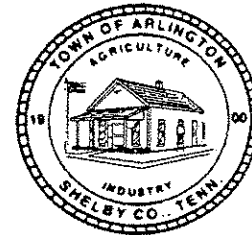


# Town of Arlington

5854 Airline Road, Arlington, TN 38002



**Design Review Committee  
June 9, 2015  
6:30 P.M.  
Meeting Minutes**

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

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

Present

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

Others Present

Heather Sparkes, Planner  
Hannah Taylor, Planning Clerk  
See list

Absent

Jeff McKee – Alderman – excused  
Matthew Thie - excused  
Chris Burcky – excused  
Chris Bailey – excused

**II. Approval of Minutes from May 12, 2015 Meeting:**

**Motion:** Phillip Fung made a motion to approve the minutes of the May 12, 2015 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 Collection, Phase 4 – South side of Highway 70, East of Airline Road – Site Plan

Chairman Thompson recognized Heather Sparkes, Town Planner, who presented the analysis (on file) and advised that this is a request for the site plan for Arlington Collection, Phase 4, located immediately east of AutoZone on Highway 70. The 1.72-acre site will boast an 8,100 square foot multi-tenant retail building that will house a restaurant and a small tenant bay. The building will be accessible from an existing drive on Highway 70 on the west and an additional drive on the east that will be constructed with this phase of the development. The proposed building materials are consistent with the existing buildings on site; details such as dentils, row lock, and faux windows will be displayed along the top and sides of the building, while two (2) dark green standing seam metal canopies are provided along the front. The landscape plan that was provided showed a mixture of evergreen and deciduous materials that are consistent with those in adjacent sites. Although the lighting will be LED, the fixtures will blend with the existing multi-tenant building to

the southwest. She also noted that both Mr. Bill Powell and Mr. Roy Scobey were in attendance to answer any questions.

Chairman Thompson called for a motion.

**Main Motion:** Daniel Davidson made a motion to approve the site plan for Arlington Collection, Phase 4, subject to compliance with Staff conditions and additional DRC conditions (in bold). Theresa Smith seconded the motion.

Chairman Thompson confirmed with Staff that the materials, although not exactly the same as the other buildings in the development, were consistent with what is already on site. He also stated that, personally, he felt that the front of the building was confusing and unimpressive because of the lack of symmetry and consistency. He asked Mr. Powell and Mr. Scobey to explain the thought process behind the design and the reasoning behind certain design decisions. Mr. Powell explained that mainly Olympic Steak House and their floor plan drove the building elevations. The middle door is a required emergency exit, and the windows line up with the booths that will line up along the wall. He felt that the awnings were symmetrical currently, but said he was willing to work with Staff to give the building a 'wow' factor. He also thought that adding the landscaping and signs to the building would make it more appealing to the eye and carriage lights would dress it up even more. Chairman Thompson understood that the building was designed with Olympic in mind, but thought there should be relief, e.g. brick details, on more than just the sides of the building. He also wanted Mr. Powell to have the ability to make separate bays in the future, if needed. He then compared the building to AutoZone, a building in the same development, and pointed out certain details shown that could possibly be added to dress up the proposed building. Chairman Thompson's main concern was the dissimilarity between it and the other buildings in the development. Ron Colin had similar issues to what was already being discussed. To him, nothing stood out as the entrance, and he did not understand what was going on with the front of the building. He suggested revising the spacing of the windows to help with symmetry and possibly adding an additional canopy. He also recommended adding a parapet to each end where the main entrances were located to better match the AutoZone site. Mr. Powell once again reminded the committee that the design of the building was driven by the users, e.g. Olympic Steak and Pizza. Mr. Roy Scobey explained that the intention was to have a more stylized building instead of a symmetrical one. According to Mr. Scobey, the details, e.g. soldier-course and dentils, were to specifically designed to coordinate everything and add height to the building. He felt that adding an extra awning over the emergency exit door would confuse customers on which door was the main entrance. He also explained, as Mr. Powell did, that the layout of the windows was affected by the functionality of the restaurant. Daniel Davidson suggested removing some of the detailing on the east and west elevations and adding more to the front of the building because of the lack of landscaping. Mr. Powell recommended adding height in the middle of the building, where, he thought, Olympic Steakhouse would be positioning their sign. Chairman Thompson agreed that height was a great idea for both symmetry and architectural detail, but did not feel that it would work best in the middle, since there are two (2) tenant spaces. The committee members then discussed how making the entrances to the tenant bays and the layout of the windows mirror one another would help with the symmetry of the building. After deliberation, the committee added condition six (6) to make window and door alignments the same, and align the windows in the center area to be consistent.

Mr. Powell informed the committee that the sign would be centered over the windows, more towards the middle of the building; Mr. Scobey even stated that the building was designed in order for Olympic Steak and Pizza to place their sign in the middle of their tenant bay rather than over the awning. Chairman Thompson and Mr. Colin proposed that the sign be located over the main entrances to avoid confusion. Staff added condition seven (7) to place the signs over the entrances.

Theresa Smith thought that adding column relief to the front elevation would add detailing without making the building too busy. She felt that after the awnings were placed on the building, along with the sign and the landscaping, that parapets and other details that were being conversed would be too much. Ms. Sparkes agreed and informed the committee that AutoZone has similar column detailing. Both the committee and staff agreed that columns would be a great addition to the building, and condition eight (8) was added.

Daniel Davidson recommended adding Nelly R. Stevens around the dumpster enclosure and removing Fosters at the front of the building next to the sidewalk. He also recommended adding color and making the trees in the east island more symmetrical. He preferred Willow Oaks to the proposed Pin Oaks and suggesting planting Sioux Crape Myrtles. He provided Staff with additional markups, who would pass them along to the applicant.

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

**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 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. Prior to the issuance of a building permit, the applicant shall address the following 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. 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. A material schedule shall be added to the elevation plans, listing the materials, colors, and manufacturers.
    - c. Additional details shall be provided on the front elevation to create symmetry and relief on this elevation.
  6. **Make windows and door alignments the same on east and west sides. Realign windows in center area of building to be consistent.**
  7. **Signs to be located above the entrances to each tenant bay.**
  8. **Add column relief on each corner of the front elevation.**
  9. **Address landscape plan markups.**
- B. Zaxby's, Landvest Highway 70 Commercial SD, Phase 2, Lot 4 – 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 Zaxby's restaurant located on Lot 4 of the Landvest Highway 70 Commercial SD. The 3,847 ft<sup>2</sup> restaurant will be accessed via a shared ingress/egress with Lot 3 from Highway 70 and an access drive on the north side of the site. The building will be predominately red hardiboard with brick detailing along the base, while the trim details, brackets, and metal coping will be a beige color. A landscape plan was provided that showed proposed landscape materials, quantities, species and sizes. An LED parking lot fixture, that is slightly different from any other fixtures in the area, and other decorative features will be included on the site. Ms. Sparkes informed the committee that Chris Tripplett from Barge, Waggoner, Sumner, and Cannon, Inc. was present and representing both the developer and engineer.

Chairman Thompson called for a motion.

**Main Motion:** Ron Colin made a motion to approve the site plan for Zaxby's, subject to compliance with Staff conditions and additional DRC conditions (in bold). Phillip Fung seconded the motion.

Chairman Thompson felt there was too much hardiboard on the building, especially on the rear, and thought it should be broken up with some other material, e.g. brick. Mr. Colin asked Ms. Sparkes whether or not the proposed brick had variations of other tones or colors; Ms. Sparkes believed that the brick was very consistent in color. Mr. Tripplett presented the committee with a different color rendering that was previously provided to them, and he showed them the option of adding windows on the side elevation at the rear of the building. The committee members and Staff felt that adding two additional (2) windows on each side elevation would break up the extensive amount of hardiboard on the building.

Mr. Colin asked Ms. Sparkes if the fixtures were going to be silver to match the metal roof and awnings; she informed the committee that black fixtures were proposed, but could be changed to metal, if preferred. Chairman Thompson favored the black instead of the silver, while Ms. Sparkes liked the silver more. Mr. Colin was also fine with the black as long as Staff could confirm that the shade would be included on the building fixtures.

Daniel Davidson felt there was too much pink proposed on the landscape plan. He asked that white Camellias take the place of some of the many Azaleas, and Maiden grass be used instead of Muhly grass. Since there was no specific type of Crape Myrtle listed on the plan, he suggested using the White Acoma Crape Myrtle. He also asked the landscape at the entrance be addressed; he provided Staff with additional comments and markups that would be given to the applicant.

Mr. Colin believed that the fixture on the pole light was too 'space age' for the style of building Zaxby's had proposed. He wanted the applicant to present a simpler, shoebox style that is more consistent with the surrounding area.

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

**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.
6. Irrigation for designed landscape areas is required. An irrigation plan shall be submitted to Staff for review and approval prior to issuance of a building permit.
7. A detail of the base for the parking lot poles shall be provided.
8. No signage shown on the plans is approved. A separate sign application shall be submitted for each sign prior to the issuance of a sign permit. Signage shown on the plans shall be removed or a note shall be added that the signs are subject to separate approval by the Town.
- 9. Add window detailing along east and west elevations to break up expanse of hardiboard.**
- 10. Confirm shade is on building light fixtures.**
- 11. Change pole light to be more like LED shoebox.**
- 12. Address landscape plan markups.**

C. Other as Properly Presented

There was no further business to come before the Committee.

**V. Adjournment:**

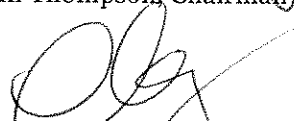
Chairman Thompson called for a motion to adjourn.

**Motion:** Daniel Davidson made a motion to adjourn. Phillip Fung seconded the motion.

The meeting adjourned.

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

7/14/2015  
\_\_\_\_\_  
Date

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

7/14/2015  
\_\_\_\_\_  
Date

Submitted By: Hannah Taylor, Planning Clerk