center, including out parcel buildings, shall be constructed of building materials from the color and materials palette approved for the center.

Oakland Design Review Commission Site Plan Application

Application Deadline is at least 15 days prior to the Meeting

Project Name: V-462 Kroger Expansion Zoned: B-2
Project Address: 7265 HWY 64, Oakland, TN 38060
Developer Contact: Samantha Carroll
Company Name (if applicable): The Kroger Co.
Company Address: 1014 Vine Street, Cincinnati, OH 45202
Daytime Phone: (901)765-4344 Fax Number: _____
E-mail Address: samantha.carroll@kroger.com

Architect Contact Marc Breetz
Company Name: NAOS Design Group
Mailing Address: 4949 South Syracuse Street, Suite 460
Daytime Phone: (303)759-5777 Fax Number (720)360-4281
E-mail Address: marcb@naosdg.com

Engineer Contact Marvin L. Brown, Jr., P.E.
Company Name: Pickering Firm, Inc.
Mailing Address: 6363 Poplar Avenue, Suite 300, Memphis TN 38119
Daytime Phone: (901)726-0810x1287 Fax Number (901)272-6911
E-mail Address: mbrown@pickeringfirm.com

Name of Property Owner: Oakland Holdings LLC
Mailing Address: PO Box 353, Ooltewan, TN 37363
Daytime Phone: _____ Fax Number _____
E-mail Address: _____

Fee Schedule: \$200.00

**Make checks payable to the Town of Oakland* Attached is a Site Plan Checklist of required items. All items must be addressed or the application may be deemed incomplete*

Oakland Building Department, 75 Clay Street, Oakland, Tennessee 38060, Phone:(901) 465-3108

OFFICE USE ONLY

Date Received: _____

Amount: _____

Fee Receipt#: _____

Design Review
Commission Design Plan
Application

Submittal For Presentation To Commission:

- ☒ Once all revisions have been made, submit thirteen (13) sets of complete application package including Site Plan application form with checklist and all items specified on the checklist. All drawings must be folded and all items submitted in sets for distribution to Commission Members.
- ☒ One (1) digital copy on a CD of all drawings submitted in an AutoCAD *.dwg, *.zip, or a self-extracting *.zip format as well as a copy of drawings submitted in PDF format and emailed to Code Enforcement. Other formats are not acceptable.

Checklist

Site Plan:

- ☒ Site plan approved by the Planning Commission, reflecting any changes required by the Planning Commission
- ☒ Provide site data (setbacks, open space, site size, and building site) on site plan Elevation Plan:

Elevation Plan

- ☒ Elevation of all exterior sides of a building showing:
- o building elevation & design
 - o proposed building materials
 - o building height and Landscaping Plan:

Landscape Plan

- ☒ Identification of all existing trees, denoting those to remain and those to be removed, with grading shown to save trees where possible
- ☒ Landscaping plan showing all proposed new trees, shrubs, and ground covers, shown graphically with plant common names and size (in height, caliper, and gallon, as appropriate)
- ☒ Show location of any fence used for screening and provide rendering showing fence design, materials, and height

Exterior Lighting - provide cut sheets with the following details:

Photometric plan showing:

- ☐ location on site
- ☐ photometric counts on the site and spill onto adjacent properties
- ☒ Height of pole-mounted fixtures, including base
- ☒ Style of fixtures for all exterior fixtures (parking lot and building), including color of fixture, intensity of lamp, and details of globe

Garbage Collection Areas:

- ☒ Location indicated on site plan
- ☒ Garbage dumpster enclosure design, materials, and dimensions

Gas and Electric Meters and Transformer Locations:

- ☒ Location
- ☒ Screening method
- ☒ Water meter location

Mechanical Units and Vents (Plumbing, Heating, etc.):

- ☒ Location
- ☒ Screening method

Any additional information required by Staff for adequate review of the request. All plans must be prepared and stamped by the appropriate professional, licensed by the State of Tennessee.

Design Review Commission Site Plan Application

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.
2. If all required materials/documents are not submitted to and received by the Code Enforcement by the deadline, the application will NOT be accepted or posted on the Design Review Commission Agenda.
3. In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.
4. By signing this document, the applicant and owner accept the above conditions. Copy and use additional pages if necessary

APPLICANT:	OWNER: (if different from applicant - if same, note "same") *Owner information is required
If an Entity:	If an Entity:
Name of Entity: <u>Kroger</u>	Name of Entity: <u>Oakland Holdings LLC</u>
By (Signature): <u>[Signature]</u>	By (Signature): <u>David Grabiner</u> <small>DocuSigned by: E7FCC7C3FE034C4...</small>
Print Name: <u>Sanantha Carroll</u>	Print Name: <u>David Grabiner</u>
Title: <u>Construction Manager</u>	Title: <u>Principal Member</u>
If an Individual(s):	If an Individual(s):
Print Name:	Print Name:
Signature:	Signature:
Print Name:	Print Name:
Signature:	Signature:
Print Name:	Print Name:
Signature:	Signature:

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4949 South Syracuse Street • Suite 460 • Denver, Colorado 80237
(p) 303.759.5777 • (f) 720.360.4281

July 12, 2024

Ed Courton
Director, Planning and Community Development
Town of Oakland
7742 Highway 64, Suite C
Oakland, TN 38060

Dear Mr. Courton,

Below and attached are the revised elevations as requested in the DRC meeting held on July 2nd 2024.

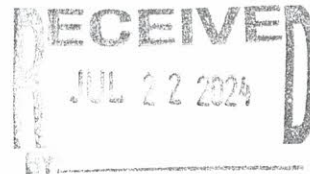
Below is an outline of revisions made to the elevations since the 6/26/24 submittal:

1. Added brick pilasters with split face block bases. The pilasters also have 2 rows of soldier coursing and are corbeled to create detail and a slight shadow line.
2. The new block on the south and east side of the building are now split face, with smooth stacked bond courses to match the existing building. The existing block on the west side of the new entry is to remain and be painted. The new block along the north elevation will match existing and be painted as well.
3. A new 6' wood screen fence on the north elevation to replace the existing chain link fencing
4. The blue metal panel accent remains as previously shown. This element is a prototypical and recognizable design element. Additionally, the blue color is a custom Kroger color and identity. Per the Oakland Tennessee Design Review Guidelines, under II. Building Design and Character, section B, line item 5, my client would like to request permission from the DRC to allow for this accent use given that this is less than 10% of the building surface which is primarily painted, decorative CMU or brick.
5. Blue backgrounds have been removed from signage shown on the south and east elevation. The sign package will be further developed as part of a separate sign permit process.
6. The proposed Starbucks "disk" has been revised to white text. The sign package will be further developed as part of a separate sign permit process.

If you have any questions, please do not hesitate to contact my office with any questions.

Sincerely,

Brian Young
Senior Architect/Project Manager



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Oakland Municipal Design Review Committee – Regular Meeting
Meeting Minutes
July 2, 2024

Commission Members Present

Mayor H. Michael Brown
Steve Laskoski, Vice Chairman
Christina Hall, Secretary
Alderman Debbie Hummel
Jack Poole
Dickey Sullivan

Commission Member Absent

Chairman Hayes Laughlin

Staff Present

Ed Courton, Planning and Community Development Director

Called to order at 6:00 pm by Vice-Chair Laskoski

Vice-Chair Laskoski presided over the meeting in the absence of Chairman Laughlin

Determination of a quorum

Vice-Chair Laskoski stated there was a quorum present.

Approval of the Agenda

A motion was made by Alderman Hummel and seconded by Dickey Sullivan to accept the Agenda, as presented. The motion passed unanimously (5-0).

Approval of the Minutes – February 6, 2024 & May 7, 2024

A motion was made by Christina Hall and seconded by Mayor Brown to accept the minutes, as amended, by changing the Commission Members title block from “present” to “absent” and the motion from Mayor Brown to remove the word “and.” The motion passed unanimously (5-0) for February 6, 2024 minutes and by majority vote (4-0) for the May 7, 2024 minutes. Alderman Hummel abstained due to being absent from May 7, 2024 meeting.

Old Business

None

New Business

Vice-Chair Laskoski moved on to the first agenda item: The Kroger Company requested Design Review approval, including new building elevations and landscape islands in the parking lot to construct a +/- 38,250 square foot grocery store expansion situated on the northside of Highway 64 and east of Highway 194. The property is zoned Highway Oriented Business (B-2) zoning district. Access is provided via Highway 64 and Highway 194. (Fayette County Tax Map 087, Parcel 010.03 & a portion of Map 087, Parcel 009.01). Mr. Courton gave a summary of the petition request and asked for split faced block on the east and south building elevations. This project also requires Site Plan Review (civils) and Preliminary & Final Plat approvals. Christina Hall commented about the proposed elevations and said the elevations need to be improved. Marc Breetz, Naos Design Group, spoke about the elevations and building treatments. The building will have a new and upgraded entrance and the architect chose split faced block to be an upgraded treatment and to be generally consistent with the existing building. Christina Hall said that split faced block is prohibited by the DRC Guidelines and provided the Commission with photos of other Kroger sites, which have brick treatments throughout. Mrs. Hall is not in favor of the proposed blue color and would like it changed to an earth tone color. Commission discussion ensued regarding colors and building treatments. Mrs. Hall would also want wider pilasters and prefer darker building exterior colors, brick and/or stone.

Steve Laskoski asked if the rear of the building should be modified to include more building treatments. It was the consensus of the Commission to not require it since there is existing and dense landscaping. Mrs. Hall will want more treatments on the east elevations, including aluminum sliding similar to the front entrance and brick. Mr. Breetz said the aluminum treatment is very expensive. Mrs. Hall would like to see the mechanical equipment on the roof screened. Mr. Breetz will need to check into it and must receive approval from corporate Kroger office. Mrs. Hall would like to see the pilasters wider from 30" to 4-5 feet and would like to see revised elevations before a final decision. Alderman Hummel inquired about the Starbuck's coffee shop sign logo. Will the Commission require it to be white, channel lettering similar to other tenant spaces. Mr. Courton responded that the logo should be white, and an exception should not be made in this case. Alderman Hummel further asked about the new and existing landscaping plan. Kelsey Rivers, Pickering Firm said Kroger's plans on replacing dead and removed vegetation and planting new vegetation in the new landscape islands. Alderman Hummel says the wording on the plans should be revised to replace dead vegetation within three months. Mr. Courton spoke about the project timeline and how this project will require several approvals and new petition requests will be coming in front of this Commission in the next several months. Mayor Brown asked about changing the location of the gas station and if it will be adding more pumps. Kelsey Rivers says that it is Kroger's plan but uncertain on a timeline.

Christina Hall made a motion to approve the Design Review submittal including staff's recommended conditions of approval and changes to the building elevations. Mr. Courton suggested that it would be best to continue the request until next month and to allow the Kroger's development team time to address Commission concerns relating to building elevations. Mrs. Hall withdrew her motion.

Christina Hall then made a motion to **continue** the request until next month's meeting to allow the applicant's design team time to revise the building elevations, as directed by the Commission, seconded by Mayor Brown. The motion was unanimously approved (5-0).

Adjournment

There being no other business, a motion to adjourn was made by Mayor Brown. The meeting was adjourned at 6:35 pm

Approved by the Planning Commission on _____

Chairman

Secretary

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*(Last month's
staff report)*

Ed Courton, Planning and Community Development Director
Town of Oakland Planning Department
7742 Highway 64, Suite C
Oakland, Tennessee 38060
Phone: (901) 235-6894
Email: ecourton@oaklandtn.gov

MEMORANDUM

TO: Oakland Design Review Committee

FROM: Ed Courton, Planning and Community Development Director

DATE: June 26, 2024

SUBJECT: Kroger Expansion Design Review

AGENDA ITEM

The Kroger Company is requesting Design Review approval, including new building elevations and landscape islands in the parking lot in order to construct a +/- 38,250 square feet grocery store expansion situated on the northside of Highway 64 and east of Highway 194. The property is zoned Highway Oriented Business (B-2) zoning district. Access is provided via Highway 64 and Highway 194. (Fayette County Tax Map 087, Parcel 010.03 & a portion of Map 087, Parcel 009.01).

Background

There is an existing +/- 49,550 square feet Kroger grocery store onsite. The lot size is currently 7.44 acres but is proposed to be increased by 2.13 acres for a total of 9.57 acres, as part of this renovation project.

To accomplish this, the applicant will need the following approvals:

- PC – Re-Plat Preliminary and Final Plat approvals
- DRC Site Review approval (addressed in this report)
- PC Site Plan Review approval

Analysis

The application is in general compliance with the DRC Guidelines but lacks several elements before full approval.

Driveway Access to the property to the east:

None provided. Staff is proposing a condition of approval to address it and at a minimum the applicant shall provide one drive aisle from the subject property onto the property immediately to the east. The plans need to be modified to show at least one drive aisle access.

Landscaping:

The applicant has proposed adding new landscape islands throughout the parking lot to beautify and to soften the appearance of the existing parking lot. However, the submitted landscaping plan will need to be revised to include a landscape strip along the easterly and southerly portion of the revised parking lot.

Building Elevations:

The developer has provided color building elevations. Staff has been working with the applicant's architect to modify the initial building elevation submittal to be consistent with the Town's Design Guidelines. The modified plans (dated June 26, 2024) are better and illustrate some articulation and a different color scheme. Staff is in support of the changes but believes the proposed pilasters (columns) should be a minimum of three (3) feet in depth to break up the wall massing. In addition, the applicant should modify the elevations to include split faced brick throughout rather than the smooth CMU brick for all new exterior walls, excluding the main entrance composed of metal panels and fiber cement. This would include both the south and east building elevations

Signage:

The plans illustrate new and replacement signage for the expansion, but it is incomplete for DRC approval. The applicant will need to submit a complete sign application for review and approval by the DRC. All signage shall be white channel lettering, including the proposed Starbucks coffee shop, even though the Starbucks logo is a patented trademark. The Kroger store is part of an existing commercial building – even though the existing Kroger's is the largest tenant – it should be reviewed as a tenant and not a stand-alone business. The DRC has required all tenant signage to be similar in color and design for consistency and this should apply to Kroger as well. Staff is seeking direction from the Commission regarding the proposed Starbucks sign and should it be modified or allowed as proposed.

Building Rear (north elevation):

The applicant has not improved the appearance of the rear of the building. The north of the building is screened from the adjacent residential subdivision by trees and shrubs. Staff is seeking direction from the Commission in regard to the existing rear of the building consisting of a trash enclosure, mechanical equipment, storage, etc. The plans show a view of the rear of the building without the inclusion of these features. Since this building renovation is a major

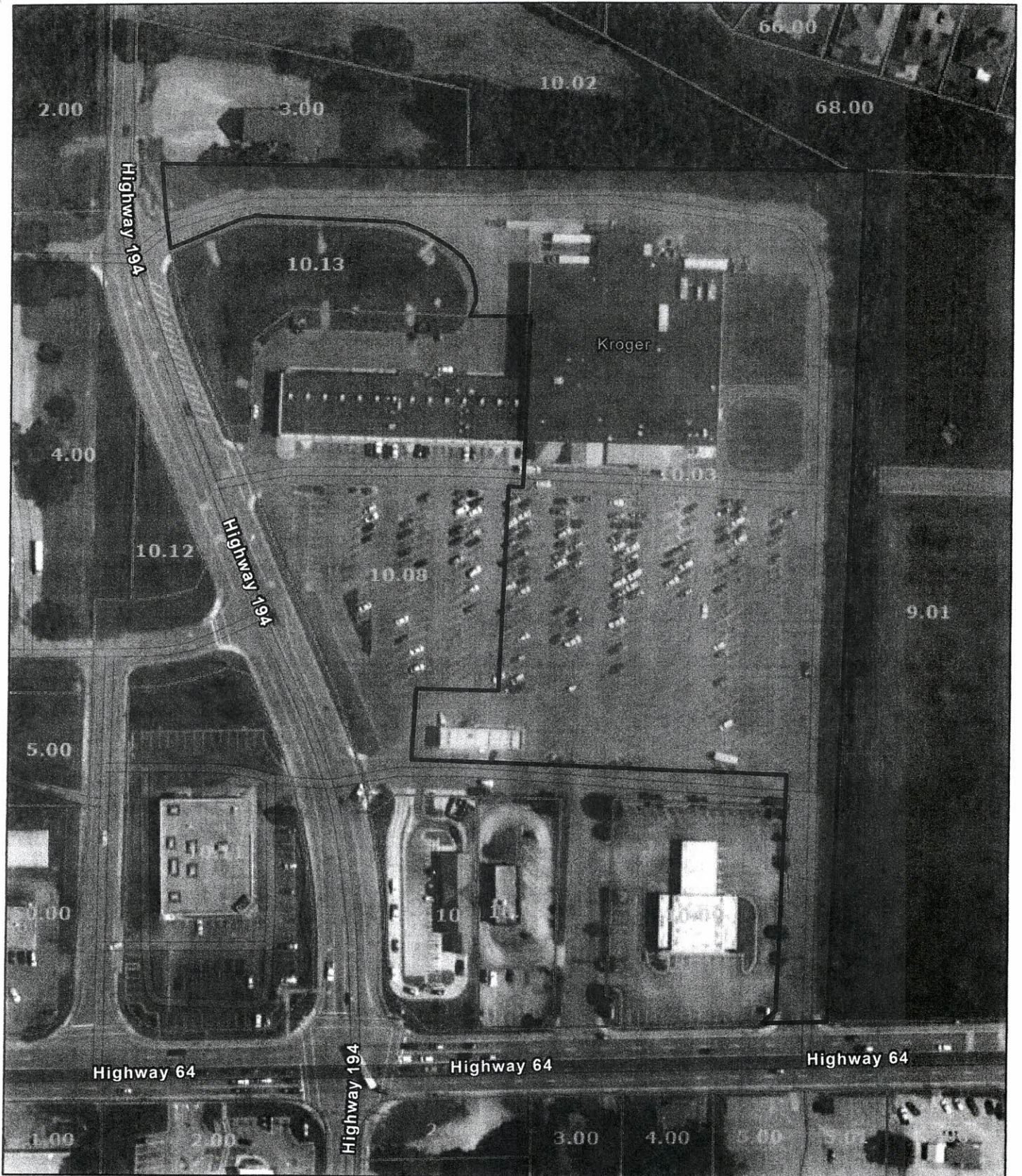
expansion of the existing building, the Commission could consider adding fencing and/or screen wall(s) to soften the appearance of the rear of the building similar to a new construction submittal.

Recommendation

Staff is recommending **Approval** of the Kroger Design Review submittal with the following conditions of approvals to be attached to the approving motion:

1. Prior to issuance of a building permit or any other onsite activity, the developer shall obtain approval Site Plan Review approval (civils) and Final Plat approval of the Re-Plat of Lot 1, Kroger Center subdivision.
2. Prior to issuance of a building permit or any other onsite activity, the developer shall modify the proposed building elevations to illustrate split faced brick in all new portions of the exterior wall, except the new front entrance.
3. The DRC shall approve all new and replaced signage before installation. The applicant shall submit a complete sign submittal to the Town for DRC review and approval.
4. A revised landscaping plan shall be submitted to the Town for review and approval. The modified plan shall show a landscaping strip along the easterly and southerly parking lot of the expansion area.
5. The Design Review approval shall expire one (1) year after initial approval.

Fayette County - Parcel: 087 010.03



Date: June 24, 2024

County: Fayette

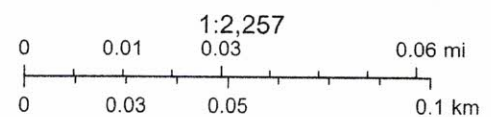
Owner: OAKLAND HOLDINGS LLC

Address: HWY 64 7265

Parcel Number: 087 010.03

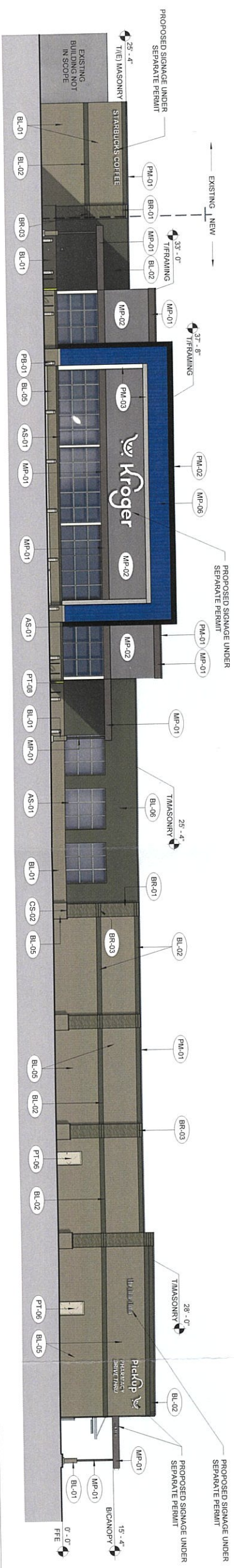
Deeded Acreage: 7.44

Calculated Acreage: 0

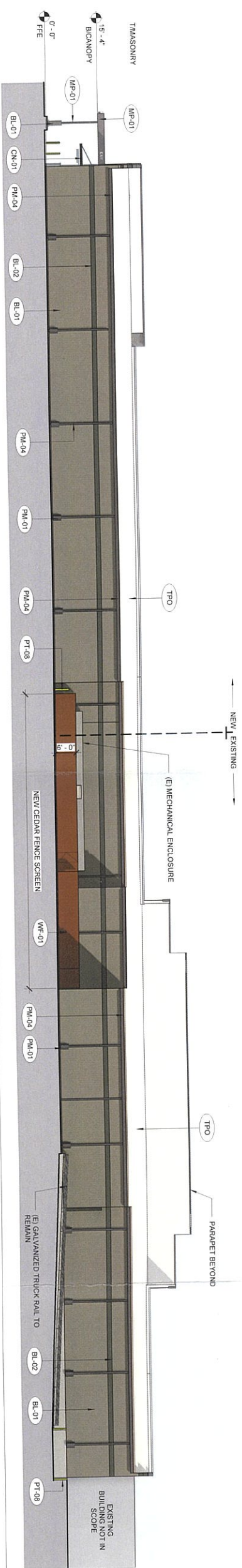


State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, TDOT Aerial Surveys

The property lines are compiled from information maintained by your local



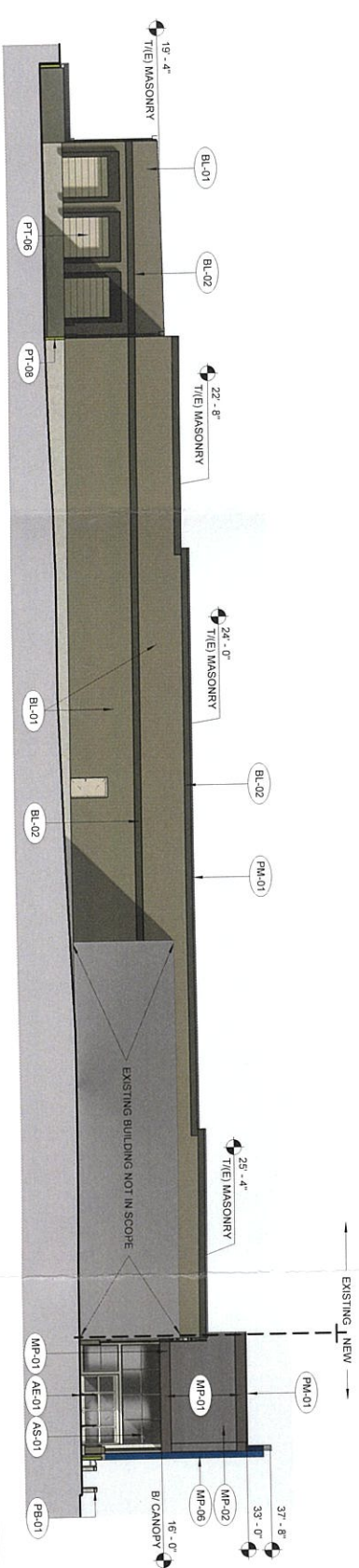
1 FRONT - SOUTH ELEVATION
1/16" = 1'-0"



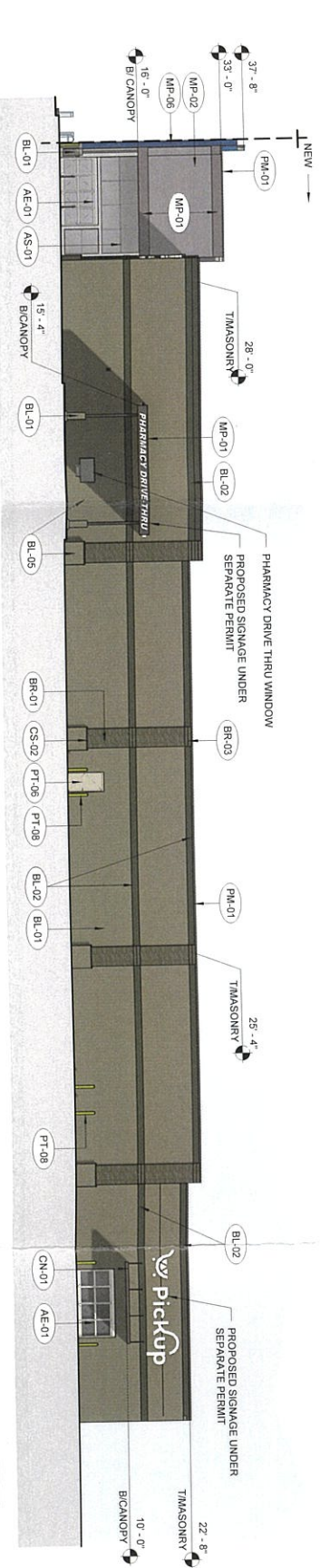
2 BACK - NORTH ELEVATION
1/16" = 1'-0"

EXTERIOR FINISHES				
MATERIAL	DESCRIPTION	MANUFACTURER	FINISH	
AE-01	PREFINISHED ALUMINUM STOREFRONT	S/MALLEY	CLEAR ANODIZED	
AS-01	DOOR		CLEAR ANODIZED	
BL-01	PREFINISHED ALUMINUM STOREFRONT 12X8X6 CMU WITH H&G SCORE PATTERN, SMOOTH FACED, NEW CMU TO MATCH EXISTING. BLOCK TO BE PAINTED	SHERRIN WILLIAMS	SW2024 FUNCTIONAL GRAY	
BL-02	12X8X6 CMU - SMOOTH FACED CMU STACKED BOND PATTERN. NEW CMU TO MATCH EXISTING BLOCK TO BE PAINTED	SHERRIN WILLIAMS	SW2002 ROCK BOTTOM	
BL-05	12X8X6 CMU SPLIT FACED BLOCK TO BE PAINTED	SHERRIN WILLIAMS	SW2024 FUNCTIONAL GRAY	
BL-06	12X8X6 CMU - SPLIT FACED CMU RUNNING BOND PATTERN. BLOCK TO BE PAINTED	SHERRIN WILLIAMS	SW2002 ROCK BOTTOM	
BR-01	THIN BRICK VENEER, RUNNING BOND	INTERSTATE BRICK	IRONSTONE	
CR-01	PREMANUFACTURED CANOPY	ARCHITECTURAL FABRICATIONS INC.	SLATE GRAY	
CS-02	PRE CAST CONCRETE SILL		GRAY	
MP-01	METAL PANEL, SMOOTH	PAC-CLAD OR SIM	SLATE GRAY	
MP-02	METAL PANEL, CORRUGATED	PAC-CLAD OR SIM	SLATE GRAY	
MP-06	FASTENER CONCRETE FINISH	LONGBOARD	CUSTOM COLOR, KROGER BLUE	
PA-01	DOOR			
PA-02	PREFINISHED METAL	WESTERN STATES METAL	SLATE GRAY	
PA-03	PREFINISHED METAL	WESTERN STATES METAL	WHITE	
PT-06	PAINTED METAL	SHEVIN WILLIAMS	SW2016 MINDFUL GRAY	
PT-12	PAINT	SHEVIN WILLIAMS	SW2004 SAFETY YELLOW	
SO-01	VINYL SOFFIT PANEL	CERTAINTED	WHITE	
SW-01	CEDAR WOOD FENCE		GRANITE GRAY	
			CLEAR GRAY	

NOTE: ROOF TOP EQUIPMENT NOT SHOWN FOR CLARITY. ROOF TOP UNITS AND EQUIPMENT TO BE SCREENED PER JURISDICTIONAL REQUIREMENTS



3 LEFT - WEST ELEVATION
1/16" = 1'-0"



4 RIGHT - EAST ELEVATION
1/16" = 1'-0"


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KROGER #V462 OAKLAND, TN

PROPOSED ELEVATIONS