

Town of Arlington

5854 Airline Road, Arlington, TN 38002



**Planning Commission
March 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.

Present

Russ Campbell, Chairman
Harry McKee, Vice Mayor
Glen Bascom, Alderman
Larry Harmon
Don Hinkle
Angela Reeder
Tommy White, Secretary

Others Present

Heather Sparkes, Town Planner
Steve Hill, Town Engineer
See List

III. Approval of Minutes from the January 20, 2015 Meeting

Motion: Don Hinkle made a motion to approve the minutes of the January 20, 2015 meeting.
Larry Harmon 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. There were no comments.

V. Old Business

A. Other as Properly Presented

There was no old business to come before the Commission.

VI. New Business

A. Forrest Lake PD, North side of Forrest Street between Cambridge Manor PD and Wilson's Crossing PD – Land Disturbance Permit

Chairman Campbell recognized Heather Sparkes, Town Planner, who provided an analysis (on file) and advised that this is a request for a land disturbance permit for the 49.122 acre Planned Development (PD) called Forrest Lake. The site consists of 34 lots and is zoned RS-22: Low Density Residential with a PD Overlay. A Master Development Plan for the property was approved by the Board of Mayor and Aldermen

on March 3, 2015. The land disturbance permit will allow the developer to begin earthmoving operations while obtaining other approvals from the Town for development for the PD. She also informed the committee that both the conditions of approval in the staff report and the engineering comments presented to the project's engineer needed to be addressed.

Main Motion: Don Hinkle made a motion to approve the land disturbance permit with conditions for Forrest Lake PD. Harry McKee seconded the motion.

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

Vote on Main Motion: The motion carried unanimously.

Conditions of Approval:

Standard Conditions:

- S-1. All construction and improvements within the site shall be in compliance with the Town of Arlington Subdivision Regulations and Technical Specifications, and as directed and approved by the Town Engineer.
- S-2. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing Stormwater discharge during construction activity.
- S-3. Erosion control measures as approved by the Town Engineer shall be implemented in compliance with the applicant's Notice of Intent and approved Notice of Coverage prior to any permitted earth disturbance activity.
- S-4. A Letter of Credit shall be provided to the Town of Arlington in an amount to be determined by the Town Engineer to insure the completion of the work.

Project Specific Conditions:

- P-1. Provide a cost estimate for the proposed work to be done under the Land Disturbance Permit so that a bond amount can be determined.
- P-2. Upon completion, the developer shall submit the appropriate documentation to FEMA for a Letter of Map Amendment for the subject property.
- P-3. Information shall be provided on the existing forcemain that will be uncovered during the land disturbance and ensuring that the forcemain remains in service.
- P-4. All engineering comments shall be addressed prior to the commencement of work.

B. Other as Properly Presented

- 1. Ms. Sparkes reminded members of the training being offered at the Benjamin Hooks Library on Monday, March 23, 2015. The session consists of 3 sessions at a total of four (4) hours, and a flyer will be sent out to members via email in the next couple of days.
- 2. There was no other new business to come before the Commission.

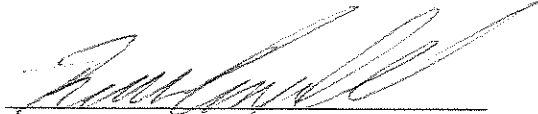
VII. Adjourn

Chairman Campbell called for a motion to adjourn.

Motion: Harry McKee made a motion to adjourn. Don Hinkle seconded the motion.

The motion carried unanimously.

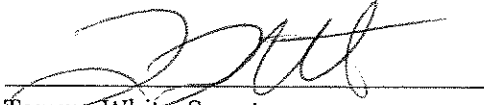
Meeting adjourned.



Russ Campbell, Chairman

4-20-15

Date



Tommy White, Secretary

4-20-15

Date

Submitted By: Hannah Taylor