

Town of Arlington

5854 Airline Road, Arlington, TN 38002



Planning Commission
November 16, 2015
6:30 P.M.
Meeting Minutes

I. Invocation

The opening prayer was led by Russ Campbell.

II. Call to Order and Roll Call

Chairman Russ Campbell called the meeting to order and noted that a quorum was present. He also recognized the two new members, Lee Mills and Oscar Brooks, and welcomed them to the committee.

Present

Russ Campbell, Chairman
Tommy White, Secretary
Oscar Brooks, Alderman
Glen Bascom
Lee Mills
Angela Reeder

Others Present

Heather Sparkes, Town Planner
Hannah Taylor, Planning Clerk
Jason Allen, Engineer
Cathy Durant, Town Administrator
See list

Absent

Don Hinkle - unexcused

III. Approval of Minutes from the October 19, 2015 Meeting

Motion: Glen Bascom made a motion to approve the minutes of the October 19, 2015 meeting.
Tommy White seconded the motion.

Vote on Motion: The motion carried unanimously.

IV. Comments from Citizens

Chairman Campbell invited anyone wishing to address the Commission to please come forward and state his/her name and address for the record.

Mayor Mike Wissman of 5002 Brian Ridge Road thanked everyone to coming out and attending the meeting and asked everyone to listen to what was being proposed later in the meeting. He understood that numerous individuals got information from unreliable sources, yet he advised Staff, the committee, and citizens to make their own informed decisions about the facts presented.

V. Old Business

A. Appoint Nominating Committee for December Election of Officers

Chairman Campbell asked Oscar Brooks, Lee Mills, and Don Hinkle to provide the committee with nominations for the Chairman and Secretary positions at the December 21 Planning Commission meeting.

B. Other as Properly Presented

There was no old business to come before the Commission.

VI. **New Business**

A. Wilson's Crossing PD, Phase 2 – South side of Highway 70, East of Airline Road – Construction Plans

Deferred by applicant prior to the meeting.

B. Wilson's Crossing PD, Phase 2 – North of Forrest Street, West of the Fayette County Line – Final Plat

Deferred by applicant prior to meeting.

C. High Pointe PD, Phase 1 – North Side of Memphis-Arlington Road, West of Airline Road – Site Plan

Chairman Campbell recognized Heather Sparkes, Town Planner, who provided an analysis (on file) and advised that this is a request for the approval of the site plan for High Pointe PD, Phase 1. The PD overlay was approved by the Board of Mayor and Aldermen as Resolution 2015-35 on September 8, 2015. The subject property is 1.26 acres in size and includes a 6,913 square foot multi-tenant building including a convenience store, gas pumps and canopy, and associate parking. Access to the site will be from a curb cut on Memphis-Arlington Road and a shared ingress/egress with the adjacent First Citizens National Bank. Although the 54 parking spaces provided in Phase 1 is over the maximum permitted, it is in keeping with the overall numbers that were planned for both phases of the development.

Ms. Sparkes then recognized Jason Allen, Town Engineer, who explained that a detention basin would be constructed on the southwest corner of the site. The developer and the engineer have agreed to utilize "green" infrastructure, including installing a Filterra inlet water system near the detention basin, which will help filter water before entering the drainage system. Ms. Sparkes informed the committee that Staff recommends approval of the application with the conditions presented in the staff report.

Main Motion: Glen Bascom made a motion to approve the site plan for Phase 1 of the High Pointe PD. Tommy White seconded the motion.

Glen Bascom asked the engineer for the project, Kevin Ledford, of 5567 Commander Drive, if he was in agreement with all of the conditions in the staff report; Mr. Ledford confirmed that he was in agreement with all of the conditions proposed for Phase 1. He did receive an engineering comment from Steve Hill, Town Engineer, regarding the detention area of Phase 2, but advised the committee that only grading for Phase 2 will be done at this time. The area will then be seeded and sodded until construction on Phase 2 begins.

Chairman Campbell called for further discussion and hearing no reply, he called for a vote on the main motion.

Vote on Motion: The motion carried unanimously.

Conditions of Approval:

Standard Conditions:

S-1. It is found that the application as presented and with the conditions of approval meets the provisions of the Town of Arlington Subdivision Regulations, the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

- S-2. All construction improvements within the development shall be in compliance with the Town of Arlington Zoning Ordinance, Subdivision Regulations, and Technical Specifications, as directed and approved by the Town Engineer, unless otherwise noted on the Site Plan.
- S-3. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.
- S-4. Prepare and submit to the State of Tennessee (with a copy to Arlington) a notice of intent and a Stormwater Pollution Prevention Plan for the site.
- S-5. Erosion control measures as approved by the Town Engineer shall be implemented in compliance with the applicant's filed Notice of Intent and approved Notice of Coverage prior to any earth disturbance activity.
- S-6. All signage design and location is subject to the review and approval of the Design Review Committee.
- S-7. The applicant is required to have a pre-construction meeting with the Town of Arlington staff prior to commencing improvements.
- S-8. The applicant's design professional shall address all conditions and staff markups and shall be approved by Staff.

Project Specific Conditions:

- P-1. A minimum of 25.2 tree density units are required to be planted with this phase of development, and shall be noted on the landscape plan submitted to the Design Review Committee.
- P-2. The site block on the site plan shall be revised to reflect that proposed building use is a multi-tenant shopping center, including gas station and convenience store. The site data block shall also be reviewed to indicate the correct numbers of minimum and maximum parking spaces.
- P-3. Revise the Construction Plans to address comments as noted on the marked-up plan sheets provided by the Town Engineer.

D. The Villages of White Oak PD, 1st Addition – East and West sides of Milton Wilson Boulevard, South of the Kensington PD, North of Harrell Road – General Development Plan

Chairman Campbell recognized Heather Sparkes, Town Planner, who provided an analysis (on file) and advised that this is a request for the general development plan for the Villages of White Oak, 1st Addition, PD overlay. The 273.57 acre property is currently zoned RS-18 with a PD overlay and is being proposed as a mixed-use development. If approved, the existing Phase 1 of the Villages at White Oak would remain as its own development, separate from the newly created PD. Approval of the proposed PD would also nullify all remaining phases of the Villages at White Oak PD that is currently in place, but all applicable conditions to the existing phase would remain. The proposed plan includes townhouse, single-family detached, retail, office, and common open space uses, located in 16 different areas and three (3) common open space areas. The proposed density for the development is 2.15 dwelling units per acre with 20.3% open space. The west side of Milton Wilson includes an area of a mixture of townhomes, retail, and office uses with the remaining acreage being designated as open space with no amenities. East of Milton Wilson includes neighborhood commercial retail uses, townhome, single-family detached residential uses of varying densities and lot sizes and several common open space areas. Common areas include a 2.7 acre open space surrounded by the neighborhood commercial area, open space along the west side of Milton Wilson, and an area on the east side of the development where a greenway trail system will be constructed through a natural area with lakes. An urban greenway will traverse the neighborhood with sidewalks set back from the street and tree-lined grass strips to create a wider buffer. Several smaller open space areas are disbursed throughout the development, but they will more than likely be used for detention/retention basins. The current Land Development Plan identifies the future land use classification of the subject property as Mixed-Use, making the proposed use consistent with the vision of the Town. Ms. Sparkes included the 'Objectives of a Planned Development', some issues/questions, and Staff conditions within the Staff report for Planning Commission members to consider. Keith Grant, developer, and Bob Dalhoff, designer, supplied Staff and each committee member with changes made to comments in the Staff report; Ms. Sparkes read each aloud and

explained the changes regarding each comment. She also reminded the committee that they are only recommending approval or denial to the Board of Mayor and Aldermen regarding the proposal, so the Board will make the final decision.

Main Motion: Glen Bascom made a motion to recommend approval of the general development plan for The Villages of White Oak PD, 1st Addition. Tommy White seconded the motion.

Before Mr. Grant stepped forward to present his proposal, Tommy White disclosed that he was not only involved in the formulation of the original White Oak development, but he also is a resident of Phase 1. Chairman Campbell thanked him for letting the committee, Staff, and the citizens present aware of that information.

Mr. Grant first explained the issues with the original plan, e.g. alley load garages, and informed attendees that, since development costs are currently higher than normal, the original plan was deemed no longer feasible. He felt that removing the alleys and substituting that extra space for a larger backyard would be more appealing to individuals looking to purchase in Arlington. On some homes in Phase 1 of the White Oak development, siding was used too extensively, so Mr. Grant is proposing using at least 50% brick on the homes in 1st Addition. The original plan had the 55+ gated community situated in the middle of the PD, the proposed plan moved the ungated age-restricted community to the back of the PD next to more open space. Although the original plan offered a variety of products, it did not offer a variety of price points. Mr. Grant intends to bring several options at the same time from the low 200s to the low 400s. Ultimately, the goal is to maintain a neighborhood feel while enhancing the neighborhood with alternate setbacks and a mixture of architectural and design elements.

Mr. Grant then showed the committee and the citizens a PowerPoint presentation to hopefully ease concerns and explain the difference in the proposed and original plans. The total commercial space on the west side of Milton Wilson decreased from 10,000 square feet to 6,000 and the office space from 40,000 to 10,000. He showed pictures of the types of architectural styles of homes, setbacks, and streetscapes he hopes to create throughout the various areas of the development. He revealed the square footage increase in all single-family residential areas with the exception of Area 15, the age-targeted area. After meeting with the current homeowners in Phase 1, Mr. Grant eliminated the plan he originally submitted and went with his alternate plan. The homeowners voiced their concerns with the amenities in the proposed plan versus what was thought to be in the original plan, and Mr. Grant informed the citizens he could only compare his with what was previously approved by the Town. One amenity Mr. Grant was proposing was an urban greenway that presented more greenspace between the street and the sidewalk and sidewalks approximately ten (10') feet from porches. The Homeowners Association (HOA) for Phase 1 would not be included in the HOA for 1st Addition; Mr. Grant did not feel that it was fair to burden the homeowners in Phase 1 with the costs of infrastructure and upkeep for the rest of the development.

Mr. Grant was in agreement with many of the Staff comments, and brought forward documentation dated November 16, 2015 to Staff asking for certain changes/deletions/additions to a limited number of comments. He asked that comments 7, 8, 11, and 14 be revised for clarification purposes, and 9, 13, and 15 be deleted. Item 17 addressed giving Phase 1 of the development an additional 2 acres of common open space; Mr. Grant clarified that he can offer Phase 1 those 2 acres, but they are not required to accept it, since it is technically a separate PD. Mr. Grant also asked that condition 20 be added which would allow rear porches to encroach the rear yard setback up to 8 feet in all areas. Chairman Campbell asked Mr. Grant to clarify exactly where the 2 deeded acres for Phase 1 would be located if they chose to accept it; Mr. Grant pointed out that the 2 acres are on the west side of Milton Wilson Boulevard next to their detention area. Staff agreed that Phase 1 had the choice of accepting the additional 2 acres of land, but by denying it, the Phase would be noncompliant with the regulations for a PD. Chairman Campbell then asked Ms. Sparkes whether she agreed with Mr. Grant's proposal of decreasing the size of sidewalks in the urban greenway from 8 feet to 5 feet. She understood the reasoning behind smaller sidewalks from a safety point and informed the committee her concerns with floor elevations were addressed when the houses were setback further from the streets. She was under the assumption that the sidewalks through the urban greenway were

supposed to be a feature of the development, so felt they should possibly be larger to accommodate cyclists, runners, etc. Tommy White asked that the committee consider increasing the size to at least 6 feet; the committee agreed to discuss it. Angela Reeder understood increasing the width of the 15,000 square foot lots in Area 13, but she questioned why lots in Areas 10 and 12 were not also increased. Mr. Grant clarified lots in all three areas were increased to meet the requirements of staff comment 13. Mr. White asked Mr. Grant if the 29 townhomes on the east side of Milton Wilson were the only ones proposed; Mr. Grant pointed out the additional 24 townhomes located on the west side of the street next to the retail and office spaces. According to Mr. Grant, the Advisory Committee for the Villages of White Oak, Phase 1 was not concerned with the townhome areas of the proposal as long as they were kept closer to Milton Wilson Boulevard. Chairman Campbell asked the applicant the number of single-family residential detached homes in the proposed plan as opposed to the original. According to Mr. Grant and Mr. Dalhoff stated that they were proposing 534 detached homes while the originally approved plan had 541. The age-targeted area, according to Mr. Grant, had more than 160 homes in the original plan, while his plan only had 77 in that specific area. Mr. White was upset that the plan currently in place and the original plan Mr. Grant submitted to Staff with a multifamily area both had great amenities. Since citizens of the Town voiced concerns about another apartment complex, the apartment along with all of the amenities were removed, meaning the development was going to be limited to pocket parks and greenways. Mr. Grant did not feel comfortable discussing his original plan, but explained that the facility that was proposed was estimated to cost about \$500,000, so without the added income from the apartments there was no way he could make it happen. As a developer, he prefers to install passive greenspaces instead of ballfields because of the added maintenance fees. The urban greenway is a new concept for the area that is ultimately a park in itself with natural elements and walking trails. Since Mr. White was involved in the creation of the original plan, Chairman Campbell asked him to list some of the amenities that were a part of it. According to Mr. White, the original White Oak plan boasted a baseball field, soccer field, dog park, clubhouse, adult pool, and family pool. Mr. White felt that the proposed plan needed to add some amenities in order to attract more people to the subdivision. Mr. Grant explained that the challenge with the current plan is that it does not give the developer the absorption of sales needed to offer the desired amenities. Phase 1 of the Villages of White Oak sold approximately eight (8) homes per year in the past 4 or 5 years, and that will not generate the revenue needed to sustain those amenities. For example, the cost to maintain a clubhouse with one (1) staff member adds a substantial amount of fees to the HOA dues. Ms. Reeder asked whether a small space amongst the retail area could be given to Phase 1's HOA in order to have meetings, gatherings, etc. Mr. Grant responded that, unfortunately, the Canales would continue to own that portion of the development and would sell it to a third party who would develop it for commercial use. Chairman Campbell called for further discussion, but the committee agreed they would rather hear public comments first. Chairman Campbell called for a motion to suspend the Planning Commission Meeting and open the Public Hearing.

Motion: Glen Bascom made a motion to suspend the Planning Commission Meeting and open the Public Hearing. Tommy White seconded the motion.

Vote on Motion: The motion carried unanimously.

Chairman Campbell noted that the public hearing was published in the Commercial Appeal on October 29, 2015. He asked anyone wishing to speak for or against the request to stand and be recognized by stating his/her name and address.

First to speak was Laura Tumminello of 12235 West Donelson Road. Ms. Tumminello was concerned about the greenspace being on the west side of Milton Wilson, inaccessible to most of the community. A greenway may sound amazing, according to Ms. Tumminello, but in the end, it will still be someone's front yard the community will be accessing. Area 15 was also a concern; Ms.

Tumminello could not find in the reading where the area was confirmed to be 'age-restricted' in the Alternate Plan and wondered how the restriction will be reinforced over time.

Van Watkins of 12557 Magnolia Bend Drive was not happy with the lack of greenspaces close to Phase 1 and did not understand why Mr. Grant was willing to give Phase 1 two (2) acres of unusable open space on the west side of Milton Wilson. Although he understood that many of the amenities approved with the original PD would be unfeasible because of economic reasons, Mr. Watkins did not like the fact that there would be no space to put those amenities if they were wanted in the future.

John Shields of 6173 Lubiani Valley Drive felt that Milton Wilson Boulevard already has enough homes and traffic and that the proposed amount of homes is too many for such a small subdivision. He agreed with the previous comments regarding the greenspaces and was concerned with the unknowns with the retail and office spaces. He does not want that residential area of Arlington cluttered up with an extensive amount of retail spaces.

Malinda McCool 5594 Heather Oak Drive was in agreement with the other citizens that stood up and spoke, and she did not like the fact that Phase 1 is being removed from the rest of the development. Currently, according to Ms. McCool, the residents in Phase 1 like to get together and have community events on a vacant portion of the future White Oak development. The two (2) acres Mr. Grant is willing to give Phase 1 for open space is unusable and inaccessible, and she does not want to meet as a neighborhood in the parking lot of the future businesses in the retail space. Phase 1 has a vast amount of amenity issues as it is, and those issues should be addressed before any future phases are developed.

Aaron Whitaker of 6004 Milton Wilson Boulevard does not want to see any more retail development on Milton Wilson. Arlington does not need any more donut shops, Chinese or Mexican restaurants, or gas stations, and townhomes and apartments do not need to be built on Milton Wilson Boulevard. Mr. Whitaker drives through older parts of Memphis everyday disconnecting power, and he feels that building townhomes will be disastrous. As said by Mr. Whitaker, Arlington needs to stay small and stop trying to bring in more retail developments. He stated that he could get what he needs from the places already around Town; all Arlington needs nice homes with nice land.

Laurie Boyd of 125 Harrell Road was concerned with the current blind spot when turning from Harrell Road onto Milton Wilson and the potential amount of traffic that the development could bring. She asked the developer to consider those safety concerns when developing the future phases of White Oak.

Gary Whittam of 5887 Windsor Falls Loop currently resides in the Phase 2 of the Windsor Place PD and bought a home in Arlington earlier this year because of the school system. He continues to hear about how development costs are going up, but so are property values. Phase 1 of White Oak has already been built inside of a PD that was previously approved, so changing the layout of that PD and eliminating Phase 1 from it will break the public's trust in the Town. The residents of Phase 1 invested a lot of money in their homes and were promised numerous amenities, and those things should not be taken from them. Mr. Whittam feels that the townhomes should be located in places already zoned for townhomes not next to single-family residential subdivisions. He is worried that Arlington is going to start a trend where a developer commences with one plan and finishes with something different.

Ron Wickens of 12575 Forrest Street was concerned with the development of townhomes and retail/office space on Milton Wilson Boulevard. Mr. Wickens was afraid the increase in density and traffic on Milton Wilson would lead to stop signs and traffic lights being erected up and down the street. He was also concerned with the safety issue regarding the homes that front Milton Wilson and the amount of traffic a development of this size will generate. He feels that the original plan proposed is fine and the area should be used for residential purposes only.

Jonathan English of 5934 Brandon Brook Drive also lives in Phase 2 of the Windsor Place PD and understands the concerns with the economy and costs to develop, but Hallmark Builders has been building decent sized homes on large lots in his subdivision and are apparently making money. Mr. English and his wife run along Forrest Street and through the portion of Kensington's greenspace that is not taken care of. According to Mr. English, the open space includes a swamp area that is overgrown and an eyesore; he fears that the extensive amount of greenspace in the future phases of

White Oak will fall into the same condition. A few of the homes in Kensington have brick veneer falling off the sides, and he is concerned that bringing lower income individuals in will just cause houses to fall into disrepair like other neighborhoods in the Memphis area. He also felt that putting estate homes between townhomes and the interstate is not feasible and ultimately does not make sense.

Stephen Brown of 5953 Brandon Brook Drive was not as concerned as other citizens about the green or retail spaces, but he is bothered by how Villages of White Oak, 1st Addition will connect to Windsor Place PD. Mr. Brown thinks that the townhomes will add 8.5 trips per home per day, which converts to 500 more cars per day on Milton Wilson Boulevard. He does not want the added traffic coming through his neighborhood because of the connection on the north.

Cheryl Pardue of 12432 Garrett Valley Place was mainly apprehensive about the townhomes in the development. Ms. Pardue felt there was no guarantee that an investment company would not come in and buy that area and rent them out. Ultimately, that scenario would affect the value of the surrounding homes. Secondly, according to the language in the Villages of White Oak booklet, the townhomes would be a gateway into the development, and Ms. Pardue does not feel any homeowner wants that to be what is seen when entering their subdivision. She was also concerned with the safety in crossing Milton Wilson to get to an open space area and the amount of speeders such a large development will bring to the area.

Kirk Wise of 5801 Lillian Bend Drive does not live in the current vicinity of the White Oak development, but does not like any of the proposed plans. He asked the citizens of the Town to continue to stand up for what they believe would work best for the Town and let their voices be heard. He knew that when the B-E Zoning was eliminated development issues were going to happen and asked everyone there to support him and his community when the same problems show up in other parts of town.

Chris Ragland of 5192 Jon Oak Drive moved to Arlington for numerous reasons, but mainly because Arlington is different from other parts of the Memphis area. He does not like the two (2) streets that will connect to Windsor Place, the subdivision he currently resides in, or the fact that property values will go down after the development of townhomes.

John Rummel of 5994 Milton Wilson Boulevard has lived in Arlington for about two (2) years, has attended meetings before, and has voiced his concerns about speeders on Milton Wilson. The problem is already out of control and is only going to get worse if the proposed plan is approved. He felt the only reason his subdivision, Kensington, had any décor in their greenspace areas in because their HOA installed it; Mr. Grant did nothing when developing the subdivision. He also believed, like many others, that townhomes would decrease the value of homes in the surrounding area.

Hearing no further response, Chairman Campbell called for a motion to close the Public Hearing and resume the Planning Commission Meeting.

Motion: Tommy White made a motion to close the Public Hearing and resume the Planning Commission Meeting. Angela Reeder seconded the motion.

Vote on Motion: The motion carried unanimously.

The committee and Staff began by addressing comments made by citizens during the public hearing. First, Chairman Campbell explained that Milton Wilson Boulevard was built to carry an extensive amount of traffic and that it currently is not close to capacity. According to Ms. Sparkes and Jason Allen, engineer, Milton Wilson was designed to accommodate this type of large development and future development. Mr. Allen did not have any numbers in front of him, but was confident in his speculation; He also stated that there were ways to slow down the vast number of speeders that did not include traffic signals or stop signs. Chairman Campbell enlightened the citizens of the precedence the Town has taken with the interconnectivity between neighborhoods for both citizens and emergency vehicles. He then asked Staff for clarity regarding the age-restricted area within the development truly being age-restricted. As said by Ms. Sparkes, the document points out Area 15 as age-restricted, but the applicant has been asked by Staff to change the land use plan to reflect the

limitations of that area. Chairman Campbell and Staff also addressed the comments from citizens regarding the commercial space on both the east and west sides of Milton Wilson. According to Mr. Grant's presentation, retail was reduced by 75% from 40,000 square feet to 10,000 while the office space was reduced drastically as well. Mr. Grant was then asked for an approximate price point for the 1,500+ square foot townhomes, which was estimated to be in the low \$200,000 range, yet suggested adding a fee simple requirement on them. According to Mr. Grant, a fee simple townhome is on its own individual parcel just like single-family detached homes. Chairman Campbell advised adding a condition to put that fee simple requirement in place; Ms. Sparkes stated they would need to talk to the Town Attorney regarding the language needed for that condition.

Chairman Campbell was concerned with where the added open space for Phase 1 was located. He asked Mr. Grant to find space on the west side for those residents that touched their portion of the development. Mr. Grant pointed out that the 2 acres on the west side was no closer to them than what was already approved by the Town. Chairman Campbell informed Mr. Grant that they were not reviewing the original plan and asked him to work with Staff on the issue. Chairman Campbell, the committee, and Staff agreed that a condition should be added for the greenspace for Phase 1 should be adjacent to the existing development.

Clarification of whether the urban greenway along the residential lots was calculated in the 20% open space was asked by Cathy Durant, Town Administrator. Mr. Dalhoff confirmed that it was included in the open space calculation, but if it were removed, there would still be more than 20% open space. The urban greenway will be given to the HOA as a pedestrian easement in order to give residents the rights to the property. Chairman Campbell asked Staff if they had any previous conversations with Gerald Lawson, Town Attorney, regarding the separation of Phase 1 and 1st Addition's HOAs. Ms. Sparkes spoke to him before the meeting and made it known that it was a private matter in which the Town cannot be involved.

Ms. Sparkes read aloud the allowable uses for the B-1: Neighborhood Business and O: Office zoning districts after Chairman Campbell asked for what would be allowed in the proposed retail and office spaces. Chairman Campbell asked for clarity on whether or not convenience stores or gas stations were allowed within those two (2) districts; Ms. Sparkes stated that they would only be allowed with a conditional use permit, not by right.

Lee Mills asked Mr. Grant why he was proposing townhomes when it was apparent that the citizens of the Town were opposed to them. Mr. Grant stated that he was merely trying to provide the neighborhood with various uses and meet the needs of other citizens; not all individuals want the upkeep of a detached home. Unlike condominiums, townhomes can be financed, and individuals are able to mortgage them just like detached family homes. What most people do not understand is that when someone purchases a fee simple townhome, they own everything from the ground to the sky. The townhome development in White Oak would have a sub-HOA inside the large HOA and all of their landscaping and outdoor maintenance would be taken care of. Mr. Mills agreed with Mr. Grant's comments, yet still asked if townhomes could be replaced with some other product. Mr. Mills currently resides in Windsor Place, which is composed of homes selling for \$350,000 to \$400,000, and the builder cannot construct houses fast enough to keep up with demand. Mr. Grant explained that all sites are different and the location of White Oak requires a lot of dirt work and tree removal. He intends to sell homes that are complementary to what is in Windsor Place, so even though the lots in White Oak seem small, they inevitably will hold 3,500 square foot homes. Mr. Mills other concern was that the residents of Phase 1 are being left out to dry. He understands that Mr. Grant was not the original developer and that costs are different than they were when the original was approved, but the residents are not getting what they were promised.

Chairman Campbell went away from the norm and invited a citizen to the podium to ask some questions. Bob Musloff of 5768 Hayes Road agreed with others that Milton Wilson has an excessive amount of traffic and speeders, but other roads within the Town deal with those same issues. He then asked Staff how they knew that Milton Wilson had not reached its capacity when they had no numbers to prove it. Ms. Sparkes and Chairman Campbell explained that it was built to handle development in the area and most of that development has yet to occur. Ms. Durant explained that it was built as a 5-lane major collector road because it took into consideration how much acreage was left that could be developed and what the density would be after growth. Mr. Musloff said he was

told that after Milton Wilson opened the traffic on Hayes Road would slow down, and it has not happened. Chairman Campbell advised Mr. Musloff and other citizens to contact the Sheriff's Department about speeders because the committee and Town cannot slow traffic down. Interruptions by other citizens revealed they were upset because townhomes would obviously bring more speeders throughout Arlington. Ms. Sparkes explained that townhomes are an allowed use within the development and they meet the density requirements made by the Town. Mr. Grant made it clear that there was no huge change in the density from the original plan to what was being proposed. He then asked for a moment to step out and discuss moving the open space for Phase 1 to the east side of Milton Wilson Boulevard. Chairman Campbell and Ms. Sparkes agreed that, instead of proposing an area at the meeting, they could add the specifications to condition 17.

Glen Bascom spoke up and proposed adding condition 22 that removed gas stations and convenience stores from the allowable uses. He also suggested increasing the square footage on the townhomes; Mr. Grant explained that usually townhomes are approximately 1,200 square feet, but he would be willing to increase the size from 1,500 to 1,650 square feet. Mr. Bascom stated that the vision he has for the area and the vision portrayed by Mr. Grant are two different things. Mr. Bascom pictured large townhomes with garages, attractive front elevations, and brick façades. Mr. Grant stated he could go as high as 1,800 square feet, but was adamant about not going any higher. He was proposing a 3 bedroom, 2 bathroom home, while Mr. Bascom wanted at least 4 bedrooms and 2 ½ bathrooms. Mr. Grant argued that nationwide townhomes draw in singles and young professional couples, so he would rather not have extremely large homes that discourage those groups of people from buying. Oscar Brooks felt that if the Town were to allow townhomes, they would need to be at least 2,000 square feet. Mr. Bascom thought 2,000 square foot was acceptable, but felt that the product should be special considering it would be the first of its kind in Town. He was more comfortable with 2,200 square feet townhomes consisting mostly of masonry products. The committee agreed to add another condition making the minimum size of townhomes 2,200 square feet. Mr. Bascom also disagreed with having commercial spaces within the White Oak development; he felt that overall it was not beneficial to the neighborhood.

Mr. Mills and Mr. Bascom discussed the issues with driveways fronting Milton Wilson Boulevard; Mr. Brooks asked if there was any way to homes facing Milton Wilson with rear entries. Mr. Grant stated that most people he has had the chance to meet with find the homes along Milton Wilson very appealing, and stated he would be comfortable with a condition to add a parking pad or turnaround on each lot on Milton Wilson. This could possibly eliminate the safety concerns that go hand in hand with backing out onto a busy street. Mr. Bascom stated that a current problem with homes along that road is the lack of parking space and that when cars do park on the street, they receive tickets. Mr. White suggested deferring the current White Oak proposal to a later meeting and having another work session. Since so many changes were being recommended, he felt the whole development was being rushed and that compromises needed to be made in certain areas. Mr. Bascom agreed with Mr. White that a work session would be beneficial although he liked many of the features on the proposed plan, e.g. lot and home sizes, less commercial/office space, and age-restricted area. He did not understand all of the issues Phase 1 was currently having, but was upset that they were not getting anything they were promised.

Ms. Reeder was in accordance with what Mr. Grant had proposed regarding a turnaround on the Milton Wilson lots. She felt that turning the homes around and having a wall separate the rear yard from the street would not only encourage more people to speed, but would not be as pleasing to the eye. Mr. Bascom understood Ms. Reeder's concerns, but was personally fed up with complaints from residents regarding parking tickets. Mr. Brooks suggested building a road, not alley, behind the homes, but have the homes still face Milton Wilson Boulevard. Mr. Bascom agreed that something needed to be done, but he was not comfortable adding a condition regarding the issue. Mr. Grant asked if he could possibly work with Staff and Mr. Dalhoff to come up with a solution. Chairman Campbell suggested deferring the project to a later date and having a work session with the applicant and his design professional to discuss some of the items further, e.g. townhomes. Ms. Sparkes advised not having a work session, but instead deferring the item to a later Planning Commission meeting to allow the applicant to make suggested changes.

Primary Amendment: Chairman Campbell made a motion to amend the conditions as follows and to add the conditions twenty – twenty-three (20-23) as read aloud by Staff. Glen Bascom seconded the motion.

Vote on Primary Amendment: The motion as amended passed unanimously.

Conditions of Approval:

Amended/Added Conditions:

7. The requirements that all front facing garages be setback a minimum of 20 feet from the sidewalk may present conflicts with other bulk requirements, specifically where the minimum building setback is greater than 20 feet. ~~The bulk regulations should be revised to include a greater setback for front facing garages in each of the lot types depending on the minimum front yard setback~~ statement that states, "garages that are front facing shall be placed a minimum of 7' behind the front façade of the home."
8. The street stub on the west side on Milton Wilson Boulevard shall be continued to the west property line with the construction of the ~~first sixth~~ phase of development.
9. ~~The sidewalk section in the urban greenway will be required to be a minimum of 8 feet in width.~~
11. Section IV M states that Harrell Road shall be dedicated and improved to a cross section matching the adjacent development. This shall be revised to read, "Harrell Road shall be dedicated and improved to a cross section matching that in the Villages at White Oak Phase 1 adjacent to lot 36 within Phase 1."
13. ~~In areas where there is a difference between lot sizes across the street, the smaller lots shall be increased in size to be the same or closer to the same of the larger lots.~~
14. A statement shall be added that the landscaping in the median in Milton Wilson Boulevard will be installed in four phases as shown on the plan presented by the applicant with the first phase being installed with the initial phases of construction. The landscape material shall be consistent with those planted with Villages at White Oak PD, Phase 1.
15. ~~Homes where the Urban Greenway is located along the street frontage shall be constructed with a finished floor elevation at the front façade a minimum of 18 inches above grade.~~
17. The open space percentage for Phase 1 development is to be a minimum of 20% **on the east side of Milton Wilson Boulevard, adjacent to Phase 1.**
20. **Rear porches may encroach the rear yard setback up to 8-feet in all areas.**
21. **Confirm that townhome lots are fee simple.**
22. **Remove convenience store and gas station from allowable uses.**
23. **Increase the minimum house size for townhomes to 2,200 square feet.**

Mr. Grant asked Chairman Campbell if there was an option to remove the application Villages of White Oak PD, 1st from the table. Ms. Sparkes explained that removing the application would completely eliminate it from the process; she instead advised Mr. Grant and the committee that the better option would be to defer it to a later meeting.

Motion to Defer Application: Tommy White made a motion to defer the Villages of White Oak PD, 1st Addition application to a future meeting. Angela Reeder seconded the motion.

Vote on Motion to Defer: Motion passed unanimously.

E. Other as Properly Presented

1. Ms. Heather Sparkes, Town Planner, informed the committee that this was her final Planning Commission meeting with the Town of Arlington. She thanked all committee members for working with her in different capacities over the past 7 years.

2. Ms. Sparkes informed the committee that the Planning Department would be coordinating with each of them during the month of December in order for them to obtain their required training hours.
3. There was no new business to come before the Commission.

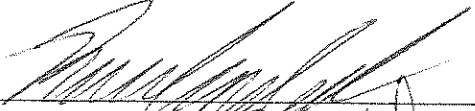
VII. Adjourn

Chairman Campbell called for a motion to adjourn.

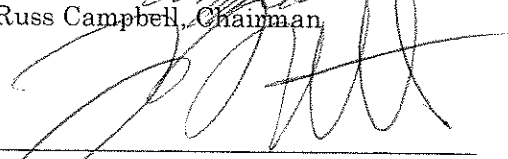
Motion: Tommy White made a motion to adjourn. Lee Mills seconded the motion.

The motion carried unanimously.

Meeting adjourned.



Russ Campbell, Chairman



Tommy White, Secretary

12-21-15
Date

12/21/15
Date

Submitted By: Hannah Taylor