Town of Arlington

Planning Commission
July 16, 2018
6:30 P.M.
Meeting Minutes

I. Invocation – Brian Thompson delivered the invocation.

II. Call to Order and Roll: Chairman Russ Campbell called the meeting to order and established a quorum is present.

Present: Russ Campbell, Chairman
         Brian Thompson, Secretary
         Susan Payne
         Glen Bascom
         Larry Harmon, Alderman
         Don Hinkle

Others Present: Cathy Durant, Town Administrator
                   Angela Reeder, Town Planner
                   Jason Allen, Town Engineer
                   Chief Jim McMillen, Asst. Fire Chief
                   Mary Helen Carmack, Planning Clerk

Absent: Tommy White – Excused

III. Approval of Minutes from May 21, 2018 Meeting:
Chairman Russ Campbell called for a motion to approve the minutes of the May 21, 2018 meeting.

Motion: Susan Payne made the motion. Brian Thompson seconded the motion.

Vote on Motion: The motion carried unanimously.

IV. Comments from Citizens
Chairman Russ Campbell invited anyone wishing to address the Commission on any matter other than the item for which a Public Hearing would take place, 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.

VI. New Business:

A. Belmont PD Phase 4 – Land Disturbance Permit – north side of Forrest Street, along the Fayette County border and north of Belmont Phases 1-3.

Susan Payne recused herself due to her connection with the Belmont PD and left the room for this portion of the meeting.
Chairman Campbell recognized Jason Allen, Town Engineer, who presented the staff report for the project (on file). Mr. Allen stated the applicant, Belmont, LLC, is requesting a land disturbance permit for earthmoving operations to fill and grade what is expected to be the next phase for the Belmont development. He added that Phases 2 and 3 were approved last year and are currently under construction.

A portion of the dirt excavated for the proposed pond would be utilized to finish out the grading of Phase 3. The area proposed to be graded would consist of the remainder of the lots for Belmont PD. He stated they would continue to utilize the pond that’s currently excavated as a sediment basin then the new lake that will be dug as part of the earthwork will also be used as a sediment basin.

Mr. Allen recommended approval of the applicant’s request, subject to the attached conditions. Chairman Campbell called for a motion to approve the Belmont PD Phase 4 – Land Disturbance Permit application.

**Main Motion:** Larry Harmon made the motion and Brian Thompson seconded it.

**Discussion:** Mr. Bascom stated that the Cambridge HOA has contacted him with concerns about trees along the current lake. Mr. Allen said there were some trees removed along an existing ditch. Staff has worked with the developer and those trees have been replaced. There will be more trees removed in extending that ditch to the proposed lake. Designer, Mohammad Baghaipour, of Consulting Engineers Services, Inc., showed the property lines and the concrete ditch stating it will necessitate the removal of trees. Cathy Durant, Town Administrator, noted that they will remain on Belmont’s property and not on Cambridge property and levee. Chairman Campbell called for a vote on the motion.

**Vote on Motion:** The motion carried unanimously.

**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 security amount can be determined for BMA review and approval.

P-2. Provide calculations of earthwork quantities to confirm that there is sufficient soil on-site to fill Phase 4 in accordance with the approved PD prior to BMA approval of the security.

P-3. 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-4. A preconstruction conference with Town Staff shall be held prior to commencement of work.
P-5. In accordance with TDEC requirements, maximum allowable disturbed area shall not exceed 50 acres at any given time. The developer shall phase work among Belmont PD Phases 2, 3, and 4 in such a way that the total disturbed area is less than 50 acres.

Susan Payne returned to the meeting.

B. Wright Medical - Site Plan – 11576 Memphis-Arlington Road
Chairman Campbell recognized Angela Reeder, Town Planner, who presented the staff report for Wright Medical. The lot is approximately 21.7 acres and is within the M-1: Light Industrial zoning district. This is a request to construct a 43,750 square foot warehouse to expand their manufacturing opportunities. The building would be near the front of the site at Memphis-Arlington similar to their existing site next door.

Ms. Reeder said a single driveway will extend around the building, providing access to all sides including loading docks at the rear of the building and parking on the west side. The site plan provides a total of 80 parking spaces, which includes 4 handicap stalls. She noted this is within Zoning Ordinance requirements, which call for a minimum of 54 spaces and a maximum of 80 spaces for manufacturing uses. No road improvements will be required as the Town improved this portion of Memphis-Arlington with curb, gutter, sidewalk and a bike lane in 2016.

Ms. Reeder pointed out there is a blue-line stream that splits the existing site and this one. The proposal would include a series of inlets, underground storm pipes, and a storm water detention basin adjacent to this stream to control runoff from this development. She added it would be within the Town requirements for a 25-year storm.

Ms. Reeder reiterated this is a very large site of which a small portion is being developed. Open space of 85% is provided on the lot, which exceeds the Town’s 30% requirement. Staff recommended approval of the applicant’s Site Plan subject to the attached conditions. Chairman Campbell called for a motion to approve the Wright Medical Site Plan.

Main Motion: Larry Harmon made the motion and Brian Thompson seconded it.

Discussion: Brian Thompson noted it appears there is no tie in between the existing site and this site. Ms. Reeder said that it is because of the ditch at this time but they would like to ultimately create a corporate campus with one way in and one way out.

Mr. Thompson asked if, architecturally, this would be like the existing building. Ms. Reeder stated the new building mimics the current building and is the new branding for the company. They are refurbishing all their sites, even internationally, to look like the current facility.

Alderman Harmon said the specific conditions look quite good and thorough, especially the fire safety conditions with a building this large. Ms. Reeder responded that the applicant included a fire protection plan in their submittal. Chairman Campbell called for a vote on the motion to approve the Wright Medical Site Plan.

Vote on Motion: The motion carried unanimously.

STANDARD CONDITIONS:
S-1. It is found that the application as presented, with plans dated July 2, 2018, 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. 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-5. 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 prior to any earth disturbance activity.

S-6. All signage design and location is subject to the review and approval of the Design Review Committee.

S-7. The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing improvements.

PROJECT SPECIFIC CONDITIONS:

P-1. All sidewalk paths, including those across driveways, shall be ADA compliant.

P-2. Revise the Construction 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 Guidelines Manual.

P-4. Revise the Fire Plan (sheet FP 1-0) to utilize standard Town of Arlington approved hydrants, as opposed to the stortz connection currently shown.

P-5. The FDC should be remote, not wall mounted, meeting the IFC and NFPA 13 Code references for location. The FDC shall have a 5-inch stortz connection with elbow.

P-6. Controlled access points that are gated shall have the Town of Arlington KNOX Box access, SOS System, and manual operation capability.

P-7. Fire hydrants shall be located on the building side of drives and parking lots to prevent cutting off ingress and egress of emergency equipment during operations.

P-8. Fire sprinkler plan and Fire Alarm plan will be reviewed by the Arlington Fire Department. Some inspections will be required by both Shelby County Codes and Arlington FD. Calculations will be required showing water flow of 3,150 gpm plus the required flow for the sprinkler system can be achieved with the proposed water fire protection plan.

C. Arlington Trails PD – Master Development Plan – on Brooks Branch Rd., at the southwest corner of the intersection of I-40 and Airline Road.

Chairman Campbell recognized Angela Reeder, Town Planner, who presented the staff report for a Master Development Plan for the Arlington Trails Commercial PD. Ms. Reeder stated this property is just over 17-acres which is mostly treed and is adjacent to the Exxon/Taco Bell and fronts Airline and Brooks Branch. The site is currently zoned SC: Shopping Center and is across the street from property zoned B2: General Commercial. The applicant identified this area as a future commercial hub being just off the Interstate. The goal is to establish the overall design intent to create a unified development on the site.

The PD would divide the site into seven commercial lots and would include the extension of Arlington Trails west until it meets with Brooks Branch Road. Ms. Reeder added it includes the removal of a portion of Brooks Branch Road from the new intersection around to Airline Road,
which is something that staff and the applicant met with TDOT to discuss. Most of that road is within TDOT’s right-of-way and there is concern with the safety at the current intersection being so close to the red light. There will be an additional road extending into the center of the site. There will be three lots fronting on Airline, two fronting on both Airline and the Arlington Trails extension, and the two lots at the back will have access by the new roadway, Marriott Cove.

The PD proposes uses that comply with the underlying Shopping Center zoning on all lots except for Lot 3. Those SC uses would incorporate the two hotels on Lots 1 and 2 which will front on the Interstate and will be the anchor developments. One of the Hotels is a Fairfield Inn, a 110-room hotel, with an average of 341 square feet per room which meets Town requirements. The other is a Springhill Suites with roughly 128 rooms with an average room size of 385 square feet. The other lots within the PD would be a variety of complementary commercial uses such as restaurants, general retail, drug stores, banks, and offices, currently permitted in an SC zone.

Ms. Reeder reiterated the only exception would be Lot 3, that has some small frontage on Airline and mostly frontage on Arlington Trails. The PD proposes a self-storage use and that it be subject to the B2: General Commercial regulations, which are similar to those across the street. The PD further restricts the lot through this planned development by stating the storage must be built in a “fort configuration” where all unit doors and internal uses are screened from the public view. Ms. Reeder explained that fort configuration would mean a building around the entire perimeter other than an emergency exit and the primary access point at the office. No other General Commercial uses would be permitted on the Lot 3 site.

Bulk regulations would be followed with an exception requested on Lots 1 and 2, intended for the 4-story hotels, the PD proposes an increase of the allowed building height limit from 40 feet to 50 feet. Lot 3 would be subject to all B-2 bulk regulations, with requested exceptions to the setbacks and open space. The applicant has asked for an exception to reduce the 30-foot front setback to 25-foot. The other 6 lots in the PD would have a 25-foot setback. Therefore, staff felt this would be appropriate to maintain a consistent frontage. They have also asked to reduce the side setback from 10-foot down to 5-foot. The other exception requested is to reduce the minimum open space for Lot 3 from 30% down to 20%. Currently Lots 1 and 2 are exceeding the minimum open space and, the PD provides 27% open space.

Ms. Reeder explained the phasing plan proposed and stated that each one would have to come forward in front of the Planning Commission for Site Plan approval. Architecturally, the hotels would conform to Marriott’s prototypical designs, which are generally earth-tone colors and include brick veneer, stone veneer, EIFS, and architectural metal panels. The Plan states the materials will conform to minimum standards in the Town’s Design Guidelines. Each building will be required to go before the DRC for review, as would future ones.

The self-storage facility was initially proposed in a combination of brick, white stone and split face block, with gray metal roof. The applicant believes this will complement the two hotel materials and colors. Staff noted that split face block is not an acceptable exterior building material in this location, so the applicant has agreed to revise for their DRC review.

Ms. Reeder encouraged the Master Plan to have some language that encourages these out lots to support the design narrative of the primary lots and to encourage outdoor dining spaces and pedestrian-scale amenities.

Jason Allen, Town Engineer, said there are a fair amount of road improvements associated with this project. Arlington Trails will be a 60 ft right-of-way (ROW). There will be a new roadway, Marriott Cove, with a standard 50-foot ROW. He reiterated the existing portion of Brooks Branch
Road all the way to the intersection with Arlington Trails will be removed and returned back to TDOT once the Arlington Trails Rd extension is completed. Lastly, the applicant will widen their half of Airline Rd. to what will ultimately be a 5-lane road section with bicycle lanes and sidewalk.

Mr. Allen said the general access plan will be reviewed in further detail as each site is presented for approval. A right-in/right-out would be shared access between Lots 3 and 6 on Airline Road. The other lots would have access from either Arlington Trails or Marriott Cove. Interconnectivity will also be encouraged and reviewed as each lot is presented. Because all traffic will be diverted onto Airline, a condition has been included stating a Traffic Impact Study be developed. Pedestrian connectivity shall be provided throughout the development.

Public sewer is currently unavailable in this area. In accordance with the Town’s master sewer plan, this basin has always been identified as having a lift station. This developer shall install the lift station on the north end of Marriott Cove and would have to consider the full development of that sewer basin. There would also be public sewer stubbed-out. The sewer would have to be force-mained east of Airline Rd., east of the Visitor’s Center and tie in to the Hall Creek Interceptor Sewer. The current sewer line is large enough to have the capacity to accommodate this development and the entire basin.

Regarding stormwater detention, Mr. Allen said the applicant has identified three areas that would serve as semi-regional detention. These have not been reviewed and the fine details of the grading and drainage plan has not been presented yet.

Ms. Reeder said a conceptual Landscape Plan is included and shows the streetscape requirements along each of the roadways within the development. The plan uses the standard Airline Road Landscape Plate but did note the overhead utility lines in the area and proposed additional crepe myrtles as opposed to Pin Oaks. Staff encouraged alternating trees instead. She said additional landscape enhancements are proposed at the intersections. The self-storage facility is proposed to have some evergreens and shrubs around the brick façade to soften the look.

The applicant requested a Group Monument sign at the corner of Airline Road where it would be most visible but serve the entire PD. A Comprehensive Sign Policy shall be created for DRC review. Staff expects that policy to outline sign types, colors, locations, and illumination standards to provide some consistency throughout the PD. Otherwise, signage shall be in accordance with Town requirements.

Ms. Reeder then reviewed the Objectives of a Planned Development which are laid out in the Zoning Ordinance. Ms. Reeder stated staff felt like there is a requirement for some quality materials and cohesiveness throughout the design even though it could be more clearly defined. It does incorporate landscape and signage cohesiveness throughout. The plan utilizes an interconnected network for pedestrian and vehicular access. It creates shopping opportunities in a commercially zoned area that is accessible to residents through main transportation routes. Through the Planned Development, it does provide some flexibility for the developer such as some of the small exceptions that have been requested.

Ms. Reeder added staff feels like this can provide some guidance to this roughly 17-acre site to ensure it develops cohesively and also ensures that it is of good quality. Ms. Reeder recommended approval of the Master Development Plan, subject to the attached conditions. Chairman Campbell called for a motion to recommend approval to the Board of Mayor and Alderman.
Main Motion: Don Hinkle made the motion and Susan Payne seconded it.

Applicant Presentation: Wesley Woolridge with Renaissance Group, 9700 Village Circle, Lakeland, TN approached and said they would like to defer their presentation until after they have heard from the citizens in order to know what they want addressed.

Motion: Chairman Campbell made a motion to suspend the Planning Commission Meeting and open the Public Hearing, Brian Thompson seconded the motion.

Vote on Motion: The motion carried unanimously.

Chairman Campbell declared the Public Hearing open and stated that a notice of a Public Hearing was published in the Commercial Appeal on Sunday, July 1, 2018. Anyone wishing to speak for or against this request, please stand to be recognized. State your name and address for the record.

Citizen comments: Michael Davis – representing Ardie and Esther Davis, 4830 Brooks Branch Rd. and the other families on Brooks Branch Road. He said his parents have been there for at least forty years and there has been nothing done about electric or sewer in that area. He asked if there were plans to extend that service to the three houses on Brooks Branch. Mr. Davis also asked if the sidewalk would extend to Brooks Branch Road. He inquired if this development would affect the taxes and property value of those homes.

Donita Carmichael, 4770 Brooks Branch Rd. – Ms. Carmichael asked how much time there would be between removing Brooks Branch Road and adding Arlington Trails Road to make sure they will keep school bus service.

Lorenzo Brooks, Sr., 4750 Brooks Branch Rd. – Mr. Brooks said it has been his experience that when a high-rise hotel moves into an area it makes the taxes on the surrounding property increase. He does want improvements in the Town but wants those looked at more clearly.

Roger Eldridge, 12128 Hidden Trail – He asked if it was zoned shopping center and would like to see it remain a shopping center. He said hotels, especially those along the Interstate, are drug-havens. He feels this will cause crime rates to rise and kill the property values.

Brian Thompson clarified that hotels are allowed in a Shopping Center Zoning District.

Jonathan Vick, 11673 Belle Manor – He has some mixed feelings about this development. He sees Arlington has an abundance of self-storage. He said, normally, one would do a study or survey of the storage in an area before opening another one. He said the site plan has very limited shopping center due to mini-storage. He posed the question as to whether it is really the best and highest use of development.

Jonathan Curlin, 12096 Hidden Trail – He has the same concerns about taxes, crime, and the road. He wanted to know where the data and research are on the crime that comes with it, the roads, and how the property values are affected. This site is at I-40 and Route 385, and with I-269 being developed this area is just going to continue turning into Waffle Houses, Burger Kings, and hotels.

Kim Sutphin, 11613 Millwind Dr. – She said these used to be cotton fields and nobody wanted it and now you want to put hotels here. She said if we want a hotel we'll go down to Wolfchase.
If you keep developing, nobody’s going to want to live here. She said you’re killing Arlington by developing it too fast. She remembers when there was not a stop light here and now there’s a million of them with wrecks and people dying, not enough police, not another fire station and you can’t even keep the roads clean. We don’t need any hotels.

Jonathan Vick wanted to add to his previous statement saying that when doing a search of Google Maps down I-40 from Bartlett to Lakeland there are already 24 hotels in existence.

Denise Spencer, 4890 Longleaf Oak Cove – She shares the other concerns particularly bringing more traffic off the interstate. She said that Arlington Trails is the only way in and out of these neighborhoods. Donelson Elementary is right down the street and school traffic backs up at the red light at the interstate exit. She said she is concerned about the change of that traffic area and before anything moves forward the traffic study needs to be completed.

Adam Bartholomew, 11862 Bridal Lane – He is concerned about crime. He said there is a minimal police presence in Town and if this goes through what does that take away from the rest of Arlington. We may gain some taxes and visitors, but they may be unwanted visitors and unwanted taxes.

Michael Davis wanted to add to his previous statement stating that he didn’t recall seeing a stop light at the intersection of Arlington Trails and Airline and though he is not for this development, if it is done he wants to see it done right.

Seeing no additional citizens coming forward, Chairman Campbell called for a motion to close the Public Hearing and resume the Planning Commission Meeting.

**Motion:** Brian Thompson made the motion and Don Hinkle seconded it.

**Vote on Motion:** The motion carried unanimously.

**Discussion:** Wesley Woolridge, project engineer, stated that hotels bring a tremendous amount of a tax base to the Town. As far as how it will affect the property values, it would be anticipated to increase those values. Brian Thompson said he would generally agree that taxes would not go up because of this, as it would generate additional revenues without asking residents to pay more.

With regards to the intersection of Airline Rd. and Arlington Trails, Mr. Woolridge stated that if the traffic study warranted a new signal, that would be worked through with the Town. He displayed a short video of Sentry Self-Storage and pointed out that it was in a fort configuration so that you cannot see the roll-up garage doors from the outside, there will be a very limited sight visibility from the outside of the site.

He said with this facility they are installing a lift-station which will serve the Brooks Branch basin, but will not be extended to the existing homes by the developer. Sidewalks will be constructed on the north side of Arlington Trails to Brooks Branch. Regarding the TDOT realignment of Brooks Branch Road, TDOT feels the level of service at that intersection is now failing and any development would exacerbate the problem. The removal of Brooks Branch will help the situation.

Mr. Woolridge noted that there were comments about crime. He stated these are Marriott-branded hotels and Marriott holds quarterly inspections to ensure they are maintained to the Marriott specifications. They don’t expect additional crime to come in with these types of hotels. As far
as businesses in Arlington, these hotels will provide meeting rooms. He said they feel this is a
good development that would benefit Arlington.

Mr. Woolridge added there are a lot of front-end expenses in this development and the self-
storage will defray some of those expenses. The applicant has researched the need for it and feels
this will go over very well in this area. Brian Thompson noted that hotels are allowed in the SC
district but self-storage is not typically allowed. Since this is being proposed as a Planned
Development, that request can be made. He added that, as a believer in free-enterprise and
capitalism, if someone has done the studies and decided that Arlington can use another self-
storage, and are willing to put their money in that, that is their risk.

Regarding public improvements he reminded everyone the developer is paying for all of this, not
the Town. However, their work may help facilitate future improvements. Mr. Thompson said he
had concerns about tying it all together. The documents are lacking in some regards such as some
trade-offs. He recommended enhancing some of the detention areas to make them a more
walkable, tied-together space.

He added that the north facing walls of the self-storage would have to be enhanced with some
landscaping because that is going to be visible when traveling southbound on Airline. Chairman
Campbell asked if that is where the request was made to narrow the setback. Mr. Thompson said
yes, as it will surround existing business and we must be sensitive to that.

Regarding the traffic signal, Mr. Thompson said the citizens have made some excellent points.
He agreed a traffic study has to be done. He reiterated Brooks Branch Road will remain open
until the new road is completed. He felt that road and the sidewalks will create a safer situation.
Chairman Campbell asked staff to give a timeline on the traffic study. Mr. Allen said the applicant
was just recently notified that they needed to provided. He would like to see it before this goes
to the Board of Mayor and Aldermen. Chairman Campbell asked when they could expect that
traffic study to be done. Mr. Woolridge answered that it could generally be done within two to
three weeks.

Susan Payne said that there could be a condition that if a traffic light is required the developer
would pay for it. Glen Bascom asked how much a traffic light costs and Ms. Durant stated it can
vary due to the engineering involved and the type of light.

Mr. Thompson worries the cove is a place where people will park all over the place. Mr. Thompson asked if on-site trees would be saved. Mr. Woolridge said that they would not due to
the way the detention would have to be designed.

Mr. Thompson said this is mid to upper-tier Marriott-brand hotels not like a Motel-6. He wanted
the citizens to be aware that the Town has strict guidelines around what kind of hotels can come
to Arlington. From an architectural perspective those guidelines were developed in such a way
as to make sure that Arlington is a special, unique, and attractive place. If Marriott has deemed
Arlington is ready for hotels, it’s their risk. We have property that is properly zoned for hotels.
If everyone follows the guidelines and meets our expectations, it will be of benefit to the Town.
We have businesses such as MicroPort and Wright medical who have people come from out of
town. We have wedding venues and sports tournaments in which participants need a place to
stay. He added that the neighboring municipalities have nice hotels and their crime rate did not
increase.
Chairman Campbell asked Assistant Fire Chief McMillen about the height increase on these hotels to about 50 feet and how prepared our fire department is for that now and in the future. Chief McMillen said that we have a 55-foot snorkel truck which will reach to the height of the third floor for fire but not for rescue. He noted the hotels they are talking about have protection built-in for the occupants, a full fire-alarm and sprinkler system, standpipes, and self-closing hotel doors. We currently have specifications written for a 107-foot aerial truck which will absolutely accommodate the ability for our firefighters to get onto the top of a four-story building. He stated that our fire department has tactical procedures in place to fight a hotel fire. He added the new, modern hotels with their construction type and the safety features built-in he doesn’t anticipate any major problems.

Mrs. Payne asked about if there is any problem with the cove and the turn-around. Chief McMillen answered Fire Department access would be in one driveway, around the building and out.

Mrs. Payne asked if the hotel tax that we would receive would help fund an additional fire company. Ms. Durant said there are no plans for that money, but it goes into the General Fund which is the fund the fire department operates from.

Alderman Harmon said he was concerned about fires that are intentionally-set in multiple locations overrunning the sprinkler system. He noted that Arlington has one fire-truck and is planning for a second company and two trucks would be necessary for a hotel fire. He was also concerned about security and asked if the hotel would have 24-hour security guards. Mr. Woolridge stated that they will have security cameras but not security guards.

Ms. Payne asked if there would be any covenants on the out parcels about what would not be allowed there even though it is allowed in the zoning. Mr. Woolridge said yes and if the Commission wanted to specify uses that are allowed in the zoning that they do not want to see there he can add those as well. Ms. Payne recommended not allowing certain uses and the architecture being cohesive.

Don Hinkle asked if they could have the basins wet with benches and walking paths. Mr. Woolridge said they could look into those items, but the wet basins are an insurance liability.

Chairman Campbell is concerned about the request for a smaller setback on Lot 3. Milton Grant, applicant, came forward to point out where the setback variance is requested. Chairman Campbell feels if everyone agrees that the setback not be changed there. Mr. Thompson said his interest is in making it look better, whether that means leaving the setback as is or not. Everyone agreed more grass and landscaping and less building is what they are seeking. Ms. Reeder suggested requiring added setback and landscape it or add enhancements. Ms. Payne suggested these items that are allowed in a shopping center zone be restricted: Convenience Store, Gas Station, Vehicle Wash, Self-Service Laundry, Veterinary Clinics/Kennels, and no Conditional Uses for shopping center zones would be allowed.

Mr. Thompson noted that there are a lot of conditions and asked if the Commission would prefer that the applicant continue working on this and bring it back. Ms. Payne agreed.

Chairman Campbell asked the applicant if they would like to pull this, take all these things into consideration and re-work it. He told them they could come back next month if they were ready. He said this Commission would be a lot more comfortable voting on this if they could see the
changes instead of passing condition after condition and then passing it on to the Board of Mayor and Aldermen.

Mr. Grant said the decision is at the will of the Planning Commission but from what he had written down, he is comfortable with their proposals. Mr. Grant made a request to withdraw.

Chairman Campbell stated the applicant has withdrawn this application.

D. **Other as properly presented**

There was no new business to come before the Commission but Ms. Reeder pointed out that she had put a second-quarter development in their packets.

**VII. Adjournment:**

**Motion:** Brian Thompson made a motion to adjourn the meeting and Russ Campbell seconded it.

Date: 8-20-18

Date: 8/20/18

Submitted By: Mary Helen Carmack, Planning Clerk