

# Town of Arlington

5854 Airline Road, Arlington, TN 38002



**Design Review Committee  
August 11, 2015  
6:30 P.M.  
Meeting Minutes**

**I. Call to Order and Roll:**

Chairman Brian Thompson called the meeting to order and advised that a quorum was established.

Present

Brian Thompson, Chairman  
Phillip Fung, Secretary  
Ronald Colin  
Daniel Davidson  
Theresa Smith  
Chris Bailey

Others Present

Heather Sparkes, Town Planner  
See list

Absent

Matthew Thie - unexcused  
Jeff McKee, Alderman - excused

**II. Approval of Minutes from July 14, 2015 Meeting:**

**Motion:** Phillip Fung made a motion to approve the minutes of the July 14, 2015 meeting.  
Ron Colin seconded the motion.

**Vote on Motion:** The motion carried unanimously.

**III. Old Business:**

A. Other as Properly Presented

There was no old business to come before the Committee.

**IV. New Business:**

A. 11975 Highway 70 – Site Plan

Chairman Thompson recognized Heather Sparkes, Town Planner, who presented the analysis (on file) and stated that this is a request for exterior building alterations for the property at 11975 Highway 70. The 0.19 acre parcel is zoned B-3: Downtown Business and is located within the Depot Square Overlay District. The original structure, constructed in 1942, is approximately 1,270 square feet in size and has been used mainly for commercial retail operations. Mr. and Mrs. Walker recently purchased the property and are requesting to change the exterior from the current pink Masonite siding to Granite vinyl siding. The Depot Square Guidelines do not prohibit the use of vinyl siding, but recommend the use of materials that are consistent with the age and architecture of the original structure. Mr. and Mrs. Walker would also like to remove the metal frame from the front entry, metal bars from the windows, the iron entry door, and the scalloped wood siding.

Chairman Thompson called for a motion.

**Main Motion:** Daniel Davidson made a motion to approve the site plan for 11975 Highway 70, subject to compliance with Staff conditions. Theresa Smith seconded the motion.

Mr. Walker stepped forward and explained to the committee that they plan to remove the rotten materials on the building and replace them with wood, with the exception of the siding, which will be replaced with vinyl. Chairman Thompson and the committee members agreed that the discussion should focus on the types of materials being used. Over the past few years, hardi-plank has become the standard for Depot Square District renovations, and Chairman Thompson wanted to make sure they looked into keeping the consistency and historical charm of the Square. Mr. Walker explained that the Masonite siding was not the original siding on the building; when the structure was built, a concrete/asphalt siding was placed on the exterior, not wood. He also stated that some of the Masonite siding on the east side of the building is not reclaimable and felt that replacing the old Masonite with new would eventually lead to the same issues. Large vinyl siding, according to Mr. Walker, would be more appealing on the building and would give it the charm it needs. Mrs. Walker explained that The Grapevine, a restaurant in Depot Square, has vinyl siding on the exterior; Chairman Thompson and Ms. Sparkes clarified the Grapevine building was renovated before both the Design Review Committee and the Depot Square Commission. Chairman Thompson again explained the importance of consistency, quality, and craftsmanship and suggested using hardi-plank instead of vinyl. Mr. Walker was concerned with the added cost of both materials and labor when using hardi-plank because all of the Masonite and concrete siding would have to be removed before installing it. Although he understood there were rules and regulations regarding the Depot Square District, he felt the committee needed to be practical and more understanding because, after all, the building was going to look better after completion. Chairman Thompson made it clear that special privileges could not be given; the committee is constantly receiving applications and, if the committee allows one applicant to do something, then they will have to give other applicants those same privileges. Theresa Smith asked Staff if the applicant had any options other than the hardi-plank; the only other materials that followed the Depot Square Guidelines, according to Ms. Sparkes, were wood and brick. Ron Colin, an architect on the committee, stated that hardi-plank is currently very popular in commercial construction, and he is unsure if Masonite siding is available. In his opinion, the applicant should use hardi-plank with a smaller lap exposure because it is more long lasting than other materials, e.g. wood siding. Mr. Walker again explained the issues with installing hardi-plank versus vinyl and the cost associated with it. Chris Bailey explained to Mr. Walker that experience in construction has showed him that vinyl siding would be more costly than hardi-plank. He also suggested compromising and allowing hardi-plank on the front and western side elevations and vinyl on the eastern and rear elevations. Chairman Thompson and Mr. Colin were afraid of what the final outcome would be. Ms. Smith asked if there was a vinyl option that had a texture that gave it a wood look; Mr. Colin explained that, even if it were textured, it would still be known that it was vinyl because of the way it is assembled. Chairman Thompson explained to the committee and the applicant that they have to consider what would have been used when the home was built, and, since Masonite and wood are unfeasible, the only viable option would be hardi-plank.

**Primary Amendment:** Daniel Davidson made a motion to that hardi-plank must be used instead of vinyl siding on the exterior of the building. Ron Colin seconded the motion.

Chairman Thompson called for further discussion, and hearing none, he called for a vote on the main motion as amended.

**Vote on Main Motion and Primary Amendment:** The motion carried with a vote of 5 – yes and 1 – no.

Conditions of Approval:

1. It is found that the application as presented and with the conditions of approval meets the provisions of the Town of Arlington Zoning Ordinance and the Design Guidelines Manual. The project shall be constructed in accordance with all provisions of the Zoning Ordinance and the Design Guidelines Manual.
2. All plans submitted to Shelby County for the issuance of a building permit shall be consistent with the plans approved by the Design Review Committee. Any changes to the plans require prior approval by the Town of Arlington staff and/or appropriate Commission or Committee.

3. The site shall be maintained in accordance with the approved plans for the life of the project. Any revisions to the site or building require prior approval from the appropriate Board/Commission.
4. **Hardi-plank shall be used instead of vinyl siding on the exterior of the building.**

B. Other as Properly Presented

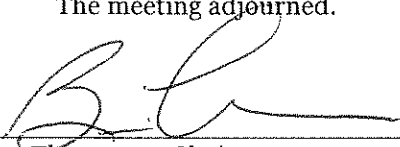
1. There was no other new business to come before the Committee.

V. **Adjournment:**

Chairman Thompson called for a motion to adjourn.

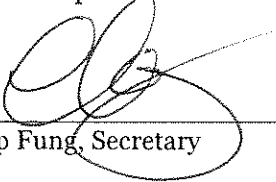
**Motion:** Daniel Davidson made a motion to adjourn. Chris Bailey seconded the motion.

The meeting adjourned.



\_\_\_\_\_  
Brian Thompson, Chairman

11/10/15  
\_\_\_\_\_  
Date



\_\_\_\_\_  
Phillip Fung, Secretary

11/10/15  
\_\_\_\_\_  
Date

Submitted By: Hannah Taylor, Planning Clerk