Town of Arlington

Planning Commission
December 16, 2019
6:30 P.M.
Meeting Minutes

I. Invocation – Brian Thompson

II. Call to Order and Roll:

Present:  Others Present
Brian Thompson, Chairman  Angela Reeder, Town Planner
Nycole Alston, Secretary  Lynette Kirk, Planning Assistant
Dwight Barker
Susan Payne
Russ Campbell
Victor Ghosheh
Absent:
Oscar Brooks, Alderman, Excused

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

III. Approval of Minutes from November 18, 2019 Meeting:

Chairman Thompson called for a motion.

Motion: Susan Payne made a motion to approve the minutes of the November 18, 2019 meeting.
Dwight Barker 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. Arlington Physical Therapy Center – Site Plan – Plans for a new 3-bay retail/office building on Lot 5A of the Center at Hayes Crossing PD, located on the southeast corner of Airline Road and Cranston Drive.

Chairman Thompson recognized Angela Reeder, Town Planner, who presented the staff report (on file) for Arlington Physical Therapy Center Site Plan.
Ms. Reeder said Arlington Physical Therapy is Lot 5A of the Center at Hayes Crossing, located on the southeast corner of Cranston Drive and Airline Road. The applicant proposes a new 3-bay; 1 suite for Arlington Physical Therapy and 2 suites for future potential tenants. She said the lot is roughly ¾ acre and zoned B-1: neighborhood commercial per the PD.

The approximately 5,300 sq. ft. building is proposed on the east side of the lot facing Airline Road, with a small parking lot in the front. She reminded the Commission of a shared trash enclosure off the southern driveway on the Pediatrics East site.

Ms. Reeder stated the site plan has a total of 26 parking spaces which includes 2 ADA stalls. She said the Zoning Ordinance requires a minimum of 26 spaces and a max of 29 for mixed commercial buildings of this size.

She said this project will share a new curb cut on Cranston Drive with Lot 5B and this will provide access for future developments within the PD. Ms. Reeder said the site is a corner lot with 41% open space and required 15 tree density units.

**Main Motion:** Russ Campbell made the motion to approve Arlington Physical Therapy Center Site Plan subject to the proposed conditions. Nycole Alston seconded the motion.

**Discussion:** Russ Campbell asked if the backside of the building, with two-way traffic, would be where deliveries are received. Ms. Reeder said the site is not required to have a loading bay, due to the size of the project. Wesley Wooldridge, with the applicant, noted open area at the rear of the building could be removed in the future to create a pull-off for deliveries if needed. The committee said they like the open space for now, but appreciate a future option was there if it became a problem.

Mr. Ghosheh asked what type of businesses would be allowed in the other two bays. Mr. Connell said possibly a small restaurant, light office space or a small retail store. Mr. Thompson asked if there were trash bins or would tenants take trash out daily. Mr. Connell said tenants would take trash to the dumpster daily.

Mr. 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 December 3, 2019, 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, as necessary.

**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 improvements.

S-8. All sidewalk paths, including those across driveways, shall be ADA compliant, including the installation of truncated domes to provide tactile surfaces where ADA routes cross driveways. This requirement applies both in the public right-of-way and within the site.

**PROJECT SPECIFIC CONDITIONS:**

P-1. 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-2. Landscaping, lighting, building elevations and signage shall be reviewed and approved by the Design Review Committee in accordance with the Town Design Guidelines.

P-3. Revise plans to correctly note the max height permitted on this site per the approved Center at Hayes Crossing Planned Development is 1 ½ story, the rear setback as 20 feet, and to reference the Town-approved PD for the site as the guiding document for this Master Planned development.

P-4. Any associated common areas with this project must be incorporated into a POA (Property Owners Association) for the Center at Hayes Crossing PD, to ensure shared access and maintenance of POA amenities. Proof that the Owner’s Association is in good standing with the State and documentation on how each Phase will be incorporated shall be provided to Town Staff for review and approval, and subsequently recorded, where necessary, prior to final occupancy of the site.

P-5. Any shared common open space associated with this Site’s development must be deeded to the Owner’s Association and proof provided to the Town prior to occupancy of the building.

**B. Other as Properly Presented**

There was no business presented.

**VIII. Adjournment:**

**Motion:** Susan Payne made the motion to adjourn. Victor Ghosheh seconded it.

The meeting was adjourned.

_____________________________  2/18/2020  
Brian Thompson, Chairman  

_____________________________  1.21.2020  
Nycole Alston, Secretary  

Submitted By: Lynette Kirk, Planning Administrative Assistant