

Town of Arlington

P.O. Box 507 • 5854 Airline Road • Arlington, TN 38002



Design Review Committee

June 14, 2016

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. He also welcomed new member, Ms. Susan Payne, to the committee.

Present

Brian Thompson, Chairman
Phillip Fung, Secretary
Ron Colin
Daniel Davidson
Susan Payne
Jennifer Walls

Others Present

Angela Reeder, Town Planner
Cathy Durant, Town Administrator
See list

Absent

Josh Holtgrewe - excused

II. Approval of Minutes from May 10, 2016 Meeting:

Motion: Phillip Fung made a motion to approve the minutes of the May 10, 2016 meeting.
Daniel Davidson 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. Arlington Animal Clinic – Southeast corner of Airline Road and Village Center Street – Site Plan

Chairman Thompson recognized Angela Reeder, Town Planner, who provided an analysis (on file) and explained that this was a request for site plan approval for the Arlington Animal Clinic, located on the southeast corner of Airline Road and Village Center Street. The building will front Airline Road at the 25 foot setback, with parking located behind the building and access to the site from a driveway on Village Center. The primary building entrance is located on the east side fronting the parking lot; however, a second covered porch and entrance faces Airline Road. The proposed elevations consist primarily of lap siding and stone, with a residential-style character. A 36-inch high, stone knee wall will wrap the entire building, with stone accent walls at both the east and west entrances. A covered porch with wood columns will be used on both the east and west elevations. Streetscape plantings along Airline Road and Village Center include alternating Crepe Myrtles and Pin Oaks. Tulip Poplars and maples are proposed around the parking lot, and a variety of understory and foundation plantings are provided throughout the site. The applicant also proposed a 5-foot tall decorative wrought iron fence with capped, brick columns along Airline Road and the northeast corner of the property. The lighting plan shows six (6) parking lot fixtures with "harborside" downlight fixtures, and Ms. Reeder was unsure whether or not that particular fixture

met Town standards. Decorative lantern fixtures and recessed fixtures are proposed on the building. Staff recommended approval of the proposed site plan, subject to staff conditions and any additional conditions recommended by the committee. Mr. Deadrick Turner and Ms. Stevie Wilbanks, representatives from Ledford Engineering, were in attendance to answer any questions.

Main Motion: Daniel Davidson made a motion to approve the site plan for the Arlington Animal Clinic, subject to Staff conditions and possible added DRC conditions. Ron Colin seconded the motion.

Phillip Fung was concerned that the building materials were predominately stone and siding with little to no use of brick. Chairman Thompson agreed and suggested adding brick along the walls to break things up. Ms. Reeder reminded the committee that this was an outparcel, so some variations are needed and expected; if a strip center was put in the same area, it would be required to have elements from this building. Stevie Wilbanks explained that the intent was to use low maintenance materials and that many of the design elements were pulled from other buildings around Town, e.g. Hall Creek Apartments and Old Town Car Wash. Ron Colin suggested increasing the masonry percentage along Airline Road by either widening the base of the columns or increasing the stone frontage width to a higher gable. Jennifer Walls felt the percentage of stone needed to be increased as well, especially since this structure was setting the standards for other developments in the area. Ms. Wilbanks asked the committee to consider keeping the stone and siding, but increasing the amount of stone on the west elevation. The committee also discussed increasing the size of the pine columns and changing the material to cedar. Deadrick Turner explained that the columns were currently 1'x1', but they could easily be revised to 2'x2'. Mr. Colin felt the columns needed to be bulkier, and stated that, in order to get his approval, they should be 14" x 14" or 16" x 16". A condition was added to revise the elevations to expand the block accent wall on the Airline Road frontage to approximately twice its current width, provide larger columns along the covered porches (up to 16"), and replace the white porch columns with cedar.

Mr. Davidson had numerous suggestions regarding landscaping. He felt the plan needed to be revised to show a minimum 10' tall crepe myrtles along the street. The Japanese maple on the southeast corner should be minimum 6'-8' tall and all container plants should be minimum 3 gallon placed at 3-4' on center. The sky pencil holly should be replaced with either much larger specimens or 6'-8' foster holly on building corners (8' if one, 6' if two) with some color in between (such as ruby loropetalum). Plantings around the trash enclosure needed to be a minimum 6' to adequately screen the enclosure and the planter bed along Village Center should be revised to more closely mimic the one in the parking lot. He provided Staff with additional markups that would be passed along to the applicant.

Ms. Payne asked Staff whether the fenced in area would be used to board pets. Mr. Turner explained that any dogs placed within the area would be required to be on a leash, and would be supervised at all times. Ms. Reeder clarified that fences are allowed along the front elevation of commercial properties as long as they are no higher than four (4) feet in height and a condition of approval had been added to require this.

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

Vote on Main Motion: The motion passed unanimously.

Conditions of Approval:

1. It is found that the application and DRC plans dated May 27, 2016, along 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 Design Guidelines Manual.
2. Any approval shall be contingent upon the applicant satisfying all requirements/conditions of Site Plan approval levied by the Planning Commission.
3. All plans submitted to Shelby County for the issuance of a building permit shall be consistent with the plans approved by the Planning Commission and Design Review Committee. Any changes to the plan require prior approval by the Town of Arlington staff and/or appropriate Commission or Committee.
4. 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.

5. No application for signage has been presented. A separate application conforming to the requirements of the Arlington Zoning Ordinance shall be presented to staff for consideration.
6. The applicant shall address the following conditions and make any necessary amendments to the plans. Amended plans are to be submitted to staff for consideration and approval prior to the issuance of a building permit.
 - a. Irrigation for designated landscape areas is required. An irrigation plan shall be submitted to Staff for review and approval prior to issuance of a building permit.
 - b. Provide a sample of the brick proposed on the trash enclosure and fence columns for review and approval by staff.
 - c. Add a crepe myrtle at the southeast corner of the site along Airline Road to continue the streetscape.
 - d. Revise the fence detail to show the wrought iron fence will not exceed the maximum height of 48 inches, not including intermittent details such as the columns.
 - e. Utilize night sky optics in the lantern light fixtures to reduce glare along Airline Road and provide additional information to staff to demonstrate the "harborside" parking lot lights are full cutoff to reduce glare or propose a different fixture to meet Town requirements.
 - f. **Revise elevations to expand the block accent wall on the Airline Road frontage to approximately twice its current width, provide larger columns along the covered porches (up to 16"), and replace the white porch columns with cedar.**
 - g. **Parking lot fixtures should be finished in a brown or dark bronze color so future adjacent development is better able to coordinate.**
 - h. **Revise landscape plans as follows: provide minimum 10' tall crepe myrtles along the street, container plants should be minimum 3 gallon placed at 3-4' on center, the Japanese maple on the southeast corner should be minimum 6'-8' tall, replace sky pencil holly with either much larger specimens or 6'-8' foster holly on building corners (8' if one, 6' if two) and some color in between (such as ruby loropetalum), minimum 6' plantings around the trash enclosure, and revise the planter bed along Village Center to more closely mimic the one in the parking lot (see drawing provided).**

B. Other as Properly Presented

There was no 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. Phillip Fung seconded the motion.

The meeting adjourned at approximately 8:10 pm.

Minutes approved. Signed minutes on file at Town Hall.

Brian Thompson, Chairman

Date

Phillip Fung, Secretary

Date

Submitted By: Hannah Taylor, Planning Clerk