Town of Arlington
Planning Commission
Meeting

August 17, 2020
6:30 P.M.
Planning Commission Meeting
Monday, August 17, 2020
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the July 20, 2020 Meeting Minutes

IV. Comments from Citizens

V. Old Business
   A. Other as Properly Presented

VI. New Business
   A. **Airline Road Storage Lot - Rezoning** – 0.9-acre lot on the west side of Airline Road, approximately 488 feet south of the CSX Railroad.

       **PUBLIC HEARING:** a request to rezone a 0.9-acre lot on the west side of Airline Road, 488 feet south of the CSX Railroad, from M-1: Light Industrial to SC: Shopping Center zoning designation.

   B. Other as Properly Presented

VII. Adjourn
Airline Rd Storage Lot Rezoning
ZONING MAP AMENDMENT

DATE: August 17, 2020

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

SUBJECT: Zoning Map Amendment to Rezone one parcel

OWNER: Arlington CC Storage GP; Representative: Bill Powell

DESIGN PROFESSIONAL: Ledford Engineering, Planning, & Architecture, LLC; Representative: Kevin Ledford

SITE LOCATION: West side of Airline Road, approximately 488 feet south of CSX Railroad

ACREAGE: 0.9 acres

CURRENT ZONING: M-1: Light Industrial

FUTURE LAND USE: Community Support Commercial

PROPOSED ZONING: SC: Shopping Center Commercial

PROPOSAL: The applicant is requesting to rezone a roughly 1-acre lot on the west side of Airline Road, south of the CSX Railroad. The site is currently undeveloped and is adjacent to the recently renovated Arlington Climate Controlled Storage and The Yard uses. The applicant states they would like to develop the site with a small retail building but have no definite end users at this time.

The parcel is currently zoned M-1: Light Industrial. The applicant proposes to rezone the site SC: Shopping Center Commercial (see exhibit A).

ANALYSIS: Review of a Zone Change request should consider the intended Future Land Use of the site, existing nearby uses, and whether infrastructure can accommodate the proposal. Each is addressed below.

Future Land Use Consistency: The Future Land Use Plan identifies long-range goals of the Town regarding land use. It notes this area of Airline Road as ultimately a commercial corridor.
As shown on the map to the right, the proposed site is designated *Community Support Commercial* (dark pink). It extends north and south along the west side of Airline. Across the street to the east is *Neighborhood Support Commercial* (light pink), and to the north across the railroad tracks is an area designated *Regional Support Commercial* (red). The Town’s industrial park is to the west, shown as purple.

The site’s designation as Community Support Commercial is intended for community-service commercial development, providing daily goods and services, special stores, offices, and anchors. The requested Shopping Center (SC) zoning would allow for these types of uses and would be consistent. SC zoning would also be consistent with existing zoning on east side of Airline Rd and maintain consistent setbacks and uses.

**Surrounding Uses:** While Airline Road is primarily a commercial corridor north of I-40, its northern portion originally developed with industrial uses on the west side and the Town’s zoning reflected that.

Over time, the industrial district has grown on Jetway, but Airline has begun to shift toward the long-term vision: the church/chiropractor building, Season’s Square project, and conversion of Grisham manufacturing to indoor storage and an athletic center. The Town has even worked with Chemtainer, adjacent to the north recently, to encourage street frontage improvements and bring them closer into compliance with Town Design Guidelines and newer retail built in the area.

Uses across Airline from this site are commercial: the new Animal Clinic and the Arlington Commons shopping center. The proposed commercial use of this lot would be consistent with those existing and intended uses, as well as uses north of the railroad tracks.

A summary of surrounding uses, Zoning, and Land Use designations is provided below:

<table>
<thead>
<tr>
<th></th>
<th>Current Use</th>
<th>Current ZONING</th>
<th>Future LAND USE</th>
</tr>
</thead>
<tbody>
<tr>
<td>NORTH</td>
<td>Chemtainer (car wash beyond RR tracks)</td>
<td>M-1: Light Industrial (SC beyond RR tracks)</td>
<td>Community Support Commercial</td>
</tr>
<tr>
<td>SOUTH</td>
<td>Arlington CC Storage</td>
<td>M-1: Light Industrial &amp; SC: Shopping Center</td>
<td>Community Support Commercial</td>
</tr>
<tr>
<td>EAST</td>
<td>Arlington Animal Clinic, Arlington Commons center</td>
<td>SC: Shopping Center</td>
<td>Neighborhood Support Commercial</td>
</tr>
<tr>
<td>WEST</td>
<td>Arlington CC Storage/The Yard (vacant lot beyond)</td>
<td>M-1: Light Industrial</td>
<td>Light Industrial</td>
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</tbody>
</table>
Utilities and Public Improvements: All municipal services are accessible to serve a commercial development on the proposed site. Development of the site will require review of a Site Plan application.

Findings: In its review, the Planning Commission is tasked with making specific findings to support an amendment. Those findings are as follows, with staff comments in italics:

1. The amendment is in agreement with the general plan for the area - *it is consistent*
2. It has been determined that the legal purpose for which zoning exists are not contravened - *no issue has been noted*
3. It has been determined that there will not be an adverse effect upon adjoining property owners unless such adverse effect(s) can be justified by the overwhelming public good or welfare - *no adverse effect on adjacent properties is identified from the change from Industrial to Commercial zoning. While a loss of 1-acre of industrial zoned land would occur, it is the long-range plan of the Town for this area to be commercial and thus that loss was already anticipated by Town officials.*
4. It has been determined that no property owner or small group of property owners will benefit materially from the change to the detriment of the general public - *no detriment to the public has been identified from the proposed change, as it would continue the intended development pattern planned in the Town’s Long Range plan for this area.*

NEXT STEPS: The Planning Commission’s recommendation of approval or denial of this request will be forwarded to the BMA, who will consider it at a future public hearing.

As with any new development, any future construction on this site will be required to come before the Town for Site Plan review and approval by the PC and DRC.

RECOMMENDATIONS: Staff supports a recommendation of approval of the proposed amendment, finding it consistent with the Future Land Use Plan and Town required findings for a Zoning Map amendment.
EXHIBIT A

EXISTING ZONING MAP

PROPOSED ZONING MAP
LOCATION MAP

Airline Road Storage Lot

West side of Airline, 488ft south of CSX Railroad - ReZone Request
July 6, 2020

File 1327-07

Ms. Angela Reeder
Town Planner
Town of Arlington

RE: Rezoning Application for Arlington CC Storage, GP

Dear Ms. Reeder,

On behalf of Arlington CC Storage, GP, we are requesting an amendment to the Arlington Zoning map for a parcel of land located on the west side of Airline Road approximately 488 south of the centerline of the CSX Railroad. This parcel is approximately 0.916 acres in size and is currently zoned M-1 Light Industrial. Our client would like to have the zoning changed to S-C Shopping Center Commercial to allow for development per the S-C zoning which is more in keeping with the future land use plan of Community Support Commercial.

To the best of our knowledge we believe that this rezoning does not adversely affect the adjoining landowner’s, nor does the owner or any group of landowner’s profit from the zoning change to the detriment of the general public.

It is my understanding that Mr. Powell has already discussed this matter with you, and you felt that the request was in keeping with the Future Land Use Plan.

If you require further information in order to make your recommendation to the Planning commission, please let me know and we will do our best to provide it.

Respectfully,

Kevin Ledford, P.E.
Town of Arlington
PLANNING COMMISSION / BMA
Rezoning Application

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

Location (Legal Description): West side of Aerie Road 488.47 South of Centerline CSX Railroad
Location (Street Address): 0 Aerie Road, Arlington TN 38402

Legal Owner(s): Arlington CC Storage GP
Owner Mailing Address: P.O. Box 395 Arlington, TN 38002
Owner Mailing Address:
Daytime Phone: 901-483-8556Fax Number: N/A
E-mail Address: billerceconsultinggroup.com

Engineer/Designer Contact: Kevin Ledford
Company Name: Ledford Engineering Planning + Architecture, LLC
Mailing Address: 5501 Commander Drive Suite 105 Arlington TN 38002
Daytime Phone: 901-867-5220Fax Number: 901-867-5331
E-mail Address: kyledford@ledforddep.com

*Agent or representative authorized to prepare this application and to provide further information as requested by the Staff (name & email) : Kevin Ledford kyledford@ledforddep.com

Instructions for Submitting an Application:

☑ Fee Schedule: Less than five (5) acres: $1,000.00
☐ Over five (5) acres: $1,000.00 + $30.00 per acre over 5 acres
☐ Maximum Fee: $2,500.00

*Make checks payable to the Town of Arlington*

☑ A consultation with Staff before completion of this application and prior submittal deadline date is strongly encouraged. Staff meets the 1st and 3rd Monday of each month. You may contact the Planning Department to schedule a meeting (901-867-2620).

☑ Included is a checklist of required items. All items must be addressed, or the application may be deemed incomplete and returned to the applicant.

☑ No amendment of the Zoning Map may be approved until after two public hearings are held, one before the Planning Commission and one before the Board of Mayor and Aldermen.

Note: Any decision appealed from the Planning Commission to the Board of Mayor and Aldermen will result in a $300.00 fee. Also, any request to Defer a meeting after a public notice has already been provided prior to a meeting will result in a $200.00 fee.

OFFICE USE ONLY
Date Received: __________
Amount: __________
Fee Receipt #: __________

5854 Airline Road  P.O. Box 507  Arlington, TN 38002-0507
Telephone (901) 867-2620  Fax (901) 867-2638
Revised: 1/9/2020
PLANNING COMMISSION/BMA
Rezoning Application

CHECKLIST
This checklist is compiled to aid in the preparation of a Rezoning application; however, it is not meant to take the place of the Town of Arlington Zoning Ordinance.

☑ Area (in acres) of each parcel: 0 01 Acres
☑ Present zoning (by parcel): M-1 Light Industrial
☑ Requested zoning (by parcel): S-C Shopping Center Commercial
☑ Purpose of Request: To achieve the highest and best use of the property

SUBMITTAL FOR PRESENTATION TO COMMISSION:
☑ Application Fee
☐ Submit ten (10) application sets, each containing the following items on 8 ½” x 11” paper.
☐ A cover letter with a Statement of Purpose and a Justification of the request. It should address each of the Grounds for Amendment, as outlined in Section 10.10.5 of the Zoning Ordinance
☐ Any development plans for the site (if available)
☐ A recorded copy of the deed for property proving ownership, or the deed and a letter authorizing the applicant to act on the owner’s behalf
☐ Rezoning application and checklist with all applicable questions completed
☐ Plot plan and legal description for each parcel (several parcels may be included on one sheet). Provide prints – drawn to scale – showing subject property as reference to public streets and rights-of-way
☐ Vicinity map identifying showing property within five hundred (500) feet of the project site, or the property owners of a minimum of 25 properties, whichever is greater. Vicinity map shall show streets, roads, or alleys and indicate the owner’s name and dimensions of each parcel of property shown.
☑ Three (3) sets of self-adhesive mailing labels and one (1) paper copy of mailing labels for all surrounding property owners within 500 feet of the subject property (or the 25 closest owners, whichever is more).
☐ Any other information requested by Staff to adequately review the request.
☑ One (1) digital copy any drawings submitted in PDF format. Other formats are not acceptable.
☐ The party requesting a Rezoning must place a sign on the subject property that meets the following:
  ○ Duration: Sign shall be placed on the property at least fifteen (15) days prior to the public hearing and removed within five (5) days after the public hearing.
  ○ Size: Sign shall be 4’ x 4’ in size, single-sided. The max height of the sign, including posts, shall be six ft.
  ○ Location: One (1) sign shall be placed on each side of the site facing a public right-of-way, placed ten (10) feet from the public right-of-way. The sign must be completely visible to the public, not obscured by shrubbery, weeds, buildings or other objects.
  ○ Content: The sign shall state, at a minimum, the purpose of the request and the date, time and place of the public hearing. The specific wording shall be approved by the Town Planner prior to installation.
  ○ Construction: The sign must be made of weather-durable materials and the letters and numbers must be prepared using templates, stencils or attachable letters. Hand-lettered signs are not acceptable. The sign must be posted on durable wood or metal posts.
  ○ Maintenance: The applicant or requesting party is responsible for maintenance of the sign in good order until the sign is required to be removed. The status of the sign shall be checked frequently by the applicant, and immediately replace any sign that has fallen or been destroyed.
  ○ Colors: The sign background must be black with white letters and numbers.
PLANNING COMMISSION/BMA
Rezoning Application

ACKNOWLEDGEMENTS

It is understood that:

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

2. If all required materials/documents are not submitted to and received by the Planning Department by the deadline, the application will not be accepted or posted on the Planning Commission 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*

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<thead>
<tr>
<th>APPLICANT:</th>
<th>OWNER (if different from applicant):</th>
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<tr>
<td>If an Entity:</td>
<td>If an Entity:</td>
</tr>
<tr>
<td>Name of Entity: <strong>Ledford Engineering Planning</strong></td>
<td>Name of Entity: <strong>Arlington CC Storage, LP</strong></td>
</tr>
<tr>
<td>By (Signature): <strong>Kevin Ledford</strong></td>
<td>By (Signature): <strong>Bill Powell</strong></td>
</tr>
<tr>
<td>Print Name: <strong>Kevin Ledford</strong></td>
<td>Print Name: <strong>Bill Powell</strong></td>
</tr>
<tr>
<td>Title: <strong>Vice-President</strong></td>
<td>Title: <strong>Managing Partner</strong></td>
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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:** Leadford Engineering Planning Architecture, 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>Kevin Leadford</td>
<td>5567 Commander Drive Arlington TN</td>
</tr>
<tr>
<td>Stephanie Wilbanks</td>
<td>&quot; &quot; &quot; &quot; &quot; &quot; &quot; &quot; &quot; &quot; &quot; &quot; &quot; &quot; &quot; &quot;</td>
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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:** Arlington CC Storage, LP

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Business or Home Address</th>
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<tbody>
<tr>
<td>Bill Powell</td>
<td>P.O. Box 375 Arlington TN</td>
</tr>
</tbody>
</table>
PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED TO REZONE THIS 0.9-ACRE SITE FROM M-1: LIGHT INDUSTRIAL TO SC: SHOPPING CENTER

A PUBLIC HEARING ON THIS ITEM WILL BE HELD ON AUGUST 17, 2020, 6:30 P.M. AT: TOWN HALL 5854 AIRLINE ROAD ARLINGTON, TN 38002

CALL TOWN HALL FOR MORE INFORMATION: 901-867-2620
Text of Ad: 07/30/2020

PUBLIC HEARING NOTICE

The Arlington Planning Commission will hold a Public Hearing at 6:30pm on August 17, 2020 at Town Hall, 3854 Airline Rd, to consider a request to rezone a 0.9-acre lot on the west side of Airline Road, 498 feet south of the CSX Railroad, from M-1: Light Industrial to SC: Shopping Center.