

Town of Arlington

P.O. Box 507 • 5854 Airline Road • Arlington, TN 38002



**Planning Commission
July 17, 2017
6:30 P.M.
Meeting Minutes**

I. Invocation

II. Call to Order and Roll:

Chairman Russ Campbell called the meeting to order and advised that a quorum was established.

Present

Russ Campbell, Chairman
Mike Wissman, Mayor
Don Hinkle
Oscar Brooks, Alderman
Al Johnson
Glen Bascom, Secretary

Others Present

Angela Reeder, Town Planner
Gerald Lawson, Town Attorney
Steve Hill, Town Engineer
Jason Allen, Town Engineer
Catherine Durant, Town Administrator

Absent

Tommy White, Excused

III. Approval of Minutes from June 19, 2017 Meeting:

Chairman Campbell called for a motion on the June minutes.

Motion: Alderman Brooks made a motion to approve the minutes of the June 19, 2017 meeting.
Mayor Wissman 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. He noted that there were a lot of citizens in attendance and they could speak now or hold their comments until the item in which they wish to be heard has a Public Hearing. There were no comments at this time.

V. Old Business:

A. Other as Properly Presented

There was no Old Business

VI. New Business:

A. Chester Estates 67acre parcel on the east side of Chester Street, south of Pinkley Road – Rezoning

Angela Reeder, Town Planner, presented the staff report for the project (on file). The applicant is requesting to rezone 66.47 acres on Chester Street from E-Estate to RS-22 Low Density Single Family Residential. The purpose is to allow future development of the property.

The review of a zone change should take into consideration the existing nearby uses, intended Future Land Use of the area, and whether infrastructure can accommodate the proposal. Ms. Reeder pointed out the current surrounding land uses as residential and open space, as provided in the staff report and shown on a power point presentation. She went on to explain the Future Land Use Consistency, and the densities associated with both the current zoning and proposed zoning.

Municipal services are accessible to serve a residential development on the site, with the exception of sewer. However, staff has recognized that this basin is the next logical area for residential development in the Hall Creek basin, and has existing gravity flow sewer capacity, that could be extended to support continued development. She noted that the extension of gravity flow sewer services is consistent with the Town's future sewer plan.

Ms. Reeder went on to explain the findings that staff and the Board of Mayor are charged with in considering a rezoning request.

The Planning Commission recommendation of approval or denial of this request will be forwarded to the BMA, who will consider the request at two (2) future meetings and a future public Hearing.

Future development of the site will be required to come before the Town for review and approval. An associated Planned Development for the site has been submitted and is also being considered on this agenda.

Ms. Reeder, noted that staff recommends approval of the proposed amendment, if sewer service is made available to the area, finding it consistent with the development in this area of Town, and required findings for a Zoning Map amendment.

Chairmen Campbell disclosed that he is a distant relative of the applicant, but does not have any ties to this application.

Main Motion: Don Hinkle made a motion to approve the rezoning request for the Chester Estates, 67-acre parcel on the east side of Chester Street, south of Pinkley Road from E-Estate Residential to RS-22 Single Family Low Density Residential. Chairman Campbell seconded the motion.

Discussion:

Mayor Wissman explained that there are two developments on tonight's agenda and he has heard concerns with both developments. He noted that he thinks the rezoning request is a deviation from the Future Land Use Plan and that the Board of Mayor and Aldermen and the Planning Commission need to start looking at long range plans for the density south of I-40.

Motion: Don Hinkle made a motion to suspend the Planning Commission Meeting and open the Public Hearing. Alderman Brooks seconded the motion.

Vote on Motion: The motion carried unanimously. Open public hearing.

Chairman Campbell noted that the public hearing was published in the Commercial Appeal on July 1, 2017. 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.

Citizen comments:

Mark Champion, 5026 Brian Ridge Road, has lived in Arlington for 13 years and does not like the traffic and congestion he is now seeing, because of development. He is opposed to anything other than estate size lots south of I-40.

Mike Wissman, Sr., 12725 Pinkley Drive, moved to Arlington because of the small town feel and the larger lots in his neighborhood. He is not in favor of smaller lots south of I-40 and noted the number of people walking and biking on Chester Street.

Glen Bascom, Sr, 4700 Airline Road, is in favor of the RS-22 Single Family Zoning in the area. He liked the 42% Common Open Space and felt that the overall development was a good fit with existing properties, would add value to the area and generate sewer development fees for the Town of Arlington.

Mandy Young, 556 North Street, Bartlett spoke on behalf of Debbie Young who was unable to attend. She stated that the wooded lot next to the existing subdivision was very nice to have as a buffer and that Ms. Young would like to see larger lots and open space.

Kenneth Campbell, 4930 Chester Street, has owned a home in the area for thirty years. He noted that he is the most impacted by the subdivision being proposed, because the layout shows as many as seven (7) lots backing up to his property. He asked for larger lots and a buffer to all existing property owners.

Ken Sanders, 5015 Chester Street, would like to see all land in the area remain the way it is currently. He was concerned about a blind spot in the road and the number of people who walk and ride bikes on Chester Street area. He would like no less than 2 acre lots and the E-Estate zoning to remain intact.

Jeff Harris, 12077 Rollingsway Drive, moved to the area away from smaller lots, he thinks there are plenty of people looking for a larger lot development in Arlington.

Michael Darden, 4915 Chester Street, told the Planning Commission he does not want to be blocked in by small lot development. He noted he was concerned about the proposed road location in relation to his driveway.

Jennifer Young, 5139 Rachael Forrest, feels Arlington has enough small lot development and that established families are looking for larger lots.

Laura Tinello, 12235 West Donelson, is concerned with the amount of traffic and cited other areas in Shelby County where growth occurred with inadequate roads, causing accidents. Estate lots are intended to preserve the natural area, so we need to keep the existing zoning, stick to guidelines. She feared development will come in and clear cut everything.

Mr. Jackson, 5123 Brian Ridge, noted he liked large lots and felt traffic would be a nightmare.

Lisa and Gerald Carter, 12521 Pinkley Drive, moved here for the wildlife and opposed to rezone because it would go away.

Becky Thomas, 12280 Ewing Place, has bought 4700 Chester Street, and is concerned for wildlife in the area because the trees will be removed.

Jennifer Walls, 5883 Chester Street, concerned with land values, anyone seeking larger lots must look in Fayette County or Tipton County. Expressed desire to keep the current vision for the area as rural.

Ms. Griffin, 10911 Rolling Creek Cove, has built her dream home in Arlington and if this is allowed it would affect home values. Families are coming to Arlington for the schools and larger lots.

Hearing no other public comments, Chairman Campbell called for a motion to close the Public Hearing.

Motion: Mike Wissman made a motion to close the Public Hearing and resume the Planning Commission Meeting. Don Hinkle seconded the motion.

Vote on Motion: The motion carried unanimously.

Discussion continued:

Angela Reeder, Town Planner, suggested she be allowed to give the staff report for the companion item on the agenda, the General Development Plan for Chester Estates. She noted that the staff report will help answer several questions and concerns raised by the residents.

Motion to Suspend:

Mayor Mike Wissman made a motion to suspend the meeting on this agenda item to allow staff presentation for the General Development Plan for Chester Estates. Glen Bascom seconded. Motion Carried unanimously. This item suspended.

General Development Plan Presentation from staff:

Angela Reeder, Town Planner, presented the General Development Plan staff comments (on file). The applicant is requesting a General Development Plan for a 66.47acre site, the property has approximately 1,500 feet of frontage on Chester Street. The project will include 83 single family residential lots, or 1.25 dwelling units per acre. Common open space for the site is 42% and will largely remain wooded. Lots range from 14,500 to 48,537 square feet in size, with homes a minimum of 2800 square feet. She explained that three phases are being proposed, each separated by a stream crossing.

Ms. Reeder presented the Bulk Regulation, access, homes, lot sizes common open space and objectives for approval of a Planned Development. She also noted the proposed use is consistent with surrounding properties.

Steve Hill, Town Engineer, explained that historically Arlington has extended sewer services to accommodate development, including building a multimillion dollar waste water treatment facility to ensure future growth. He pointed out that the existing 42-inch sewer pipe that serves this basin under I-40 has capacity and was designed to handle the entire basin. A sewer interceptor would be preferred, to allow the gravity flow system to extend to this property, in accordance with the Sewer Master Plan, rather than allow a sewer lift station to access existing sewer in this area. Mr. Hill also addressed the concerns regarding traffic flows on Chester Street the impact on the existing streets, and the future street connection that will have to be made as the area develops.

Motion to resume meeting on Re-Zoning Request:

Mayor Wissman made a motion to resume the meeting on the re-zoning request. Aldermen Brooks seconded.

Vote on Motion to resume: Motion Carried unanimously. Meeting resumed.

Discussion Continued:

Chairman Campbell asked if anyone wanted to address any question that staff did not answer prior to hearing the main motion.

Alderman Brooks explained that he is the member of the Planning Commission that has lived in Arlington the longest, and he can totally agree with residents' concerns. He understands that larger lots do not make sense everywhere, but also expressed that every piece of land in Arlington does not have to be developed to its full potential. He expressed his desire that the property stay E-Estate and be developed as 1-5 acre lots.

Chairman Campbell asked staff how many building permits for new homes have been pulled thus far this year. Ms. Reeder estimated it was around 66 lots. He further inquired how many large 2 acre lots were available versus how many new home permits have been pulled for those large lots. Ms. Reeder estimated 15 large lots are available and noted 2 permits have been pulled year to date.

Glen Bascom gave a brief history on the lot sizes in Arlington and how the Board of Mayor and Aldermen, Planning Commission and staff have increased lot sizes in Arlington consistently over the years. He noted that the E-Estate zoning designation is a holding category for many properties that do not currently have all municipal services available. He outlined the history of the Rolling Hills Subdivision and the Hickory Grove Subdivision, and the difficulty of selling those larger lots. He applauded the developer for preserving 42% open space and not proposing to develop all 2 acre lots and going in to clear-cut the trees and leave no buffer. Mr. Bascom appreciated the passion from the residents but went on to explain that, Chester Street is not a place for walking or riding a bike; RS-22 zoning is an excellent transition zoning to the surrounding uses and everyone wants their development to be the last.

Mayor Wissman noted that the market crash in 2007-2008 had a lot to do with the larger lots not selling and that is no longer the case. There are currently people leaving Arlington to seek larger lots, people want more land. He explained that the vision and the Future Land Use Plan are in place to govern development in this area. The sewer service is still in question and stub streets make people think the area is available to be developed. He asked if Arlington has an identity moving forward. Explained that Donelson Farms Planned Development already encompasses a large area south of I-40 asked that the developer come back with existing zoning, and that we may consider bending but not breaking. He further suggested that the reason the developer is proposing 42% open space is because of the depth and widths of the existing creeks and topography. Mayor Wissman inquired what amenity there is to the Town or its residents with this proposal. Ms. Reeder explained that the developer could be proposing a straight subdivision with no buffer or open space and no minimum home size. He asked if the developer could apply for a Planned Development with the current zoning in place. Ms. Reeder replied, yes.

Chairman Campbell, expressed his desire to be less restrictive, he liked the open space being proposed and acknowledge that it seemed every piece of property recently developed in Arlington was zoned E-Estate at one time, so it was typical. He asked the Planning Commission to consider if the health, safety and welfare of the citizens had been answered by staff.

Hearing no more discussion, Chairman Campbell called for a roll call vote on the main motion.

Roll Call Vote on Main Motion: Bascom-yes, Brooks-no, Hinkle-yes, Johnson-no, Wissman-no, Campbell-yes. Motion fails in tie vote, 3-yes, 3-no.

**B. Chester Estates 67-acre parcel on the east side of Chester Street, south of Pinkley Road-
General Development Plan**

Staff presentation was given under the rezoning request for this property. The developer asked that this item be withdrawn at this time.

**C. Shady Oaks Lakes 38.39 acre residential development on the north side of Forrest Street west of
Maple Grove-Master Development Plan**

Angela Reeder, Town Planner gave the staff report (on file). The applicant is asking for consideration of a Master Development Plan for an almost 40 acre property zoned RS-15 Medium Density Residential. The site is under 50 acres therefore code allows the applicant to begin with a Master Development Plan and skip the General Development Plan stage. The project consists of 69 single family residential lots, resulting in a density of 1.79 dwelling unit per acre. Home plans show largely two-story brick homes with double garages. Lots range from 10,000 to 21,747 square feet in size, with larger lots generally located along the south side of the development. Homes that abut the existing homes in the Shady Oaks Estate must be a minimum of 3,000 square feet in size. Homes throughout the rest of the subdivision must be a minimum of 2,600 square feet. Ms. Reeder outlined the bulk regulations, vehicular access, road improvement, surrounding properties, and home size, common open space, landscaping, objectives of a Planned Development, and the next steps in the process.

The proposed development accomplishes several objectives of a Master Development plan by 1) providing amenities such as a walking trail and picnic area for residents, 2) preserving natural features (creeks) along the east and west edges of the property, 3) providing buffers and minimum home sizes to ensure consistency with adjacent uses, 4) utilizing and interconnected network of utilities, streets and infrastructure, and 5) constructing a portion of our greenway trail to connect with Depot Square.

If approved, a preliminary and final plat, construction plans, and common open space plans will also be submitted for PC and/or DRC review and approval.

Staff recommends approval of the Master development plans, subject to staff conditions and any other conditions levied by the Planning Commission.

Main Motion: Don Hinkle made a motion to approve the Master Development Plan for Shady Oaks Lakes. Alderman Brooks seconded.

Discussion:

Alderman Brooks asked for the number of lots in the proposed subdivision that are 10,000 square feet. Ms. Reeder estimated 30% of the lots are that size.

Motion: Chairman Campbell made a motion to suspend the Planning Commission Meeting and open the Public Hearing. Alderman Brooks seconded the motion.

Vote on Motion: The motion carried unanimously. Open Public Hearing

Chairman Campbell noted that the public hearing was published in the Commercial Appeal on July 1, 2017. 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.

Citizen comments:

Louis Nelson, 12258 Forrest Street, noted that the average size of a home fronting Forrest Street, in the front of this development, is 5,000-6,000 square feet. He also expressed his concerns with the amount of traffic on Forrest Street and any additional plans to widen the street. The additional traffic for the soccer fields has already created a dangerous situation.

Gerald Turner, 6723 Ewing Blvd., asked the Planning Commission to consider that the residents in this area do not want to end up like the residents in the Summer Meadows Subdivision, with small lots parking issues and flooding. He also concurred that the increase in traffic, due to Forrest Street Park is dangerous.

Thomas Reyes, 6293 Arabella Drive, was concerned that density was being increased, and front yard set backs were being reduced, which would lead to more on-street parking. His biggest concern was the stub street connecting to Maple Grove Subdivision and the traffic pattern that would create and asked about the potential to extend Griffin Road and create a 4 way intersection.

Dan Gabriel, 12274 Forrest Street, has lived here for 14 years and knew the area would be developed and expressed his pleasure in living next to the vacant land for so long. He noted that giving up 5,000 square feet on lot sizes was too much to give up and explained that this tract of land was the last available green space before you get to Depot Square. You do not have to have estate lots to have something valuable, but requested the 6-foot fence be increased to 8 feet as it backs up to the existing homes on Forrest, and that the Town and developer look at relocating the entrance to the opposite end of the subdivision, creating a 4-way stop at Griffin Road.

Scott Benjamin, 12292 Forrest Street, Asked the Town to consider the location. He felt 5' foot was too small for setbacks and that we need to keep our identity.

Mike Nichols, 12340 Forrest Street, noted the 4-foot fall from the front to the rear of the property estimating 243,000 gallons of storm water that would have to be picked up to drain through this property. He requested an 8-foot cedar fence with brick columns, to be maintained by the HOA, and suggested that the corner of each existing lot, be where columns are located for appearance. He inquired about utilities to the site and noted that he had not seen the construction plans to run utilities underground.

Harry McKee, 12360 Forrest Street, Lot 9, Shady Oaks Estate, explained the history of the existing subdivision and the covenants stating the last lot was a no build lot for 10 years and that time has expired. He also agreed that an 8-foot fence would need to be required with posts on each corner of existing lots. He further suggested that the fence go further north in the common open space, tapering down as you get close to the Forrest. He noted that we did not need to build anything smaller than a 2,800 square foot house.

Hearing no other public comments, Chairman Campbell called for a motion to close the Public Hearing.

Motion: Mike Wissman made a motion to close the Public Hearing and resume the Planning Commission Meeting. Don Hinkle seconded the motion.

Vote on Motion: The motion carried unanimously. Public Hearing was closed.

Discussion continued:

Chairman Campbell asked the Town Engineer to explain the location of utilities. Jason Allen noted that he was unaware of the overhead electrical line behind the existing lots. He explained that everything within the development would be underground.

Steve Hill, Town Engineer, stated that a traffic study for the area had not been conducted at this time. However, the plan was always to widen Forrest Street to 3 lanes, including west of Milton Wilson at some point.

Chairman Campbell inquired about the possibility of a 4-way intersection at Griffin as the entrance to the development. Mr. Hill responded that a drainage ditch runs through that section of easement and it is a FEMA mapped blue line stream. This would make it very difficult to alter due to TDEC, FEMA and EPA restrictions and requirements.

Mayor Wissman noted we have had a lot of public input and while these are two different developments in two separate parts of town, the sentiment is the same 10,000 square foot lots are too small. He noted the Town should do a better job blending down to lower density and smaller lots. He explained that while sales in Arlington were good, he worried about re-sale values and noted that we need a larger lot size product in Town. He would like to see some sort of re-work on this Master Development Plan.

Glen Bascom explained that he has talked to surrounding property owners. He agrees the lots need to be larger with the proposed side load garages, at least 3000 square foot homes, and increase the height of the fencing, buffering on the south side to 8 foot.

Barry Duke, Developer, Creek Side Homes, explained that the property has its challenges. He said the taller the fence is no problem, noted the proposed lot sizes and the fact that not everyone wants a larger lot in today's market. He noted the varying lot sizes in existing subdivisions all the way down Forrest Street and the varying house sizes, and how he felt this was comparable.

Chairman Campbell explained he is not in favor of all larger lots, but that the setbacks are a problem.

The developer asked to withdraw his application for a Master Development Plan for the Shady Oaks Lakes Subdivision at this time.

D. Forrest Lake Phase 2 – North Side of Forrest Street West of Cambridge Manor SD – Construction Plans

Angela Reeder, Town Planner, presented the staff report (on file). The developer is requesting approval of the construction plans for Phase 2 of the Forrest Lake PD. This is the remainder of the Forrest Lake property which includes 38 single family residential lots on 30.92 acres.

The plan conforms with the approved plan which was approved by the Board of Mayor and Aldermen on March 3, 2015. Ms. Reeder explained access, and open space. Jason Allen, Town Engineer, covered grading, drainage, and sanitary sewer for the development.

Staff recommends approval of the applicant's request, subject to the proposed conditions:

Discussion:

None

Main Motion: Alderman Brooks made a motion to approve the Construction Plans for Forrest Lake Phase 2 subject to staff conditions. Mayor Wissman seconded the motion.

Vote on Motion: The motion carried unanimously.

STANDARD CONDITIONS:

- S-1. It is found that the application as presented, with plans dated June 27, 2017, and with the conditions of approval, meets the provisions of the Town of Arlington Zoning Ordinance, Town of Arlington Subdivision Regulations, and any other applicable regulations, and the project shall be constructed in accordance with those regulations.
- S-2. All construction improvements within the development shall be in compliance with the Town of Arlington Zoning Ordinance, Development Agreement, Subdivision Regulations and Technical Specifications, as directed and approved by the Town Engineer, unless otherwise noted.
- S-3. Approval of these Construction Plans shall expire within one (1) year from the date of such approval unless a Final Plat based thereon is approved and/or an extension of time is requested by the applicant and approved by the Planning Commission.
- S-4. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.
- S-5. Prepare and submit to the State of Tennessee (with a copy to Arlington) a Notice of Intent and a Stormwater Pollution Prevention Plan for the site.
- S-6. Erosion control measures as approved by the Town Engineer shall be implemented in compliance with the applicant's filed Notice of Intent and approved Notice of Coverage.
- S-7. The Design Review Committee shall review and approve all proposed improvements (i.e. common landscape areas, streetscapes, site lighting, signage, etc.) for which it is authorized to review.
- S-8. A Development Agreement, including all applicable development fees, shall be approved by the Board of Mayor and Aldermen prior to construction of any infrastructure within the development, per the Arlington Subdivision Regulations.
- S-9. The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing improvements.
- S-10. Prior to acceptance of any public improvement, the applicant will be required to provide as-builts for review and approval by Town Engineer. Upon approval, a copy of the Final Subdivision Plan documents including sewer, water and drainage as-built drawings must also be provided using Tennessee State Plane Coordinate System with NAD83, NAVD88 datum in DXF or DWG format (AutoCAD 2000 or earlier).

PROJECT SPECIFIC CONDITIONS:

- P-1. Revise the construction plans to address all staff comments and "red-line" notes provided by the Town Engineer prior to final approval of Construction Plans. Resubmit corrected plans along with a response letter to each phase of markups stating how each comment was addressed or reasoning and justification for not addressing the comment.
- P-2. All sidewalk paths, including those across driveways, shall be ADA compliant.
- P-3. All landscaping and common open space improvements shall be installed and must be approved by the Town of Arlington prior to recording the final plat.
- P-4. Decorative street sign posts, as required by BMA 2007-11 and 2008-10, are required to be installed prior to recording the plat. For every five posts required in the development, the developer shall provide one replacement post to the Town of Arlington.
- P-5. Signage shall be provided by the developer at all stub streets, in accordance with the subdivision regulations, which states "Street to be extended by the authority of the Town of Arlington." This

signage shall be installed prior to recording the plat. The sign shall be of high-intensity reflectivity, measuring 3'x2'.

- P-6. The required street light fixture consistent with Forrest Lake Phase 1 is the MLGW white, concrete post-top light Fixture. Street light design shall be designed by MLGW using this fixture, and paid for by the developer.
- P-7. Revise plans for COS F so that the greenway trail does not require users to walk in the street or behind parked vehicles at the end of Creekside Lake Drive. Plans should also detail how a connection will be obtained across the creek to the Cambridge PD.
- P-8. Any permits required by TDEC for work within or bordering the stream on the east side of the development, such as an ARAP, shall be secured by the applicant and a copy provided to the Town.

E. Steamfitters Union 5670 Commander Drive -Site Plan

Angela Reeder, Town Planner presented the staff report (on file). Ledford Engineering is requesting Site Plan approval on behalf of the Steamfitter Local Union 614, to convert an existing manufacturing site into office and educational space. The property was built in 1982 and has been the site for several businesses. It is within the M-1 Industrial zoning district, it includes 2.18 acres and approximately 34,000 square feet and associated parking.

The proposal is to convert the existing structure into office and classroom space, both uses will be enclosed in the existing building, no additional space is proposed at this time. The applicant proposes to remove an existing glass vestibule at the building entrance, but will otherwise continue to use that entrance.

Ms. Reeder continued her presentation covering access, parking, loading, grading/drainage and landscaping. She noted that 20% open space is required and the proposal indicates 26% will be retained.

Staff recommends approval of the applicant's request, subject to the proposed conditions, in addition to any conditional levied by the Planning Commission.

Main Motion: Alderman Brooks made a motion to approve the Steamfitter Union-Site Plan for 5670 Commander Drive. Mayor Wissman seconded.

Vote on Motion: The motion carried unanimously.

STANDARD CONDITIONS:

- S-1. It is found that the application as presented, with plans dated July 5, 2017, and with the conditions of approval meets the provisions of the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.
- S-2. All construction improvements within the development shall be in compliance with the Town of Arlington Zoning Ordinance, Subdivision Regulations and Technical Specifications, as directed and approved by the Town Engineer, unless otherwise noted on the Site Plan.
- S-3. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.
- S-4. Erosion control measures as approved by the Town Engineer shall be implemented in compliance with the applicant's approved plans prior to any earth disturbance activity.

- S-5 The project shall meet the Town adopted 2012 International Fire Code, including all referenced appendices.
- S-6. All signage design and location is subject to the review and approval of staff and/or the Design Review Committee.
- S-6. The applicant is required to have a pre-construction meeting with the Town of Arlington staff prior to commencing improvements.

PROJECT SPECIFIC CONDITIONS:

- P-1. Any sidewalk path, including those across a driveway, shall be ADA compliant.
- P-2. Revise Plans to address comments as noted on the marked-up plan sheets provided by the Town Engineer and provide for Town review and approval.
- P-3. Landscaping, lighting, building elevations and signage shall be reviewed and approved by the Design Review Committee in accordance with the Town of Arlington Design Review Manual.
- P-4. On-site detention shall be installed to detain to Town standards for impervious area that is added to the site.

F. Arlington Collection Phase 4 south side of Highway 70, east of AutoZone- Land Disturbance Permit

Jason Allen, Town Engineer, presented the staff report (on file). The applicant is requesting a land disturbance permit for earthmoving operations to fill and grade property along Highway 70 for future phases of Arlington Collection. The permit will include grading of approximately 4.33 acres, primarily along the PD’s frontage, the area will be stabilized with hydro seed mixture.

The area proposed to be graded drains to the north towards Highway 70 and also, east to an existing tributary of the Loosahatchie River. No underground drainage improvements or structures are proposed at this time.

Staff recommends approval of the Land Disturbance Permit, subject to the following conditions, in addition to any other conditions imposed by the Planning Commission.

Main Motion: Aldermen Brooks made a motion to approve the Land Disturbance Permit for Arlington Collection Phase 4, subject to proposed conditions. Don Hinkle Seconded.

Vote on Main Motion: The motion carried unanimously.

STANDARD CONDITIONS:

- S-1. It is found that the application as presented, with plans dated July 5, 2017, and with the conditions of approval meets the provisions of the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.
- S-2 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-3. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.
- S-4. 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-5. 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. Revise the land disturbance plans to address comments as noted on the marked-up review set of plans provided by the Town Engineer. Resubmit corrected plans for review and approval prior to the commencement of work.
- P-3. A preconstruction conference with Town Staff shall be held prior to commencement of work.
- P-4. There are two areas near Highway 70 that are labeled as "Reserved for Stormwater Detention". At this time, these areas are not being approved as detention for any future development on the site. As proposed development is presented, detention requirements will be further evaluated to insure Town standards are met.

G. Other as properly presented

There was no new business to come before the Commission.

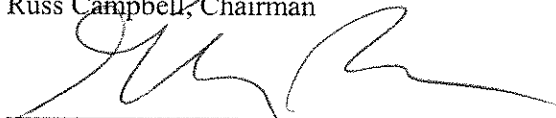
VI. Adjournment:

Motion: Don Hinkle made a motion to adjourn. Oscar Brooks seconded the motion.



Russ Campbell, Chairman

8-21-17
Date



Glen Bascom, Secretary

8-21-17
Date

Submitted By: Angela Reeder, Planner