Town of Arlington

Planning Commission
February 18, 2020
6:30 P.M.
Meeting Minutes

I. Invocation – Brian Thompson

II. Call to Order and Roll:

Present:
Oscar Brooks, Alderman
Nynce Alston, Secretary
Dwight Barker
Susan Payne
Russ Campbell
Victor Ghosheh
Brian Thompson, Chairman

Others Present
Angela Reeder, Town Planner
Lynette Kirk, Planning Assistant
Gerald Lawson, Town Attorney

Chairman Thompson called the meeting to order and advised there was a quorum.

III. Approval of Minutes from January 21, 2020 Meeting:

Chairman Thompson called for a motion.

Motion: Nycole Alston made a motion to approve the minutes of the January 21, 2020 meeting.
Oscar Brooks seconded the motion.

Vote on Motion: The motion carried.

IV. Comments from Citizens

Chairman Thompson invited anyone wishing to address the Commission on any matter other than an item on the agenda to please come forward and state his/her name and address for the record.

No Citizens came forward; Mr. Thompson closed the comment period.

V. Old Business:

A. Other Business as Presented

There was no business presented.

VI. New Business:

A. R & L Carriers – Site Plan – to consider an expansion of the existing building and loading dock facilities located at 11305 Gulf Stream Road.

Chairman Thompson recognized Angela Reeder, Town Planner, who presented the staff report (on file) for R & L Carriers Site Plan.
Ms. Reeder said R & L Carriers sits on approximately 55-acres between Gulf Stream and Memphis Arlington Roads in the Town’s Light Industrial (M-1) district. The business will be expanded to the south, onto 29.6-acres.

The site faces Gulf Stream Road to the north, Hwy 385 on the east, Memphis Arlington to the south, and the Myers Park PD to the west. The expansion will stop short of Memphis Arlington Road, and the remaining land will continue as agriculture; no impacts to the north, east, or south are anticipated.

She explained that Myers Park PD has a row of nine single-family homes that back up to the R & L land with a proposed 6-ft wood fence and evergreens to provide a buffer. R & L proposes to continue the Myers Park fence and landscaping south along the property line; maintaining their security fencing behind the wood fence. She noted R & L proposed an 8-foot fence and Town will ask Myers Park for the same. She felt the 6’ note may have been an error.

The site plan shows an expansion of the front parking lot for a total of 207 parking spaces. The plan includes the addition of 100 new cross dock doors at the rear of the site (62,822 sq. ft.), 102 spaces for truck parking adjacent to the expansion, and 19,645 sq. ft. of new shop space.

Ms. Reeder stated access will continue through the existing driveway on Gulf Stream Road; a second emergency-only access gate is proposed on the west side of the building. She said a Traffic Study was presented to show impact to the surrounding roads; the completion of the Town’s roadway project at Hwy 70 and Jetway will correct the only deficiencies identified in the study.

A stormwater detention basin east of the building expansion will accommodate the increased stormwater and a 0.9-acre dry detention basin will be built to handle the 25-year drainage discharge from the site. Ms. Reeder explained this basin will serve as a sediment basin during construction and will be converted to a permanent stormwater detention basin.

**Main Motion:** Oscar Brooks made the motion to approve R & L Carriers Site Plan Expansion. Nycole Alston seconded the motion.

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

**Discussion:** Mr. Campbell asked if the two lots were going to become one. Ms. Reeder said yes. Joseph Parsley, Carlson Consulting, said an attorney was hired to consolidate the parcels. Mr. Campbell asked if there was any intent to create an access to Memphis Arlington Road. Mr. Parsley said any future access would have to be presented to PC. Ms. Reeder said R & L has extremely controlled access due to security and shows no interest in additional access.

Mr. Campbell asked if a condition could be applied to prevent truck access off Memphis Arlington. Mr. Parsley explained there was no interest in an addition access. Gerald Lawson, Town Attorney, added there is currently no way to access Memphis Arlington.

Oscar Brooks noted the Traffic Study did not address the damage trucks can do to roads. Mr. Thompson suggested the Town needs to plan accordingly and take responsibility in maintaining the roads. Mr. Brooks said Gerber Road needs repair. Ms. Reeder explained Myers Park includes future improvements to Gerber Road, which should help deter trucks.

Mr. Thompson asked if there have been any discussions with Myers Park. Mr. Thompson inquired about the three layers of fencing. Ms. Reeder explained the chain-link and electric fence is for security and the wood acts as a barrier. Mr. Parsley said an 8’ fence is on the south side and electric fence is the highest point. Ms. Reeder explained the landscaping will help act as screening.

Hearing not other discussion, Chairman Thompson called for a vote on The Motion.
Vote on Main Motion: The motion carried.

**STANDARD CONDITIONS:**

**S-1.** It is found that the application as presented, with plans dated January 24, 2020, 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 or its designee.

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

**PROJECT SPECIFIC CONDITIONS:**

**P-1.** 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-2.** 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-3.** Consolidation of the two project parcels must be completed, with proof provided to Town staff, prior to a PreConstruction meeting and the issuance of building permit authorization letter.

**P-4.** Landscape plans must include evergreens along the west property line wood fence to act as a buffer, consistent with the landscape plate and buffer requirements on the Myer’s Park PD.

**P-5.** The site must meet all relevant Fire Protection requirements, to the satisfaction of the Arlington Fire Department, to include a minimum 3600 gpm fire protection water supply provided in equally sized mains.

**P-6.** The emergency access gate shall be properly signed and meet access requirements to the satisfaction of the Arlington Fire Department, including a SOS (Siren Operated System), Access Gate Box, and Gate mechanism for KNOX padlock for manual operation.

**C. Other as Properly Presented**

There was no business presented.
VII. Adjournment:

Motion: Nycole Alston made the motion to adjourn. Oscar Brooks seconded it.

The meeting was adjourned.

Brian Thompson, Chairman

Nycole Alston, Secretary

3/16/2020 Date

4/22/2020 Date

Submitted By: Lynette Kirk, Planning Administrative Assistant