

# Town of Arlington

5854 Airline Road, Arlington TN 38002



Board of Mayor and Aldermen  
September 4, 2018  
6:30 P.M.

## MEETING MINUTES

### I. Call to Order and Roll Call.

#### Present

Mike Wissman, Mayor  
Larry Harmon, Alderman  
Jeff McKee, Alderman  
Oscar Brooks, Alderman  
Harry McKee, Vice Mayor  
Jeremy Biggs, Alderman  
Cheryl Pardue, Alderman

#### Others Present

Catherine Durant, Town Administrator  
Gerald Lawson, Town Attorney  
Angela Reeder, Town Planner  
Brittney Owens, Recorder/Treasurer

Mayor Wissman called the meeting to order and advised that a quorum was established.

### II. Opening Prayer.

Opening prayer was led by Harry McKee, Vice Mayor.

### III. Pledge to the Flag.

The Pledge of Allegiance was led by Jason Allen, Powers Hill Design.

### IV. Approval of the minutes from August 6, 2018.

**Motion:** Vice Mayor McKee made a motion to approve the Board of Mayor and Aldermen minutes from August 6, 2018. Alderman Harmon seconded the motion.

The motion carried unanimously.

### V. Grievances and Comments from Citizens:

Mayor Wissman asked if any citizen wished to address the Board to please come to the podium, state his/her name and address for the record. He reminded everyone this was not a question and answer session.

Allison Doty, 5849 Polk Street, addressed the board concerning Item B under New Business regarding the amendment to the Municipal Code. Mrs. Doty has sent emails to all Elected Officials stating how this amendment will affect her family. She noted that the chickens she owns are not simple chickens but show chickens. She owns home in town in which she raises her chickens. Mrs. Doty explains that these are not cheap chickens from the local store but instead she has invested thousands of dollars in to them. She wanted to express her concern that the board needed a more informed statement as to why her chickens are so important and the impact they have on her family's lifestyle.

Mayor Wissman thanked Mrs. Doty for her time.

Nothing further was presented, Mayor Wissman closed public comments and noted it will be further discussed at public hearing.

## **VI. Communications from the Mayor.**

### **A. Shelby County Sheriff's Department Incident Report for the Month of August.**

Mayor Wissman recognized Lt. Crowder, Shelby County Sheriff's Department. Lt. Crowder noted that there were total of 17 reports. The full report is on file at Town Hall.

Mayor Wissman thanked Lt. Crowder for her time.

### **B. Presentation by U.S. Army Corps of Engineers.**

This item was pulled from the agenda.

### **C. Arlington Fire Department Report for the Month of August.**

Mayor Wissman recognized James Harvill, Fire Chief. Chief Harvill stated that there was a total of 97 responses, with 58 being EMS responses. There were 11 calls south of I-40 and 6 calls on I-40. Fire Department assisted aid in several special calls with the fire in Lakeland being one. The full report is on file.

Mayor Wissman inquired about the fire in Lakeland. Understanding there is a video of it on Lt. Ross's phone, wanted to know if this is something that may be used in future training by the department. Chief Harvill explained the extent to how big the building was and the sprinkler system, he did state that it was informative in what the video captured just to show that the sprinkler in place didn't perform to the magnitude of size of the building.

### **D. Committee Appointments.**

Mayor Wissman appointed Kirk Wise, who also runs the baseball league to fill the slot with the Term Expiration date of November 2018.

**E. Other as properly presented.**

1. Mayor Wissman reminded everyone the 5K benefiting the Arlington Education Foundation is Saturday, September 8<sup>th</sup>. Registration starts at 7:30 AM and the race starts at 8 AM. Online registration is open as well.
2. Mayor Wissman also noted that Relay for Life is on September 8<sup>th</sup> at Arlington Elementary at 9:30 AM.
3. Mayor Wissman traveled to Nashville to attend the hearing on the Baptist emergency room issue and noted that we are still waiting to hear from Baptist or the state for results.
4. Mayor Wissman called upon Alderman Biggs to present a request that staff put on the planning agenda. Alderman Biggs requested that reconsideration of self-storage in B-2 be placed on the Planning Commission Agenda and then presented to the Board of Mayor and Aldermen.

**VII. Committee Reports**

Mayor Wissman advised that the Planning Commission, Design Review Committee, Health and Safety Committee, and Arlington Community School Board met during the month of August. The Treasurer's report for the month of August and the financial reports are on file and have been given to the Board.

Alderman Brooks read the Treasurer's report into the record.

Brittney Owens, Recorder / Treasurer noted that there will be Auditors coming the following week. Mayor Wissman suggested that all the Alderman stop by and introduce themselves and feel free to ask the auditors any questions regarding the process.

**VIII. Old Business**

- A. Second and Final reading of Ordinance 2018-08 of the Town of Arlington, a municipal corporation of the State of Tennessee, creating the Fire Department Committed Fund Balance to ensure fund availability for the development of a future Fire Station. (PUBLIC HEARING)**

Mayor Wissman recognized Brittney Owens, Town Recorder/ Treasurer. Ms. Owens stated that this was the second and final reading to create a Committee Fund Balance in the amount of \$4 million for the future building of a second fire station.

Mayor Wissman called for a motion.

**Main Motion:** Alderman McKee made a motion to approve Second and Final reading of Ordinance 2018-08. Alderman Brooks seconded the motion.

Mayor Wissman called for a motion to suspend the meeting and open a Public Hearing.

**Motion:** Alderman Brooks made a motion to suspend the meeting and open the Public Hearing. Vice Mayor McKee seconded the motion.

Mayor Wissman noted that the public hearing was published in The Daily News on August 10, 2018. He asked anyone wishing to speak for or against the request to stand and be recognized by stating his/her name and address for the record.

Having no comments, Mayor Wissman called for a motion to close the Public Hearing and resume the Board of Mayor and Aldermen Meeting.

**Motion:** Alderman Brooks made a motion to close the Public Hearing and resume the Board meeting. Vice Mayor McKee seconded the motion.

Mayor Wissman called for discussion. Hearing no further comments, Mayor Wissman called for a vote on the motion.

**Vote on Main Motion:** The motion passed unanimously.

**B. Other as properly presented.**

There was no further business brought forward.

**IX. New Business**

**A. First Reading of Ordinance 2018-09 to amend the Town of Arlington Municipal Code of Ordinances, Title 11, Chapter 4, Paragraph H, Building Operations.**

Mayor Wissman recognized Terry Perkins, Public Works Director. Mr. Perkins stated this will be the first reading to amend the municipal code regarding construction work being completed on Saturdays. Construction work allowed on Saturdays helps progress the work in a timely fashion. Mr. Perkins stated in the research of surrounding cities it was found that most allow construction work to take place on Saturdays. There are however a few instances in which work cannot be done, i.e. hours and equipment type. Mr. Perkins proposed that Town of Arlington allow work to be done from 9 AM to 4 PM and proposed that no heavy equipment be involved during that time simply for residential sake and wellbeing.

Mayor Wissman called for a motion.

**Main Motion:** Alderman Pardue made a motion to approve First Reading of Ordinance 2018-09. Alderman Biggs seconded the motion.

Mayor Wissman called for discussion or questions.

Alderman Harmon inquired about what would be considered heavy equipment. Mr. Perkins responded any machinery that makes loud noise. Alderman Biggs asked if air compressors are part of the heavy equipment. Mr. Perkins stated that it is a judgment call and staff will adhere to any complaints made. Mr. Perkins also stated that there will be people on call to inspect and keep everything in line when needed during any Saturday work. Mrs. Durant made a statement that there are already inspectors working on the weekends so that will not be a problem for cost to the town. Alderman McKee asked if there is going to be a limit to the interior work on the weekends. Mr. Perkins answered that the amount of work will be considered and there are homeowners who are going to want to do work during the weekend instead of the week

Mayor Wissman suggested that since this is the first reading to please think about input and get with staff before next meeting. Hearing no further discussion, Mayor Wissman called for a vote on the main motion.

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

**B. First Reading of Ordinance 2018-10 to amend the Town of Arlington Municipal Code of Ordinances, Title 10, Chapter 1 by addition of Section 10-107, Requirements for keeping chickens, ducks, geese, turkey, or domestic fowl.**

Mayor Wissman recognized Angela Reeder, Town Planner. Mrs. Reeder stated that over the past decade backyard chickens have become more popular and the current code contains very little wording about chickens and what the guidelines should entail for owners. Since the ordinance is lacking the language needed, staff has drafted up a proposed section in which will be added to this ordinance. The new sections of 10-107 will limit the number of fowls on properties under 5 acres in size to a maximum of six hens, currently there is no limitation in place. It will also restrict roosters on residential lots, even though they are currently allowed. It will also restrict that poultry, or any type of egg business not be permitted on residential lots. Lastly the requirements will add guidance as to ensure that feed is kept in rodent proof containers to prevent rodent infestations. If supported, the addition will come back to the Board for a second reading.

Mayor Wissman called for a motion.

**Main Motion:** Alderman Pardue made a motion to approve the First Reading of Ordinance 2018-10. Alderman Biggs seconded the motion.

Mayor Wissman called for discussion or questions. Alderman Harmon inquired about residents that already have more than six chickens or have a rooster and if they will they be grandfathered in. Mrs. Reeder answered that regarding grandfathering it isn't the easiest situation because we don't know who has what. The town will not know until either this is a problem, or a resident comes forward with concern. Mrs. Durant noted that the reason that this has been brought to the town's attention is because people are not taking care of what they have, such as not picking up after their chickens and it is causing

issues with surrounding neighbors. The staff needs to have an ordinance to follow so that they can assist those coming forward with questions or complaints. This issue has been presented on numerous occasions in 2018 alone.

Alderman Biggs wanted to ensure that this is not something that staff is going to go out looking for residents not following the rules. Mrs. Reeder stated that there is not enough staff to be able to do that. Alderman Biggs inquired about the selling of the eggs and running a business on Residential. Mrs. Reeder stated that giving eggs or even selling a minimal number is not the concern, but it would only affect those residents selling enough eggs that it would constitute a business the person would need to file taxes on.

Mayor Wissman asked if there was any research about the number of chickens, stating that this addition was only to allow six per residence. Mrs. Reeder explained that it varied widely and in several communities, she investigated a standard of around six per residency was common.

Mayor Wissman reminded Board that this was the first reading and for all to pinpoint any issues this may cause and get it back to staff before next meeting. Hearing no further discussion, Mayor Wissman called for a vote on the main motion.

**Vote on Main Motion:** The motion carried with Alderman Harmon opposed.

**C. First Reading of Ordinance 2018-11 to amend the Town of Arlington Zoning Map by Rezoning roughly 1.4 acres of property located at 10972 and 10982 Highway 64 from E: Estate Residential to B2: General Commercial. (PUBLIC HEARING)**

Mayor Wissman recognized Angela Reeder, Town Planner. Mrs. Reeder provided a map of the area in question and noted that this property is on the far southwest part of town. The proposal is to rezone from residential to commercial. There is a currently a small home and building on the property, but the rezoning would allow a future small office or commercial development on the property.

Mrs. Reeder stated any review of a zone change request should take into consideration; the intended future land use of the area, existing nearby uses and whether infrastructure can accommodate the proposal. The proposed 1.4 acre is in a zone in which the surrounding area has several community venues or daily good stores. The B2 request would make all the land consistent with that around it. However, this part of town is not as developed due to the lack of sewer service. This property will have all municipal services except for sewer. Currently, the house on site is served by septic so any future development would have to be served the same way. This will place some limitations on development of the land.

Mrs. Reeder stated that if approved it will come back for a second reading. The planning commission did consider the item at a Public Hearing on August 20, 2018 and recommended approval of the request. Staff supports the proposed amendment, finding it consistent with the Future Land Use Plan and Town required findings for a Zoning Map amendment.

Mayor Wissman called for a motion.

**Main Motion:** Alderman Pardue made a motion to approve First Reading of Ordinance 2018-11. Alderman Biggs seconded the motion.

Mayor Wissman called for a motion to suspend the meeting and open a Public Hearing.

**Motion:** Alderman Brooks made a motion to suspend the meeting and open the Public Hearing. Vice Mayor McKee seconded the motion.

Mayor Wissman noted that the public hearing was published in The Commercial Appeal on August 21, 2018. He asked anyone wishing to speak for or against the request to stand and be recognized by stating his/her name and address for the record.

Hearing no comments, Mayor Wissman called for a motion to close the Public Hearing and resume the Board of Mayor and Aldermen Meeting.

**Motion:** Alderman Brooks made a motion to close the Public Hearing and resume the Board meeting. Vice Mayor McKee seconded the motion.

Mayor Wissman called for discussion and questions. Alderman McKee disclosed that he knows Mr. Gambrell and noted that he has no financial gain from this item.

Hearing no further questions, Mayor Wissman called for a vote on the main motion.

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

**D. Resolution 2018-51 to authorize Mike Wissman, in his capacity as Mayor of the Town of Arlington, to enter into an agreement with Powers Hill Design, LLC for Professional Services for Forrest Street Park Phase 2 & Depot Square Street Improvements Construction Phase Inspection Support.**

Mayor Wissman recognized Catherine Durant, Town Administrator. Mrs. Durant stated that due to the amount of dirt work and construction in Town, staff is requesting for the Board to consider authorizing the hire for a 3<sup>rd</sup> party inspector.

Mayor Wissman called for a motion.

**Main Motion:** Alderman Brooks made a motion to approve Resolution 2018-51. Alderman Pardue seconded the motion.

Mayor Wissman called for discussion or questions. Vice Mayor McKee inquired about the schedule of the inspector. Steve Hill, Town Engineer stated that the project has flexibility in

which an inspector can work with and that the Town will only pay for when the inspector is present.

Hearing no further discussion, Mayor Wissman called for a vote on the main motion.

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

**E. Resolution 2018-52 of the Town of Arlington, Board of Mayor and Alderman to amend the Arlington Community Schools Board of Education 2018-2019 Operating Budget.**

Mayor Wissman recognized Brittney Owens, Town Recorder/Treasurer. Mrs. Owens stated that this Resolution is to amend the budget for Arlington Community Schools for Fiscal Year 2018-2019. She noted that staff recommended approval and Ms. Mason was presented if the Board had any questions.

Mayor Wissman called for a motion to approve.

**Main Motion:** Alderman McKee made a motion to approve Resolution 2018-52. Alderman Harmon seconded the motion

Mayor Wissman called for discussion or questions. Mayor Wissman recognized Mrs. Mason who gave an update on enrollment numbers for the school year. As to the numbers for the high schools, total is 2,078 with 1,119 being Arlington residents, 674 being Lakeland residents, and 285 students that fall into the open enrollment program to attend Arlington High. Hearing no further discussion, Mayor Wissman called for a vote on the main motion.

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

**F. Resolution 2018-53 to authorize Mike Wissman, in his capacity as Mayor of the Town of Arlington to authorize the award of bid for the purchase of the Fire Department Exhaust System.**

Mayor Wissman recognized James Harvill, Fire Chief. Chief Harvill stated that the installation of an exhaust system was budgeted for the Fire Department. The Town has also been awarded a grant that will help assist the cost. He noted that an advertisement for bids was put in The Daily News on August 10, 2018 and the Town received sealed bids up until Friday August 31, 2018. A total of 3 bids were received, with the lowest and most qualified bidder with the total amount \$38,117. 95% of grant will cover the cost, and the other 5% will be covered by the Town. He noted that there is a 12 week turn around and that the project is expected to be done by the end of the current calendar year.

Mayor Wissman called for a motion.

**Main Motion:** Alderman Harmon made a motion to approve Resolution 2018-53. Alderman Brooks seconded the motion.



Mayor Wissman called for discussion or questions. Hearing no further discussion, Mayor Wissman called for a vote on the main motion.

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

**G. Resolution 2018-54 to acknowledge and authorize the purchase of an FT-20-2 LP Deck Over Trailer through the National Joint Powers Alliance (NJPA), from Felling Trailers, Inc.**

Mayor Wissman recognized Terry Perkins, Public Works Director. Mr. Perkins stated that this was written into the 2018-19 operating budget adopted on June 4, 2018. The lowest bidder through the National Joint Powers Alliance (NJPA) was Felling Trailers, Inc in the amount of \$15,468.48. Mr. Perkins noted that staff recommended approval.

Mayor Wissman called for a motion.

**Main Motion:** Alderman Brooks made a motion to approve Resolution 2018-54. Alderman McKee seconded the motion.

Mayor Wissman called for discussion or questions. Hearing no further discussion, Mayor Wissman called for a vote on the main motion.

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

**H. Resolution 2018-55 to acknowledge and authorize the purchase of a system for controlled access to the Arlington Community Safe Room through the National Joint Powers Alliance (NJPA), from Johnson Controls Security Solutions, LLC.**

Mayor Wissman introduced Terry Perkins, Public Works Director. Mr. Perkins stated that there have been some issues with opening and closing the safe room in a timely or efficient manner. Mr. Perkins is requesting the Board consider purchasing a remote access control system that can be controlled remotely from a desktop, allowing the building to be unlocked and locked at a designated time, and prevents overtime costs and produces better loss control. This platform is expandable in which it can be used for other municipal buildings.

Mayor Wissman called for a motion.

**Main Motion:** Alderman Pardue made a motion to approve Resolution 2018-54. Alderman Harmon seconded the motion.

Mayor Wissman called for discussion or questions. Alderman Pardue inquired on to who is going to have access and where the access would be located. Mr. Perkins stated that there will be a remote administrative computer. This will be a cloud-based program that will also be able to access on an app via phone or tablet in which an administrator can simple lock or

unlock if needed. Mr. Perkins reiterated that this system allows the capability to schedule unlocking and locking if an event is already planned and explained the key FOB entry.

Hearing no further discussion, Mayor Wissman called for a vote on the main motion.

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

**I. Resolution 2018-56 to authorize the Town of Arlington, Tennessee to enter into an agreement with U.S. Communities, a National Government Purchasing Cooperative, for the Contracting of Goods and Services.**

Mayor Wissman recognized Terry Perkins, Public Works Director. Mr. Perkins stated that Town currently uses NJPA which is a very accommodating source to prevent the Town from having to obtain bids for each purchase over \$10,000. U.S. Communities is very similar to NJPA, which gives the Town another source to obtain contracts for goods and services. Mr. Perkins is requesting that the Board consider allowing the Town of Arlington in enter into a contract with U.S. Communities.

Mayor called for a motion.

**Main Motion:** Alderman Brooks made a motion to approve Resolution 2018-56. Alderman Pardue seconded the motion.

Mayor Wissman called for discussion or questions. Hearing no further discussion, Mayor Wissman called for a vote on the main motion.

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

**J. Resolution 2018-57 to remove uncollectible taxes from the Town of Arlington's Certified Rolls.**

Mayor Wissman recognized Brittney Owens, Town Recorder/Treasurer. Mrs. Owens explained that Property Taxes are assessed through the Shelby County Assessor's Office. The certified rolls need to be purged from time to time due to businesses going out of business. She stated that the Shelby County Trustee Office has identified certain parcels that need to be dismissed. Mrs. Owens stated they are requesting the list presented be deleted for the Town of Arlington's Certified Roll. The total write-off of these business taxes is in the amount of \$783.70.

Mayor Wissman called for a motion.

**Main Motion:** Vice Mayor McKee made a motion to approve Resolution 2018-57. Alderman Harmon seconded the motion.

Mayor called for questions and discussion. Hearing no further discussion, Mayor Wissman called for a vote on the main motion.

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

- K. Resolution 2018-58 to authorize a purchase and sale agreement for the Town property, 1 acre of vacant land to be subdivided from the larger parcel known as A014100382 on the Southwest corner of Airline Rd and Memphis-Arlington Road, with Wendelta Property Holdings, LLC.**

Mayor Wissman recognized Gerald Lawson, Town Attorney. Mr. Lawson stated that there is a request made from Wendelta Property Holding, LLC to purchase the 1 acre of land on the Southwest Corner of Airline Road and Memphis-Arlington Road. The offer for the property is \$566,280 and is currently zoned Shopping Center (SC).

Mayor Wissman called for a motion to approve.

**Main Motion:** Alderman Brooks made a motion to approve Resolution 2018-58. Alderman McKee seconded the motion.

Mayor Wissman called for discussion or questions. Hearing no further discussion, Mayor Wissman called for a vote on the main motion.

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

- L. Resolution 2018-59 to authorize a purchase and sale agreement for Town property, 1 acre of vacant land to be subdivided from the larger parcel known as A014100382 on the West side of Airline Road, South of Memphis-Arlington Road, adjunct to Arlington Automotive with West End Development & Investments, LLC.**

Mayor Wissman recognized Gerald Lawson, Town Attorney. Mr. Lawson stated there is a request made from West End Development & Investments, LLC to purchase this 1 acre of land adjacent to Arlington Automotive. The offer for the property is \$392,000 and is currently zoned Shopping Center (SC).

Mayor Wissman called for a motion.

**Main Motion:** Alderman Pardue made a motion to approve Resolution 2018-59. Alderman Brooks seconded the motion.

Mayor Wissman called for discussion or questions. Hearing no further discussion, Mayor Wissman called for a vote on the main motion.

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

**M. Resolution 2018-60 to approve a Master Development Plan for the Myer's Park PD, a roughly 38.4 acre Planned Development, to be located at the northeast corner of Memphis-Arlington Road and Gerber Road. (PUBLIC HEARING)**

Mayor Wissman recognized Angela Reeder, Town Planner. Mayor Wissman also acknowledged that this development plan had gone before the Planning Commission on August 20, 2018 and it was considered last month at a Public Hearing and was not recommended for approval. Mayor Wissman explained that while the Planning Commission recommended denial, it is a developer's right to be heard before the Board.

Mrs. Reeder confirmed that the property is 38.5 acres, is zoned M-1: Light Industrial and identified as Mixed Use in the Land Development Plan. There was a joint work session between the Planning Commission and Board of Mayor and Aldermen along with a neighborhood meeting regarding the development. The primary use in the Master Plan is single family homes, with 151 lots proposed. The mixed-use building is described as a 2-3 stories, providing daily neighborhood services, with retail and office on the ground floor and residential space above. Open spaces mentioned include typical neighborhood amenities including landscaping, pools, pavilions, playgrounds, dog parks, lake, detention areas, etc. The applicant has proposed landscape buffers along the rear yard of all the lots on the east property line due to the light industrial that sits near that property line and has included a 3+ acre detention pond.

Mrs. Reeder noted that this proposal includes four basic lot configurations; 2 front-loaded sizes and 2 rear-loaded sizes. The lot size and setbacks most closely match The Preserve and Hayes Place off Hayes Road. The proposed Design Standards would apply to all buildings and require they match the 4 stated styles: Craftsman, Colonial Revival, English, and Farmhouse.

The entire plan consists of ten (10) designated Common Areas totaling 9 acres, or 23% of the site, which meets the 20% Town requirement.

Mrs. Reeder recognized Jason Allen, Town Engineer. Mr. Allen explained the streetscape along Gerber Rd facing Arlington Station will include a 30-foot wide pedestrian greenway with a sidewalk in a landscaped area like Forrest St. behind Kensington or Cambridge. Use of a white, 3-rail fence along Memphis-Arlington and Gerber Roads will be used to distinguish the neighborhood. The proposed sidewalk along Gerber will be 8-feet wide to provide enough width for 2-way pedestrian traffic. Memphis-Arlington Road improvements are currently under design by Fisher Arnold to install an on-street bike lane, curb, gutter and sidewalk. This project is funded by TDOT and would be a continuation on the existing improvements along Milton Wilson. The Town is requesting a condition of the Planned Development that the developer reimburse the Town for the portion of the Town's cost to install these improvements. This reimbursement would be in lieu of the developer making the improvements.

The applicant is proposing rear load homes that will be served by alleys. The alleys will be considered privately owned and maintained by the HOA. All alleys will be required to be installed to Town public road standards as it relates to the structural pavement section (8" soil cement, 3.5" total asphalt). The alleys will have a reverse crown directing storm water to the

center of the streets where it will be captured by a series of inlets. The developer has been notified that as a requirement of the plan design, the downstream drainage system will need to be verified to insure this development will not have an adverse effect or be impacted by any downstream drainage concerns. As for sewer, the Town will work closely with the applicant to develop a solution to serve the property with a gravity sewer system that can gravity flow to the existing infrastructure.

Mrs. Reeder stated that one thing the applicant is to provide a phasing schedule. The proposal shows that the applicant has constructed 5 phases. Each phase will maintain a minimum of 20% open space and could be considered a “stand alone” project. Staff found that the Master Development Plan document was very thorough for this site. It provides both Passive and Active open space opportunities for residents and guidance for quality development.

If approved, preliminary and final plats, and construction documents for each of these Phases will come before the Planning Commission for review. In addition, a Common Open Space/Landscape plan must be considered by the Design Review Committee.

As stated previously the item was considered by the Public Commission at a Public Hearing on August 20, 2018 and did not vote to recommend approval.

Mayor Wissman called for a motion.

**Main Motion:** Alderman Brooks made a motion to approve Resolution 2018-60. Alderman Biggs seconded the motion.

Mayor Wissman acknowledged that before this item goes to Public Hearing, developer Keith Grant would like to share some information with the Board.

Keith Grant, 177 Crescent Drive, stated that he firmly believes in the project and it would be a large investment in Arlington. He has seen many instances adjacent to light industrial areas where developing neighborhoods work and succeed. Mr. Grant stated he has adhered to all town plans and zoning ordinances. There are strict standards for the homes and front porches will be a little larger as well. The neighborhood and all amenities are designed to be walkable. Mr. Grant wants to make this development safe with a tight knit community feeling.

Mr. Grant stated in the original work session there were some concerns in question that need to be relooked at. Since then, the plan was updated with 12 less units. There were parking concerns, and the plan made available an additional roughly 150 parking spaces throughout the neighborhood. The new plan added details to the open space, removed the town homes, and analyzed the cost in the alleys to residents. He noted the cost to resurface the alleys every 15 years is \$70K, which could be divided among the neighborhood residents without being too much of a burden.

Mayor Wissman called for a motion to suspend the meeting and open a Public Hearing.

**Motion:** Alderman Brooks made a motion to suspend the meeting and open the Public Hearing. Alderman Biggs seconded the motion.

Mayor Wissman noted that the public hearing was published in The Commercial Appeal on August 20, 2018. He asked anyone wishing to speak for or against the request to stand and be recognized by stating his/her name and address for the record.

1. Robert Elliot, 11252 Ivy Drive, stated this is a nice project and it is his third time seeing it. He stated that we always hear the positive but never see the negative. He said residents will have no choice but to get to know their neighbors because you can reach out and touch them. He stated that R & L Carriers is still parking on Gulf Stream, and he believed this looks like a dressed-up set of apartments. He would rather see a gas station.
2. Mark Cardona, 5611 Gerber, expressed his support and stated that he would rather see this than any alternative. He stated there were some density issues but felt Gerber and Memphis-Arlington would be widened to address it.
3. Chris Godsey, 11216 Cashmere Woods, stated that he would much rather have residential than industrial here, and traffic was his main concern.
4. Phillip Pendren, 11236 Cashmere Woods, stated that he had concerns with fire on these lots that are too close together. His concern is traffic and having two young kids. He noted all of these kids that would be walking to the Middle School will soon be driving to the High School, in an area with issues with parking already.
5. Jim Voelker, 6236 Queens College Drive, stated this project was compared to the Preserve and Hayes place but there are drastically more lots. He stated that 151 lots is way too dense and there will be too many cars. He likes the architecture, styles, etc.
6. Jalena Bowling, 6100 Chester Street, stated that pull offs on narrow streets do not work and in existing neighborhood on a Saturday afternoon you can barely pull through due to cars parked on the street. Children will be playing, and it is too dangerous.

Hearing no further comments, Mayor Wissman called for a motion to close the Public Hearing and resume the Board of Mayor and Aldermen Meeting.

**Motion:** Alderman Brooks made a motion to close the Public Hearing and resume the Board meeting. Vice Mayor McKee seconded the motion.

Mayor Wissman called for discussion and questions. He noted that the applicant asked to come forward without Planning Commission recommendation for approval. He stated he liked the plan, but density was his concern. He believes the Town has a bad taste regarding alleys due to the White Oak development and feels those concerns have been addressed.

Alderman Harmon noted he was part of the Planning Commission vote and feels it is a pretty project. His issue is how it functions and the number of lots. He feels cars parked in alleys will prevent the Fire Department from getting through there. He stated houses 5 feet apart will catch of fire and his opinion is that functionality does not provide a good quality of life.

Alderman Pardue agreed with Ms. Bowling and stated she did not see the parking pockets working. She noted she would like to see all driveways at least 18 ft wide and 20 ft deep. She would also not like any lot to be less than 50 ft wide. She stated that there were some concerns with home along Gerber and wished the 3-acre COS was in the middle of the plan.

Alderman Biggs echoed many of the same comments and stated parking pockets make him nervous.

Alderman McKee stated it was beautiful plan and there were a lot of positives. He noted the concern on greenspace and asked that the Board decide what the vision for this property was, either Industrial or Residential. If the plan is for Industrial he would like for the Town to let Mr. Grant know so he does not spend any more money on this site.

Alderman Brooks stated he likes the craftsman homes but his hang up was on the 45 ft lot width. He would also like to see a minimum of 50 ft lot width. He stated that he is not a fan of the alleyways and inquired about the cost to sprinkle these houses. Mr. Grant stated it costs \$2 per square foot so it would be an additional \$67,000 to the homeowners.

Vice Mayor McKee stated that the Board did not give Mr. Grant good guidance at the Joint Work Session and inquired about holding another one. Mr. Grant expressed his eagerness to meet a contract deadline and requested the Work Session be held as soon as possible.

Mr. Grant withdrew his application pending a Work Session with the Planning Commission and Board of Mayor and Aldermen.

**N. Resolution 2018-61 to authorize Mike Wissman, in his capacity as Mayor of the Town of Arlington, Tennessee to enter into an Arlington Athletic Facility Provider Agreement, with Arlington Recreational Soccer.**

Mayor Wissman recognized Brittney Owens, Recorder/Treasurer. Mrs. Owens stated that this was a standard Facility Use Agreement and noted the changes in location due to construction. She noted that staff recommended approval.

Mayor Wissman called for a motion.

**Main Motion:** Alderman Brooks made a motion to approve Resolution 2018-61. Alderman McKee seconded the motion.

Mayor Wissman called for discussion or questions. Hearing no further discussion, Mayor Wissman called for a vote on the main motion.

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

**O. Other as properly presented.**

There was no further business brought before the Board.

**X. Approval of the bills for payment.**

Mayor Wissman called for a motion.

**Main Motion:** Alderman Harmon made a motion to approve the bills for payment. Alderman McKee seconded the motion.

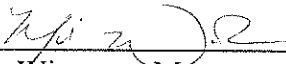
Mayor Wissman called for a vote on the main motion.

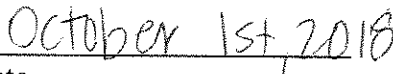
**Vote on Main Motion:** The motion carried unanimously.

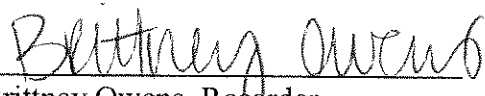
**XI. Adjournment:**

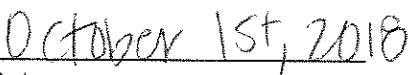
**Main Motion:** Alderman Harmon made a motion to adjourn. Alderman Brooks seconded the motion.

**Meeting Adjourned.**

  
\_\_\_\_\_  
Mike Wissman, Mayor

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Brittney Owens, Recorder

  
\_\_\_\_\_  
Date