Town of Arlington
Planning Commission
Meeting

June 19, 2017
6:30 P.M.
AGENDA
Planning Commission Meeting
Monday, June 19, 2017
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the May 15, 2017 Meeting Minutes

IV. Comments from Citizens

V. Old Business

   A. Other as Properly Presented

VI. New Business

   A. Palmetto Arlington – Southwest corner of Milton Wilson Blvd and Airline Rd. – Planned Development


   B. Palmetto Arlington – Southwest corner of Milton Wilson Blvd and Airline Rd. – Preliminary Plat

   C. Other as properly presented

VII. Adjourn
DATE:       June 19, 2017

STAFF:      Angela Reeder, AICP, Town Planner
            Steve Hill, P.E., Town Engineer

SUBJECT:    Master Development Plan for the Palmetto Arlington PD

APPLICANT:  Palmetto Capital Group; Representative: Gregory Binzer

DESIGN PROFESSIONAL:  Pickering Firm, Inc; Representative: Cara Martin

SITE LOCATION:  Southwest corner of Milton Wilson Boulevard and Airline Road

ZONING CLASSIFICATION:  SC: Shopping Center and B-2: General Commercial

ACREAGE:  18.29 acres

PROPOSAL:  The applicant is asking for consideration of a Master Development Plan for their 18.29-acre project area. The Palmetto PD is located on the south side Milton Wilson, between Airline Road and the Summer Meadows Subdivision. As the site is under 50 acres in size, the Code allows applicants to begin the PD process with a Master Development Plan and skip the General Development Plan stage. As such, this is the first review of the PD by the Planning Commission.

On December 5, 2016, the BMA approved a zoning amendment for the project area, which revised zoning on the site to SC (Shopping Center) and B-2 (General Commercial) designations.

PROPOSAL AND ANALYSIS:
The Palmetto Master Development Plan identifies this location as a “gateway development” due to its location at the intersection of Milton Wilson and Airline Road, as well as its proximity to Interstate 40. The Plan states its intent is to “establish the overall design intent” to create “a first-class development.”

Proposed Uses
The plan states the project will be developed as a retail center with a variety of commercial activities. There are no requested exceptions for allowable uses, but rather the plan notes it will allow those uses already permitted in the underlying zoning districts, SC and B-2. As such, uses
such as general retail, drug stores, restaurants, banks, service stations, and office uses would be expected.

**Bulk Regulations**
The PD proposes to follow all bulk regulations in accordance with the underlying zoning (i.e. setbacks, height requirements and parking), with only one exception requested. The exception request is to allow zero side yard setbacks along internal lot lines only, so building walls may be located on property lines. This is often seen in commercial shopping centers and similar to the Shops at Arlington Village site, where a lot line divides the Shops retail building. The Plan also notes that due to the residential uses adjacent to Phase 2, a buffer shall be considered at site plan review for that phase. Staff understands that a use has not yet been identified, but suggests the language “of a size to minimize any adverse impacts” be added.

**Phasing**
The PD is divided into three phases, each roughly 5 - 6.5 acres in size. Phase 1 will consist of three (3) lots on the corner of Airline and Milton Wilson. A Preliminary Plat to create the Phase 1 lots has been submitted and is on the agenda tonight. Phases 2 and 3 are proposed to develop as market conditions allow, with Phase 2 potentially moving forward within the next 12 months.

The developer has stated they will retain ownership and ground lease some of the property, and other lots will be sold to end users. As such, building layouts are not included in the Master Development Plan and each lot will be required to receive Site Plan approval as they are designed and proposed moving forward.

**Architectural Design**
As the three phases will be developed by future tenants, no building elevations are included. However, the Plan notes these buildings shall be designed in accordance with Town Design Guidelines with complimentary materials such as brick and stone, color palettes in neutral tones, and complimentary design elements. Any future restaurants are encouraged to incorporate outdoor dining spaces.

**Site Layout and Access**
Access to Phase 1 is from two (2) points of ingress/egress, one along Airline Road and one along Milton Wilson Boulevard. Internal connectivity is provided through two shared drive aisles typical of a shopping center. Final review of each site plan layout will be by the Planning Commission. Additional driveways on Phase 1 may be considered by the Town Engineer, but are discouraged in order to reduce curb cuts. Access to Phases 2 and 3 will be reviewed at a future date with those phases, but will focus on internal connectivity and be subject to Town spacing requirements.

Roadway dedication and improvements will be required along both Milton Wilson and Airline Road. Similar to a residential PD, those improvements will be installed concurrent with the development of each phase, unless safety issues are identified that would require them be installed earlier or delayed.

The importance of internal pedestrian access is described and will be required with future site plans for the project. Crosswalks will be incorporated to provide clear access; however, their
design is not identified at this time. Staff would encourage a design be identified and use throughout, such as stamped or stained concrete. Bicycle storage will also be incorporated.

**Stormwater Detention**
The PD provides for all stormwater detention facilities to conform to Town regulations. Per direction from staff, the plan also identifies a shared detention basin for the lots in Phase 1 that is located on the southern edge of Lot 3. The shared basin would be installed at the same time as other subdivision improvements, and individual site plan review would confirm its adequacy as those 3 lots developed. Shared detention basins are considered in open space and shall be maintained by the individual properties or an association of the commercial property owners. Staff would look for the future 2 phases to develop in a similar manner.

**Common Open Space/Landscaping**
The Plan will meet the Town's 30% open space requirement across each site, and the Phasing Plan notes how much each phase and parcel must provide to meet that requirement.

A conceptual Landscape Plan is included and sets the streetscape requirements along Milton Wilson and Airline Road, landscaping in parking islands, and screening of loading areas and mechanical equipment. Streetscape designs include generous landscaping, with shade trees interspersed with flowering trees, and shrubs located behind the tree line. Additional enhancements are also proposed at the entrances. A condition of approval notes that the Airline Road streetscape may provide variety in the Type B tree, but Type A must be Pin Oaks per the Airline Rd Landscape Plate except for accent areas.

**Signage**
The Plan notes that a comprehensive Sign Policy shall be provided for DRC review to outline sign types, colors, locations, and illumination for consistency throughout. Otherwise, signage shall be in accordance with Town requirements with two deviations.

First, the applicant is requesting internally illuminated logos be permitted on wall signs for any individual tenant over 10,000sf in size or individual outparcel tenant. This type of lighting permits graphics to be visible by transmitting light through a translucent or semitranslucent material. The Plan only permits these logos when they are accompanied by reverse channel lettering in black or dark bronze, and are proportional in scale. This is similar to the request on the Kroger site across Airline Road. Sign proposals for future buildings would be considered by staff and the DRC as the phases are developed.

Second, the Code states each lot is permitted a freestanding sign; however, it also notes signs on any premises shall be spaced at 200 foot intervals. The applicant is asking for flexibility to allow the freestanding signs be closer than 200 feet, if necessary.

**Objectives of a Planned Development**
Pursuant to our Zoning Ordinance, the Town may grant approval for a Planned Development when it results in specific tangible benefits to the community. Specific objectives for the Town, residents, and the developer are identified below:

1. exceptional architectural and environmental innovation in design of the development;
2. exceptional preservation of rural character, open space, natural vegetation, natural geologic and topographic features, historic buildings and landmarks;

3. more efficient use of land resulting in networks of utilities, streets, and other infrastructure features that maximize allocation of fiscal and natural resources;

4. alternatives to private automobile travel and to prevent discontinuity on travel movements that would increase the length of trips;

5. to allow small businesses serving neighborhoods to provide convenient shopping that is accessible to pedestrians;

6. amenities not typically found in other developments such as greenbelts, pedestrian circulation, recreational facilities, etc.; and

7. developer benefits including conservation of lot density, lower cost of infrastructure, and increased design flexibility.

The Master Development Plan for the Palmetto Arlington PD accomplishes several of these objectives by 1) incorporating quality architectural design and cohesiveness, 2) incorporating landscaping and signage cohesiveness across the site, 3) utilizing a network of interconnected access to serve the commercial development with minimal number of curb cuts, 4) creating shopping opportunities in a commercial area accessible to residents through two main transportation routes and pedestrian connectivity, and 5) providing the design flexibility for the developer to design a development of this scale in phases.

A PD Master Development Plan is intended to facilitate flexible techniques and site design, and provide guidelines to coordinate future development. Staff feels the proposal provides adequate details and requirements to guide development on this roughly 18-acre site, while ensuring development is of a superior quality.

Next Steps:
The Planning Commission will make a recommendation of approval or denial of this request to the Board of Mayor and Aldermen, who will consider the request at a future public hearing.

In addition, preliminary plats, final Plats, site plans and construction documents for these Phases will come before the Planning Commission for review. Additional site plan review by the Design Review Commission will also be required for each phase.

RECOMMENDATION: Staff recommends approval of the Master Development Plan, subject to the following conditions, in addition to any other conditions levied by the BMA:

1. The Master Development Plan, if approved by the Board of Mayor and Aldermen, may be subject to revisions as a result of engineering design and Town technical specification considerations. The Town’s Zoning Ordinance, Subdivision Regulations, Stormwater Regulations and Technical Specifications Manual shall govern development of the Subject Property unless specifically modified as part of the approved Master Development Plan.

2. Upon approval of the Board of Mayor and Aldermen, the Planned Development shall be recorded with the Shelby County Register of Deeds.
3. After approval of the Master Development Plan, the applicant will be required to submit, and receive standard Site Plan approvals from the Planning Commission, the Design Review Committee, and/or Board of Mayor and Aldermen for each phase or lot therein.

4. All open space proposed as part of the Master Development Plan shall be privately owned and maintained by the individual property owners or an owners’ association.

5. A Comprehensive Sign Policy shall be reviewed and approved by the DRC before any sign permit is approved for the PD.

6. Revise the Master Development Plan document to address:
   a. All comments and “red-line” notes provided by the Town Engineer prior to final approval,
   b. To state a standard for internal crosswalks,
   c. To note that the Airline Road streetscape plate must include Pin Oaks for the Type A tree consistent with the Town’s Airline Rd plate, and only utilize the other species for accents.
   d. To note that Phases 2 and 3 will also incorporate shared detention facilities, and
   e. To revise the last sentence of the zoning and bulk regulations section to state “Based upon the sensitivity of proposed Phase 2 development in relation to the adjoining residential property, a west buffer of a size to minimize any adverse impacts will be determined at site plan review.

7. A Development Agreement, representing a binding agreement between the Developer and the Town of Arlington pertaining to all conditions of approval, including the submitted Master Development Plan (as amended), shall be required prior to beginning work on any phase of this development.
**Town of Arlington**

**Planning Commission**  
**Planned Unit Development**  
**Master Development Plan Application**

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Note: A pre-application conference is required at least one (1) month prior to filing an application for a Master Development Plan. Contact the Town Planner at 901-867-3449 to schedule an appointment.

<table>
<thead>
<tr>
<th>Planned Development Name:</th>
<th>Palmetto Arlington Planned Development</th>
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<tbody>
<tr>
<td>Location:</td>
<td>southwest corner of Milton Wilson Drive and Airline Road</td>
</tr>
<tr>
<td>Owner of Record:</td>
<td>Carter Grove, LP / Bascom Family, LLC</td>
</tr>
<tr>
<td>Owner Address:</td>
<td>184 S. Memphis Street - Holly Springs, MS 38635 / PO Box 483 Arlington, TN 38002</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-336-4090 / Ph: 901-870-4023</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:craft1851@bellsouth.net">craft1851@bellsouth.net</a> / <a href="mailto:glen@bascomrealty.com">glen@bascomrealty.com</a></td>
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<thead>
<tr>
<th>Developer Contact:</th>
<th>Gregory Binzer</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name:</td>
<td>Palmetto Capital Group</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>216 Centerview Drive, Suite 120, Brentwood, TN 37027</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>615-432-2696</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:greg@palmettocapitalgroup.com">greg@palmettocapitalgroup.com</a></td>
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<thead>
<tr>
<th>Engineer/Designer Contact:</th>
<th>Cara L. Martin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name:</td>
<td>Pickering Firm</td>
</tr>
<tr>
<td>Mailing Address:</td>
<td>6775 Lenox Center Court, Suite 300</td>
</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-729-5508 / Fax Number: 901-272-6911</td>
</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:cmartin@pickeringfirm.com">cmartin@pickeringfirm.com</a></td>
</tr>
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**Instructions for Submitting an Application:**

- **Fee Schedule:** Residential PD – $500.00 + $10.00 per lot  
  Commercial/Industrial PD – $2,500.00  
  Mixed-Use/Traditional Neighborhood Design PD – $2,500.00  
  PD Amendment – $250.00

  *Make checks payable to the Town of Arlington*

- Check all items on the following checklist. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

- Refer to the Town of Arlington Zoning Ordinance, available at [www.townofarlington.org](http://www.townofarlington.org), for all requirements.

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5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507  
Telephone (901) 867-3449 • Fax (901) 867-2638  
Revised: 1/8/2015
Disclosure Of Ownership Interests

In order to assist staff and appointed and elected officials of the Town of Arlington in complying with Ordinances of the Town relating to conflicts of interest, the following information is required to be furnished:

1. For Profit Entities: If the applicant submitting this Application ("Applicant") is a for-profit, e.g., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., trust, or any other form of for-profit business entity, the authorized representative of the Applicant must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Applicant. (If another business entity owns 10% or more of the ownership interests in the Applicant, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Applicant, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

   Applicant: Palmetto Arlington Airline Rd, LLC

   Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

<table>
<thead>
<tr>
<th>Name</th>
<th>Business or Home Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Palmetto Capital Group, LLC</td>
<td>PO Box 1615, Thomasville, GA 31792</td>
</tr>
<tr>
<td>A.B. Cox Company, LLC</td>
<td>216 Centerview Drive, Suite 120, Brentwood, TN 37027</td>
</tr>
<tr>
<td>Acuity Strategies, LLC</td>
<td>636 Hogan Rd, Nashville, TN 37220</td>
</tr>
<tr>
<td>G.E.B. Properties, LLC</td>
<td>117 Buckwheat Ct, Brentwood, TN 37027</td>
</tr>
</tbody>
</table>

2. For Profit Entities: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e., general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owners and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

   Owner and Lessee:

   Persons or Entities Owning 10% or More of the Ownership Interests of the Owner and Lessee:

<table>
<thead>
<tr>
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TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION

DEVELOPMENT STAFF REPORT

Palmetto Arlington Planned Development, Phase 1
PRELIMINARY PLAT REVIEW

DATE: June 19, 2017

STAFF: Angela Reeder, AICP, Town Planner
Steve Hill, P.E., Town Engineer

SUBJECT: Preliminary Plat for Palmetto Arlington PD Phase 1

APPLICANT: Palmetto Capital Group; Representative: Gregory Binzer

DESIGN PROFESSIONAL: Pickering Firm, Inc; Representative: Cara Martin

SITE LOCATION: Southwest corner of Milton Wilson Boulevard and Airline Road

ZONING CLASSIFICATION: SC: Shopping Center

ACREAGE: 18.29 acres

LOTS PROPOSED: 4 total (3 commercial lots in Phase 1)

PROPOSAL: Ms. Cara Martin, representing Palmetto Capital, is requesting Planning Commission approval of a preliminary plat for Phase 1 of the Palmetto Arlington Planned Development. The Palmetto PD is located on the south side Milton Wilson, between Airline Road and the Summer Meadows Subdivision. Phase 1 includes the 6.41 acres at the corner of Airline and Milton Wilson and is located within the SC (Shopping Center) Zoning District.

In summary, the subdivision will create three (3) lots in Phase 1: 2.12 ac, 1.31 ac, and 2.98 ac. The remainder of the lot will be for future phases 2 and 3. One lot fronts Airline, one fronts Milton Wilson, and the third is on the corner and faces both. The lots in Phase 1 will all gain access through two shared driveways, with the intent of limiting driveway cuts on Airline Road.

ANALYSIS: The proposed lot layout is generally consistent with Land Use Code for SC-Shopping Center zoned lots, with the lots meeting minimum lot size, having sufficient dimensions to allow development, and access requirements. The project will require some street dedication along both frontages, as well as roadway widening and improvements on each.

All additional required information was either identified on the plat or is required through a condition of approval.
NEXT STEPS: If approved, the applicant is required to submit a final plat that address all engineering comments, receive a Development Agreement from the BMA for Phase 1, and have a pre-construction meeting with staff prior to beginning work.

Each individual lot will also be required to process separate Site Plan permits through the Planning Commission and Design Review Committee. Those Plans must be consistent with the approved PD for the project.

RECOMMENDATION:
Staff recommends approval of the applicant’s request, subject to the following conditions, in addition to any other conditions levied by the Planning Commission.

STANDARD CONDITIONS:
S-1. It is found that the application as presented, dated June 6, 2017, and with the conditions of approval meets the provisions of the Town of Arlington Subdivision Regulations, the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. Preliminary Plat approval is effective for one (1) year from the date of approval by the Planning Commission. The applicant may request up to two (2) one-year extensions from the Planning Commission, per the Subdivision Regulations, if needed to receive approval of a Final Plat.

S-3. The Final and Preliminary Plat shall conform to all requirements of the Town of Arlington Subdivision Regulations.

S-4. The applicant’s design professional shall address all Preliminary Plat mark-ups prior to submitting and recording the Final Plat.

PROJECT SPECIFIC CONDITIONS:
P-1. Approval of a Final Plat is contingent upon approval of the Construction Plans.

P-2. All conditions of the Planned Development Overlay, Construction Plan approval and Final Plat approval shall be added to the plat prior to recording.

P-3. Shared ingress/egress easements shall be provided along the two internal access drives that serve each parcel.

P-4. No additional driveway access points will be allowed on Airline Road for either Lot 1 or Lot 2. No additional driveway access points will be allowed on Milton Wilson Boulevard for Lot 1. As future phases of development are presented, access points to Milton Wilson Boulevard will be evaluated at that time.

P-5. Road improvements to Airline Road and Milton Wilson Boulevard will be required as part of the subdivision of property. Improvements to the roadway shall be adjacent to those lots being proposed with this application. The remainder of the Milton Wilson Boulevard Road improvements shall be made completely with the next phase of this development.
P-6. All underground storm piping associated with all phases of development shall be designed to accommodate the 100-year storm event. The detention basins associated with Phase 1 of this development shall also be designed to limit peak discharge to pre-development flow rates for the 100-year storm event.

P-7. Detention for future phases of development shall be a single detention basin located in the southwest corner of the property. This detention basin shall detain stormwater from this site, as well as the drainage area north of Milton Wilson Boulevard that flows through this property. It shall be sized to limit the peak discharge from the 100-year storm event to the available capacity of the downstream storm drain system rather than the pre-developed flow rates. This detention basin shall be constructed with the next phase of this development.
# Town of Arlington

## Planning Commission

### Preliminary Plat Application

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**Refer to Meeting and Submittal Dates Calendar for Application Deadlines**

<table>
<thead>
<tr>
<th>Subdivision Name:</th>
<th>Palmetto Arlington Planned Development</th>
<th>Phase: 1</th>
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<tbody>
<tr>
<td>Location:</td>
<td>southwest corner of Milton Wilson Drive and Airline Road</td>
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<tr>
<td>E-mail Address:</td>
<td><a href="mailto:craft1851@bellsouth.net">craft1851@bellsouth.net</a>/ <a href="mailto:glen@bascomrealty.com">glen@bascomrealty.com</a></td>
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**Developer Contact:** Gregory Binzer  
**Company Name:** Palmetto Capital Group  
**Mailing Address:** 216 Centerview Drive, Suite 120, Brentwood, TN 37027  
**Daytime Phone:** 615-432-2696 Fax Number:  
**E-mail Address:** greg@palmettocapitalgroup.com

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**Engineer/Designer Contact:** Cara L. Martin  
**Company Name:** Pickering Firm  
**Mailing Address:** 6775 Lenox Center Court, Suite 300  
**Daytime Phone:** 901-729-5508 Fax Number: 901-272-6911  
**E-mail Address:** cmartin@pickeringfirm.com

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**Instructions for Submitting an Application:**

- **Fee Schedule:** $200.00, plus $10.00 per lot  
  *Make checks payable to the Town of Arlington*
- **Check all items on the following checklist. All items must be addressed or the application may be deemed incomplete and returned to the applicant.**
- **A preliminary meeting with Staff for review of the Town’s drainage plans, sewer maps, and Land Development Plan prior to the submittal deadline is strongly suggested. Staff meets the first and third Monday of each month. Please call the Planning Department to set up an appointment.**
- **Refer to the Town of Arlington Subdivision Regulations, available at www.townofarlington.org, for all subdivision requirements.**

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**Office Use Only**  
**Date Received:** 5/8/17  
**Amount:** 250  
**Fee Receipt #:** 066067

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5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507  
Telephone (901) 867-3449 • Fax (901) 867-2638

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Revised: 1/8/2015

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Planning Commission
Preliminary Plat Application

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.

2. A completed application form and stated documents are required. The Planning Department will review each item to ensure it is complete. The application will not be considered filed with the Department until all items are complete and will not be placed on the Commission/Committee agenda.

3. In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.

4. By signing this document, the applicant and owner accept the above conditions.

*Copy and use additional pages if necessary*

<table>
<thead>
<tr>
<th>APPLICANT:</th>
<th>OWNER:</th>
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<tbody>
<tr>
<td>If an Entity:</td>
<td>(if different from applicant - if same, note &quot;same&quot;)</td>
</tr>
<tr>
<td>Name of Entity: Palmetto Arlington - Airline Rd, LLC</td>
<td>*Owner information is required</td>
</tr>
<tr>
<td>By (Signature):</td>
<td>If an Entity:</td>
</tr>
<tr>
<td>Print Name: <em>RUSLIN COX</em></td>
<td>Name of Entity:</td>
</tr>
<tr>
<td>Title: <em>VP - DEVELOPMENT</em></td>
<td>By (Signature):</td>
</tr>
<tr>
<td>If an Individual(s):</td>
<td>Print Name:</td>
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<tr>
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