

Town of Arlington

5854 Airline Road, Arlington, TN 38002



**Design Review Committee
March 12, 2013
6:30 P.M.**

MEETING MINUTES

I. CALL TO ORDER AND ROLL CALL

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

Present

Brian Thompson, Chairman
Phillip Fung, Secretary
Chris Burcky
Matthew Thie
Tim Carter
Daniel Davidson

Others Present

Heather Sparkes, Planner
See List

Absent

Brandon Holley - Excused
Ron Colin- Excused
Jeff McKee, Alderman - Excused

II. APPROVAL OF THE MINUTES FROM FEBRUARY 12, 2013

Chairman Thompson called for a motion.

Motion: Tim Carter made a motion to approve the minutes from February 12, 2013, as presented. Chris Burcky seconded the motion.

Chairman Thompson called for discussion or corrections. Hearing no reply, he called for a vote.

Vote on Motion: The motion carried unanimously.

III. OLD BUSINESS

A. Other as Properly Presented

1. Chairman Thompson advised that the recommendations made by the DRC regarding plastic cabinet ground signs and streetscape guidelines for open space between the street right-of-way and the developed area of a site was approved at the Board of Mayor and Aldermen meeting on March 4, 2013.
2. There was no old business to come before the Committee.

IV. NEW BUSINESS

A. River City Church, Phase 1, N. side of Hwy 70 & E. of Collierville Arlington Rd. – Site Plan

Chairman Thompson recognized Heather Sparkes, Town Planner, who presented the analysis (on file) and advised that this is a request for site plan approval for the first phase of the River City Church Master Plan. The project is on a five-acre parcel and consists of a maximum 20,000 square foot building, associated parking, and detention area, to be constructed in phases. Ms. Sparkes advised that the Board of Zoning Appeals granted a Conditional Use Permit on December 4, 2012, for a church use in the RS-15 zoning district. She noted that the Planning Commission granted site plan approval on December 17, 2012. Ms. Sparkes reviewed Phase 1, which includes a 7,856 square foot building, 113 parking spaces and a detention basin on the north side of the property. She stated that access to the site will be a single curb-cut on Highway 70 which will line up with an existing driveway at the TDOT facility. Ms. Sparkes reviewed the plan specifications, including building elevations; landscaping, irrigation and tree density factor; exterior lighting and photometric plan; garbage collection areas; and mechanical units and meters, transformers, and rooftop units. She advised that Staff recommends approval subject to staff conditions and any additional conditions added by the Design Review Committee.

Chairman Thompson called for a motion.

Main Motion: Daniel Davidson made a motion to approve the site plan for River City Church, Phase 1, subject to compliance with the conditions presented in the staff report and an additional DRC condition (in bold). Tim Carter seconded the motion.

Chairman Thompson recognized the applicant's representatives who were present to answer questions. There was discussion regarding the phasing, and Ms. Sparkes advised that depending on how the church grows, there would probably be two or three phases to complete the Master Plan for the site. Chairman Thompson recognized Steve Littleton, Spirit Architecture Group, who explained that expansion will extend to the north. There was discussion regarding how the church structure will look when the

phases are completed. Chairman Thompson called for discussion regarding the building elevations. A question was asked regarding the choice of mortar colors, especially on the west side elevation which will include a mixture of three brick colors, and it was advised that one mortar color would probably be used for all brick. The road improvements required for Highway 70 were discussed. Chairman Thompson then addressed landscaping, specifically, the foundation plantings and the addition of trees to meet the tree density requirements. Chairman Thompson commented that he did not see the need for foundation plantings during this phase. Mr. Littleton deferred landscape questions to Justin Paris from Carlson Consulting. Mr. Paris recommended that trees can be added on the side of the building where the HVAC will be located, noting that this will help screen the units, and planting trees in front of the parking lot. Daniel Davidson asked how many trees were needed to meet the tree density requirements. Ms. Sparkes responded that about 22 density units are needed and the type and caliper of trees would determine the number planted. Mr. Davidson recommended a condition be added to move the Sweet Gum back, in line with the Nutall Oaks and plant Crape Myrtles in the landscape islands. He advised that he agrees with Chairman Thompson regarding no foundation plantings at this time; however, he suggested planting annuals or perennials for color to offset all of the green. Mr. Paris stated that they will work with Staff to come up with a landscaping and irrigation plan. The Members reviewed the exterior lighting and photometric plan; garbage collection areas; and mechanical units and meters, transformers, rooftop units; and determined everything to be in order. Ms. Sparkes addressed the jumbo-size brick being used and explained that the scale of brick is addressed in the Design Guidelines Manual which allows for larger buildings, which the church will eventually be, to utilize larger brick. Mr. Littleton advised that, after pricing, the use of a king-size brick for this project is more economical than using the jumbo size. There was a brief discussion regarding this change in the size of brick and also in the estimated timeline to complete construction.

Chairman Thompson 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 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.

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. 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.
6. A revised landscape plan providing a minimum of 100 tree density units shall be provided to staff for review and approval prior to the issuance of a building permit.
7. The dumpster enclosure shall be brick, utilizing one of the red bricks used on the principle structure.
8. **Landscape Plan to be revised by moving Sweet Gum out of the parking lot to the west boundary and adding Crape Myrtles to the landscaping islands; adding color plantings around the sign area; and addressing foundation plantings with future phases.**

B. Other as Property Presented

1. Ms. Sparkes presented a request for changes to the Raleigh Tire signage that was previously approved by the DRC. The members reviewed and agreed that the changes were an improvement over the previous signage, most specifically, the style of font to be used. There was discussion.
2. There was no further business to come before the Committee.

VI. ADJOURNMENT

Chairman Thompson called for a motion to adjourn.

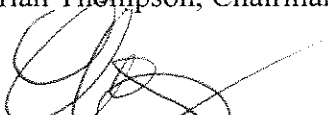
Motion: Phillip Fung made a motion to adjourn. Tim Carter seconded the motion. The meeting adjourned.



Brian Thompson, Chairman

5/14/13

Date



Phillip Fung, Secretary

5/14/13

Date

Submitted By: Theresa Smith