I. Invocation – Russ Campbell

II. Call to Order and Roll:

Present:  
Oscar Brooks, Alderman  
Nycole Alston, Secretary  
Dwight Barker  
Susan Payne  
Russ Campbell  
Victor Ghosheh

Absent:  
Brian Thompson, Chairman, Excused

Others Present:  
Angela Reeder, Town Planner  
Lynette Kirk, Planning Assistant  
Cathy Durant, Town Administrator

Secretary Alston called the meeting to order and advised there was a quorum.

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

Secretary Alston called for a motion.

Motion: Russ Campbell made a motion to approve the minutes of the December 18, 2019 meeting. Dwight Barker seconded the motion.

Vote on Motion: The motion carried.

IV. Comments from Citizens

Secretary Alston 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; Ms. Alston closed the comment period.

V. Old Business:

A. Other Business as Presented

There was no business presented.

VI. New Business:


Secretary Alston recognized Angela Reeder, Town Planner, who presented the staff report (on file) for PC Resolution 2020-01: Future Land Development Plan Update.
Ms. Reeder recapped events since the 2010 the Future Land Development Plan (FLUP) was adopted, as required by the State.

She explained the Town revisited the FLUP to ensure goals of the Town were being met. In the August PC meeting, text updates included demographics, new Fire Station, new parks throughout, densities changed to match zoning, and lowered Mixed-Use density, and the map considered several changes south of I-40.

Afterwards, the BMA considered the Plan at 2 meetings and in a Joint Work Session with the PC and Subcommittee members. Some revisions were identified to maintain the Town’s vision for future growth, which is now being presented to incorporate those discussed items. She listed each change to the text and map since last seen by the PC.

Updates included adding language to meet goals and objectives, Low Intensity Suburban Residential,

**Main Motion:** Oscar Brooks made the motion to approve Resolution 2020-01: Future Land Development Plan. Dwight Baker seconded the motion.

**Motion:** Russ Campbell made a motion to suspend the Planning Commission Meeting and open the Public Hearing. Oscar Brooks seconded the motion.

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

Secretary Alston declared the Public Hearing open and stated that a notice of a Public Hearing was published in the Commercial Appeal on December 17, 2019. Anyone wishing to speak for or against this request, please stand to be recognized.

Mark Whitlock, Arlington Resident, said he purchased 5726 Airline Road which is currently zoned residential and would like the board to consider allowing the lot as commercial. He explained his vision of the site for a new dental office and provided drawings of how it could be accomplished.

No others came forward.

**Motion:** Russ Campbell made a motion to close the Public Hearing and resume the Planning Commission Meeting. Oscar Brooks seconded it.

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

**Discussion:** Mr. Campbell asked Ms. Reeder to point out Mr. Whitlock’s property on the FLUP map. He asked if the property is currently zoned residential and if the FLUP map shows it as commercial. Ms. Reeder said it is now zoned residential and the proposed map would have it remain residential.

Mr. Campbell asked Ms. Reeder if Mr. Whitlock was aware of the FLUP proposed updates. She said yes, and he has attended multiple meetings. Mr. Campbell asked Ms. Reeder if the property was zoned residential when it was purchased by Mr. Whitlock. Ms. Reeder said yes.

Mr. Campbell stated he thought the prior Plan was good and the updates have made it even better. He explained the Plan is a guideline and may be adjust again in 8 to 10 years. Mr. Campbell said he is in favor of the Plan. Mr. Brooks said a lot of time and thought was put into the Plan and he fully supports the updates.

**Vote on Main Motion:** The motion carried.
B. **Patriot Bank – Site Plan** - site plan to consider a new bank building at 5332 Airline Road, on northeast corner of Airline and Milton Wilson.

Secretary Alston recognized Angela Reeder, Town Planner, who presented the staff report (on file) for Patriot Bank Site Plan.

Ms. Reeder said the applicant proposes a 6,950 square foot building for Patriot Bank on the northeast corner of Airline Road and Milton Wilson. The building fronts both Milton Wilson and Airline with parking on three sides. The site includes three drive-up teller lanes, a drive-up ATM lane, and a large meeting room on east side of building. All site improvements lie outside the front 25-foot streetscape.

She said Staff explained to the applicant the Town’s goal to take advantage of the limited front setback to “frame” the intersection. Ms. Reeder said Staff encourages shifting the building toward Airline Road, however, the applicant maintains no interest in shifting the building.

There are 35 parking spaces, 2 handicap stalls and a three-car queue at each teller window. She said the applicant is providing additional parking to serve their site and the meeting room within the building.

Mr. Hill, Town Engineer, explained there are two driveway access points, one on Milton-Wilson Boulevard and one on Airline. An internal driveway extends around the building accessing parking and four drive-through lanes. He noted the aisle on north side of the drive design queuing the ATM drive-through lanes will need to be widened for traffic to pass.

Staff is recommending the driveway access to Milton Wilson Blvd. be a Right-In/Right-Out drive that aligns with Regions Bank RI/RO. Mr. Hill said it would not be safe for vehicles to exit east on Milton Wilson due to the nearby intersection at Airline.

Ms. Reeder explained the site is mostly cleared with approximately two dozen trees along the east and the concrete footings of a previous building on the southwest corner. Plans show the trees within the footprint of the building and parking lot will be removed with several on the east side for a detention basin. She noted an effort to save any trees on the edge of the easement shall be made to serve as a buffer for residents in Hall Creek.

**Main Motion:** Oscar Brooks made the motion to approve Patriot Bank Site Plan. Russ Campbell seconded the motion.

**Discussion:** Russ Campbell said the Committee’s desire to push buildings forward in certain location has not been receptive. He said most developments are requesting to build away from the roadways. Ms. Reeder said developments want at least one row of parking in front. Mr. Campbell is fine with proposed setbacks.

Mr. Campbell expressed concerned regarding the safety of residents; he agreed with the recommendation for a Right In/Right Out on Milton Wilson. He asked if the widening of the 8’ driveway specified how much bigger it needed to be. Ms. Reeder said it has not been specified. Oscar Brooks stated he was not in favor of buildings closer to the street. He said he likes to see mature shrubs and trees blocking the view of the building from the street. He agreed with Mr. Campbell regarding the RI/RO drive on Milton Wilson. Mr. Brooks asked about rounding the curb at the entrance on Arline. Kevin Ledford, Ledford Engineering, said the area to the north was left open as future buildable space and this could tie into it in the future. Mr. Ledford noted the drive is in line with the drive on the west side of Airline Road.
Mr. Ledford explained why they did not want to change the layout. He said there are 3 main functions of the building, the main bank, community meeting area with 60+ seating and a drive through. Mr. Ledford said the meeting space needs parking in the rear for ease of entry. He said he would prefer a full functioning drive on Milton Wilson.

Mr. Brooks said he is in agreement with the location of the building, but feels the drive on Milton Wilson needs to be RI/RO. Mr. Campbell asked if the applicant would move forward with the plan if it required a RI/RO. The applicant said yes. Mr. Ledford asked to clarify that the building location is fine and the only change is the RI/RO on Milton Wilson. The Committee said yes.

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

**STANDARD CONDITIONS:**

**S-1.** It is found that the application as presented, with plans dated January 9, 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, 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.

**PROJECT SPECIFIC CONDITIONS:**

**P-1.** 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.

**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.** The building size is large enough that it must include a sprinkler system. All necessary permits and approvals to achieve this must be obtained.

**P-5.** Plans shall be revised to provide adequate aisle width required for pass-through traffic on the north side of the building, to the satisfaction of development staff and the fire department.
P-6. Final plans shall include signage to denote vehicles shall not enter the drive-through lanes area from the Airline Rd side of the building, as those lanes on the north side of the building are one-way only.

P-7. The driveway on Milton Wilson shall be revised to a Right In/Right Out, consistent with the one across the street at Regions Bank.

P-8. Reasonable efforts shall be made to preserve any existing trees on the east side of the site along the edge of the slope easement, to act as a buffer for residents in Hall Creek.

C. Other as Properly Presented

There was no business presented.

VIII. Adjournment:

Motion: Oscar Brooks made the motion to adjourn. Victor Ghosheh seconded it.

The meeting was adjourned.

Brian Thompson, Chairman

2/18/2020

Date

Nicolette Alston, Secretary

2/18/2020

Date

Submitted By: Lynette Kirk, Planning Administrative Assistant