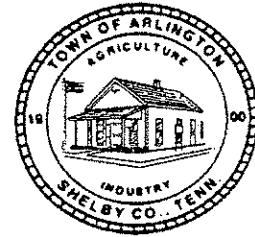


Town of Arlington

5854 Airline Road, Arlington, TN 38002



**Design Review Committee
July 14, 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. He also informed the committee that member Chris Burcky had resigned from his position on the DRC due to work related issues.

Present

Brian Thompson, Chairman
Phillip Fung, Secretary
Jeff McKee, Alderman
Ronald Colin
Theresa Smith
Chris Bailey

Others Present

Heather Sparkes, Planner
See list

Absent

Matthew Thie - excused
Daniel Davidson - unexcused

II. Approval of Minutes from June 9, 2015 Meeting:

Motion: Jeff McKee made a motion to approve the minutes of the June 9, 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. First Tennessee Bank, Landvest Highway 70 Commercial SD, Phase 2, Lot 3 – North side of Highway 70, East of Airline Road – Site Plan

Chairman Thompson recognized Heather Sparkes, Town Planner, who presented the analysis (on file) and stated that this is a request for site plan approval for First Tennessee Bank located on Lot 3 of the Landvest Highway 70 Commercial SD. The bank will be located on a 1.55-acre parcel zoned SC: Shopping Center. Access to the site will be via a right-in/right-out drive at the southeast corner of the site to Highway 70, and a shared ingress/egress easement from Airline Road across the rear of the site. The proposed building elevations include a mixture of gray brick, white limestone, gray aluminum panels, and clear anodized windows. Staff is concerned about the color of the brick and is proposing that the applicant use a color that will blend with surrounding structures. Staff had no comments regarding the landscaping, but Ms. Sparkes

asked the applicant to work with the adjacent development on making sure things complement each other. The site will be lit up slightly more than other sites in the area, mainly for security reasons Ms. Sparkes informed the committee that Mr. Jason Weeks, architect with LRK, Inc., and Mr. Mike Tapp, representative with First Tennessee Bank, were in attendance to answer any questions.

Chairman Thompson called for a motion.

Main Motion: Jeff McKee made a motion to approve the site plan for First Tennessee Bank, subject to compliance with Staff conditions. Phillip Fung seconded the motion.

Chairman Thompson's first question was regarding the stacking of the limestone on the building. Mr. Weeks stated that the stone will be dry stacked in towers consisting of 24" x 12" pieces. Chairman Thompson then addressed the issue with the color palette and the inconsistency between it and other buildings in the immediate vicinity. Although this will be the first First Tennessee Bank built with the proposed design and color scheme, the applicant felt that it still fit in with other buildings in Arlington, e.g. Raleigh Tire. Jeff McKee and Ron Colin both agreed with Chairman Thompson; Mr. McKee felt that, even though the proposed design was very eye-catching, Arlington was not ready for such a deviation in the brick color. They all felt that changing the color to a more earth tone brown would not affect the architectural brilliance of the building. Mr. Colin felt that it should be changed to compliment the surrounding area without altering the aesthetics of the building. Theresa Smith was concerned that switching the brick color would affect other design elements of the building, e.g. metal panels at the drive thru; Mr. Weeks agreed that some elements may have to change in order for items on the building to be more cohesive with the brick change. Chairman Thompson suggested that the applicant work with staff to find a more appealing brick that fits the earth tone palette the Committee is looking for.

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

Vote on Main Motion: The motion carried unanimously.

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. 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 plans 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. Prior to the issuance of a building permit, the applicant shall address all conditions of the Design Review Committee and make any necessary amendments to the plans. The amended plans are to be submitted to staff for consideration and approval.
 - a. The proposed brick shall be changed to a brick color that compliments and blends with the surrounding structures that have been built or approved. The brick color shall be provided to Staff prior to approval.
 - b. 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.
 - c. Plantings shall be added to the lawn area on the east side of the site. The Landscape Architect for this project shall coordinate with the Landscape Architect of the adjacent site.
6. No application for signage has been presented. A separate application shall be presented to Staff for consideration. All references on the plans to signage shall be disregarded. It is noted that signage shall conform to the requirements of the Arlington Zoning Ordinance.

B. Other as Properly Presented

Jeff McKee asked Ms. Sparkes to review a potential conflict in the Depot Square Design Guidelines. Chapter 2: General Guidelines for Rehabilitation of Existing Structures in the Depot Square Overlay District Section of the Design Guidelines Manual states

“The use of aluminum or vinyl siding or other such trim work is not expressly prohibited or discouraged. The use of such, however, should utilize materials which meet the character of the era in which said structure was originally constructed in terms of color and other characteristics.”

Chapter 3 goes into further detail about colors, materials, masonry, etc., but says
“Original building materials include wood, brick, stone, terra cotta, and stucco. Wood siding should be retained, if possible. Original siding should not be covered or replaced with a material or texture not original and not aesthetically compatible. Replacement wood siding should be consistent with the original in size, direction, and lap dimension. Original wall shingles should be maintained. Hardi-plank is an appropriate substitute if wood siding is not attainable.”

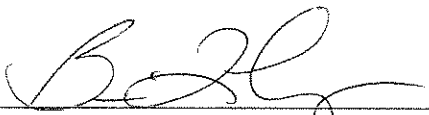
Ms. Sparkes and others had concerns that the guidelines are contradictory because one section states that certain materials are not prohibited or discouraged, while the other says they are discouraged. Both sections state that the materials of the era should be utilized though. Chairman Thompson thought that it was clear for the most part, but felt that the section in Chapter 2 could be clarified by adding the statement “these materials will only be considered if they are on the existing structure”. Ms. Sparkes agreed to come up with possible revisions and contact the Committee and the Board of Mayor and Alderman about the changes.

V. Adjournment:

Chairman Thompson called for a motion to adjourn.

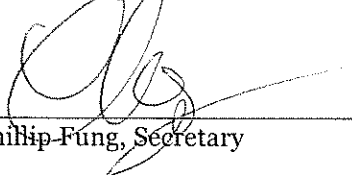
Motion: Ron Colin made a motion to adjourn. Theresa Smith seconded the motion.

The meeting adjourned.



Brian Thompson, Chairman

8/11/2015
Date



Phillip-Fung, Secretary

8/11/2015
Date

Submitted By: Hannah Taylor, Planning Clerk