Town of Arlington

Planning Commission
September 17, 2018
6:30 P.M.
Meeting Minutes

I. Invocation – Secretary Brian Thompson delivered the invocation.

II. Call to Order and Roll:

Present:
Russ Campbell, Chairman
Brian Thompson, Secretary
Susan Payne
Glen Bascom
Larry Harmon, Alderman
Don Hinkle

Others Present
Angela Reeder, Town Planner
Gerald Lawson, Town Attorney
Janet Lucci, Planning, Admin. Assistant
Steve Hill, Town Engineer
Catherine Durant, Town Administrator

III. Approval of Minutes from August 20, 2018 Meeting:

Chairman Russ Campbell called for a motion.

Motion: Don Hinkle made a motion to approve the minutes of the July 16, 2018 meeting.

Susan Payne seconded the motion.

Vote on Motion: The motion carried unanimously.

IV. Comments from Citizens

Chairman Russ Campbell invited anyone wishing to address the Commission on any matter other than the item for which a Public Hearing would take place later in the meeting, to please come forward and state his/her name and address for the record.

No citizens came forward. Mr. Campbell closed the comment period.

V. Old Business:

A. Other as Properly Presented

There was no old business to come before the Board.

VI. New Business:


Chairman Campbell recognized Angela Reeder, Town Planner, who presented the staff report for Rich Products (on file). Ms. Reeder stated the applicant is requesting approval of a site plan for the addition of two 150,000 gallon holding tanks (correction from staff report) at 5885 Jetway Drive. Rich Products is a long-term company on Jetway in an industrial zoned area. The additional two tanks are for byproducts created during the manufacturing process. The tanks will sit at the northern end of
the site, Ms. Reeder explained, roughly 61 feet from their north property line and 407 feet back from Jetway.

These tanks will be 28 feet tall (correction from staff report), with a 30-foot diameter. Ms. Reeder noted staff recommends added landscaping, to include several trees, be planted alongside the tanks as the tanks will not be screened by the buildings.

Ms. Reeder further explained, as the tanks will be located on a concrete pad, there is no change to existing site access and no road improvement is required. As there is no additional building area proposed, no additional parking is required. Additionally, no public road improvements are required along Jetway Drive nor is a detention basin or drainage improvement required at this time.

Ms. Reeder stipulated staff recommended secondary containment for the proposed tanks to help prevent accidental spills from reaching drainage ways in the town. The applicant did revise their initial plans and the tanks will now sit in a roughly 4-foot deep basin instead of on a flat concrete pad.

Ms. Reeder stated staff recommended approval of the request, subject to conditions stipulated.

Chairman Campbell called for a motion.

Main Motion: Brain Thompson made the motion to recommend approval of the site plan for Rich Products. Don Hinkle seconded it.

Discussion: Mr. Harmon raised the concern of the type of byproduct Rich Products produces. He questioned whether the byproduct was hazardous. Ms. Reeder responded the byproduct was a sugary byproduct resulting from their food production. Rich Products had an accidental spill in the past. The material was not hazardous. Mr. Harmon clarified that no suppression system was therefore required. Ms. Reeder agreed that was correct.

Chairman Campbell called for a vote on Rich Products Site Plan.

Vote on Motion: The motion carried unanimously.

STANDARD CONDITIONS:
S-1. It is found that the application as presented, with plans dated September 10, 2018, 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, if required.
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. The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing 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.
**B. Regions Bank – Site Plan – 4900 Milton Wilson Blvd.**

Chairman Campbell recognized Angela Reeder, Town Planner, who presented the staff report for Regions Bank (on file). Ms. Reeder stated the applicant is requesting approval of a site plan for a new bank building on the southeast corner of Airline Road and Milton Wilson. The lot, Ms. Reeder noted, is just under 1 acre in size and is within the SC zoning district and subject to the Airline Road PD overlay.

The applicant proposes to construct a 2,257 square foot building for a new Regions Bank location. The building will front Milton Wilson with parking on the north and west side and will gain access off the shared drive from the existing curb cut on Milton Wilson. Ms. Reeder showed how a driveway will extend around the entire perimeter of the building and provide access to parking and 3 bank teller lanes on the east side of the building. The Airline Road PD discourages driveways with double-loaded parking along the street. The applicant, Ms. Reeder confirmed, is proposing a single-loaded drive aisle on each street side.

In addition, the applicant will construct a pedestrian access with a walkway from Milton Wilson to the building entrance. This walkway will include a short retaining wall (max. of 30”) and a ramp with railings to safely get pedestrians through the parking lot and to the front of the building.

The plan provides a total of 11 parking spaces which includes 1 handicap stall. Ms. Reeder confirmed this is within the Zoning Ordinance which calls for a minimum of 8 spaces and a maximum of 11 for banking uses.

Mr. Steve Hill noted that no road improvements are required for this project as the site has been fully improved with curb & gutter and sidewalks. In addition, storm drains were installed to handle drainage from each out-lot in the development. Public sanitary sewer service is available. Mr. Hill stated all requirements for the Town have been met.

Ms. Reeder covered the landscaping and tree ordinance requirements. She stated the open space of 41% is provided on site which exceeds the 21% required by the Airline Road PD for this lot. The landscaping is consistent with the PD. The Design Review Committee will review the final landscaping plans and the final design for the building.

Ms. Reeder explained if approved the applicant will next be required to receive approval for site improvements from the Design Review Commission, complete all conditions of approval and have a Pre-Construction meeting with staff prior to beginning work.

Ms. Reeder noted staff recommends approval of the applicant’s Site Plan for a new bank building subject to conditions stipulated.

Chairman Campbell called for a motion.

**Main Motion:** Larry Harmon made the motion to recommend approval of the proposed site plan for Regions Bank. Don Hinkle seconded it.

**Discussion:** Mr. Bascom enquired whether the elevation of the site would remain the same. Mark Naylor, Project Manager for Regions Bank, explained the elevation of the site was difficult due to the slope. The lot does sit below Milton Wilson. Regions Bank requires site access to parking for its customers. To work with the current site and slope issues and to provide adequate access and parking...
for their customers they have developed what they feel is the best plan for this lot. Mr. Naylor stated they would not be adding additional retaining walls.

Mr. Thompson and Mr. Bascom addressed the question of retaining walls. Mr. Thompson had hoped when developed this site would be graded to the elevation of the road. Currently Mr. Thompson believes, the lot sits 6 to 7 feet below the road. He believes the proposed plan of Regions Bank will not offer an attractive site line when approaching the area from the south.

Mr. Naylor confirmed that it is a difficult site however the Bank had studied this lot and felt they have come up with the best development plan given what they have to work with. He reiterated that Regions Bank would not develop this lot and put their bank building there if they were not happy with how it was going to look.

Mr. Bascom enquired if there was to be fencing around the front of the lot. Mr. Naylor responded no, there are not plans for fencing as they do not feel it is necessary with such a short wall. However, Mr. Naylor emphasized that the pedestrian access would be ADA compliant.

Mr. Thompson raised the issue of the landscaping and potential problems with erosion that the slope of this site may produce. Mr. Naylor responded Regions Bank was meticulous with their landscaping and the site would have a pleasant appearance with nice landscaping.

Mr. Bascom addressed the sites elevation if you are at the stop light at Airline/Milton Wilson. He is concerned as he believes the site is 8 feet lower than the street and wondered what the sight line from the red light would be. Mr. Naylor responded that sight line studies were done to make sure when you are walking or driving in that area the building would look appropriate. He confirmed the lot was actually 6 feet lower than the street.

Mr. Thompson mentioned the placement of the Dermatology building on the northwest corner of Airline/Milton Wilson. That building, Mr. Thompson reminded the members, was placed so close to the road with the expectation that the other three corners at that intersection would match placement and also be close to the road. Mr. Thompson is concerned the proposed building will not be tall enough and will be aesthetically displeasing to be so much lower than the rest of the intersection and set back so far from the road. He wondered if there was anything that could be done to give the building the appearance of more height. Mr. Thompson asked Mr. Naylor if they had considered eliminating the parking on the west side of the building.

Mr. Naylor responded the bank had studied the issue and given the slope of the current site, had they felt come up with the best solution. He explained the bank requires a clockwise rotation of traffic for their customers and appropriate circulation for the Fire Department. The Bank also requires parking as close to the front doors of the building as possible and cannot allow a design that would have people walking from their cars across the bank drive thru lanes.

Ms. Payne asked what Regions Bank found when they completed their visibility study. Mr. Naylor replied the study confirmed the site was limiting as set up by the Planned Development that Kroger had proposed.

Mr. Campbell was interested to know if the proposed building would be a standard Regions Bank building. Mr. Naylor responded Regions had changed some of the material including the brick and had added bronze to the building. Mr. Thompson asked if it would be comparable the Regions Bank in Lakeland and Mr. Naylor responded no, the building would not be the same.

Mr. Thompson is pleased with the look of the building as proposed; however, he expressed concerns about the roof and site lines. Mr. Naylor agreed that Regions does not want to see the roof either. He
is confident, however, that the bank would not develop this lot if they did not feel the end result would hold up to the standards of Regions and be an asset to the Town.

Mr. Hinkle revisited the planned development of the intersection that Mr. Thompson had addressed earlier. He is concerned about the view of this building as it relates to the Dermatology building. The plan, he reminded the board, was to have something nice on all four corners. Mr. Hinkle wondered if the bank would be able to move closer to the road. Mr. Naylor replied the lot did not accommodate a different placement.

Mr. Harmon asked if a different lot on one of the other remaining corners would work better for the bank. It was determined this would not work for the bank.

Ms. Reeder addressed the issue of the remaining two corners at the intersection. The Town, she said, would strive for consistency on the two remaining lots at the intersection. She clarified the other two lots did not have the elevation problem of this lot and could frame the intersection more consistently.

Ms. Reeder also reminded the members that the DRC will look at Regions proposal and perhaps be able to come up with an idea to give the building the appearance of increased bulk or mass.

Mr. Thompson wondered if another option would be to ask for enhanced landscaping around the lot with perhaps benches or walkable areas. Ms. Cathy Durant responded that the landscaping in that development will match the landscaping done by Kroger. That development, Ms. Durant stated, was heavily landscaped and will have a nice appearance.

Mr. Campbell commented that this lot was set back from the road because of the Planned Development approved for the Kroger.

Mr. Bascom asked about the street light project on Airline. Ms. Durant responded that MLG&W has plans for Airline Road and the street lights will be done in conjunction with the road widening.

Ms. Payne concluded that Regions Bank would be a nice addition to the area. It is a wonderful neighborhood bank and will be an asset to the community.

Mr. Bascom enquired what sort of trash receptacle Regions Bank would have on site. Mr. Naylor replied it would be a small trash receptacle. Due to privacy concerns with the bank’s customers, banks generally don’t have large dumpsters. Regions plans to screen their small trash receptacle. Ms. Reeder added that was stipulated in the PD.

Mr. Bascom confirmed that the entrance to the bank from Milton Wilson would be a Right in and Right out. Ms. Reeder confirmed that was correct.

Chairman Campbell called for a vote to recommend approval of the Site Plan for a new bank building.

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

**STANDARD CONDITIONS:**

**S-1.** It is found that the application as presented, with plans dated September 4, 2018, 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.

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-3. 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-4. 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-5. 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 and the approved Airline Rd PD.

C. Discussion - Myer’s Park PD – Master Development Plan – at the northeast corner of Memphis-Arlington Rd. and Gerber Rd.

Chairman Campbell recognized Angela Reeder, Town Planner, who presented the staff report for a Master Development Plan for Myer’s Park (on file). Ms. Reeder stated this plan was presented in August to the Planning Commission. The PC did not recommend approval of the Myer’s Park Mixed-Use Planned Development and Master Plan as presented.

On September 4, 2018 the item was heard by the Board of Mayor and Aldermen. At the recommendation of the Board, the applicant pulled the project and a joint Work Session was held to allow additional discussion.

Based on that Work Session the applicant has proposed several revisions. The proposed changes impact density, lot size, open space, parking and some other concerns. The list of proposed changes was provided to the board members.

Ms. Reeder noted this item was added to tonight’s agenda as a discussion only item intended as an informational discussion for those who were not able to attend the joint Work Session.

The revised proposal will be brought back to the BMA on their next agenda.

Chairman Campbell declared there would be no vote called on this item. He will provide every member an opportunity to discuss the item as presented and ask staff or applicant any questions or comments.
Discussion: Mr. Hinkle noted that the revised changes included widened roads and roundabouts which would slow down traffic. The improvements, he feels, are done well and he is pleased that Mr. Grant was able to accommodate the concerns brought to his attention.

Mr. Harmon noted the widened driveways however he is concerned about the surface area proposed to be covered by concrete. Due to the small lot size, he continued, and the rear yard setback, the water will not have any place to go. Mr. Hill responded, stating the drainage for the development is set to go to the streets and alleys and handled on-site and designed for a 25-year storm as required. He clarified TDEC is concerned with where the water will go when it leaves the site. The proposed detention is set up to handle drainage issues.

Mr. Harmon stated some homeowners have experienced problems when attempting to install a pool and not being able to due to drainage issues. Ms. Durant responded to the issue explaining the relevant factors that may create problems when installing a pool include the original grading of the yard, how much concrete is already in the yard and how much concrete is proposed around the pool. Lots are designed to drain into the storm water system. Mr. Hill agreed that paving rear yards creates a problem with too much water and no where for it to go. Subdivisions are designed and graded overall to eliminate this problem. Ms. Payne agreed.

Mr. Thompson felt the joint Work Session was very positive, everyone had an opportunity to speak and Mr. Keith Grant addressed all the primary concerns; density, lot size, parking and traffic. In addition, professionals have studied these concerns and offered solid solutions. The parking pads and rear load homes have alleviated somewhat the concern of street parking. The new proposal offers more off-street parking.

Ms. Reeder noted Arlington Middle School increases traffic during drop off and pick up hours. The Middle School has realized this and plans to partially address this issue in a 2020 plan which will redo the drop off/pick up area at the front of the school.

Mr. Thompson shared concerns about the limited availability of industrial property in the Town of Arlington. Eight years ago this property was zoned for mixed-use and the developer has proposed a mixed-use development plan. If we compare this project to Arlington Trace, there they have 48 acres and 200 lots. Here we have 38 acres and 146 lots. That calculates to 3.5 units per acre. This property Mr. Thompson pointed out, would never have homes with ½ acre lots. He questioned what we would reasonably expect to see here. The current proposal is best suited for this area with open spaces and architectural choices.

Mr. Thompson further noted the newly designed traffic circles, or roundabouts, included in the revised proposal. He wanted to make sure any landscaping in them would be well maintained. Mr. Hill stated the traffic circles would be built out of cement only, no landscaping and would be a traffic calming measure. Ms. Reeder explained they were more like a speed-hump with no landscaping.

Mr. Thompson’s final comments; 3.5 units per acre is below what we currently require for mixed-use density. He enquired as to whether the trees along Memphis-Arlington Road would be lost due to construction for this project. Ms. Durant and Mr. Hill replied the trees would be lost when the road is widened and a walking trail/bike path is installed, regardless of this project.

Mr. Campbell apologized for missing the joint Work Session. He thanked the BMA for calling the work session and the progress they made during the session. Mr. Campbell indicated he was in favor of the project from the beginning and the revisions they have made to the project have only improved the overall proposal.
Mr. Bascom expressed his dissatisfaction with this project. Noting he is not a fan of this particular project. He did not attend the joint Work Session but said he has spoken to Mr. Keith Grant directly and is not close to voting for approval of the project. One of his main concerns is the inadequate representation of mixed-use in this project which he thinks is 99% homes and 1% office space, not a mixed-use. He would rather see 2.5 units per acre on this site. If the proposal for Myer’s Park included 100 homes, for instance, rather than the proposed 130 homes [sic] he would be more inclined to vote for the project.

Mr. Bascom feels strongly that rear-loaded homes with alleys are not a good idea. Mr. Bascom also pointed out that although the revised lot width size has increased to a 50-foot minimum, he does not feel this is large enough. He would rather see a 60-foot minimum lot width. He would prefer that the Town of Arlington be focused on lot sizes comparable to Wilsons Crossing which has a 70 to 75-foot lot width size. Donelson Farms Development was turned down for a proposal that would have provided homes with reduced lot size. The direction the Town took at that time was to go for larger lots and larger homes, at least 2800 sq. foot.

He is concerned that approving Myer’s Park will set a precedent. It seems perplexing to Mr. Bascom that during such a strong economy the Town would choose to vote for a development with smaller homes and lots.

He is not in favor, he stated, of the proposed apartments above the retail space in this development, and feels this is not appropriate for this site.

He pointed out that having something industrial on this property would be a nice addition in this area. People have contacted him and indicated they are not happy seeing homes go in on this site.

Mr. Bascom is concerned that the Town’s bulk regulations do not stipulate that mixed-use, e.g., apartments over shopping facilities, are limited to the Depot Square area only. He is afraid other developers will want to insert them into their projects in areas around Town.

His overall opinion of the Myer’s Park project, he noted, is not positive. He is afraid in 10 years the area will just be lots of cars everywhere like the Villages at Arlington. He wondered if the HOA will enforce lawn maintenance to ensure that there is a uniform grass maintenance on all lots.

Ms. Payne noted this proposed development of mixed-use is proper and correct for the area. The joint Work Session had great input and ideas from everyone. It was an opportunity for an honest discussion about the project and Mr. Grant’s changes reflected the input given to him at the session.

Ms. Payne further explained that Mr. Grant had addressed the density issue and she agrees with Mr. Thompson that the end result is a great improvement.

Mr. Thompson indicated that he would be in favor of eliminating the apartments above the proposed retail area in the Myer’s Park project.

Mr. Harmon offered his support for Mr. Bascom and stated that he is frustrated with this project. Mr. Harmon noted the revision offered by Mr. Grant of the removal of five lots does not address the other issues, as far as he is concerned. Other issues and concerns remain that are not addressed.

Mr. Harmon would like to see the Town adhere to its regulations or he fears we will see retail/apartment type situations pop up all over town. He feels strongly that these types of project should be reserved for the Depot Square area only.

Ms. Payne explained that larger lots are not the trend she is currently seeing in development. There is a large segment of the population, she pointed out, that prefer smaller lots. She feels these homes
will be popular and a strong selling point for Arlington. Mr. Campbell agreed. Mr. Thompson noted that although there is little yard there are common open space designed into the project.

Mr. Bascom is concerned about the long-term problems a development like this may cause. He is afraid we may see more of these in the Town in the years to come. He offered a suggestion of building a different type of community, for instance a 55 years and older development. Or perhaps a Church.

Ms. Payne noted the current proposal will add rooftops to the Town which will have a positive impact on the long-term health of the Town.

Chairman Campbell closed the discussion on the Myer’s Park Planned Development.

D. Discussion – B-2 Zoning and Self-Storage facilities

Chairman Campbell recognized Angela Reeder, Town Planner, who presented the staff report for a discussion on Self-Storage and the General Commercial (B-2) zone. (on file). Ms. Reeder noted this discussion started earlier this year when a Code Amendment was approved by the Board. At that time, it separated Indoor, Climate Controlled Storage from traditional storage and added more detailed standards for those buildings.

Ms. Reeder referred to the chart, found in her staff report, that summarized the current Code and allowable uses for self-storage. Ms. Reeder reviewed the Conditions for Mini-Warehouse and Self-Storage and the Conditions for Indoor, climate-controlled, self-storage facilities that was added this year. She concluded noting these are the current regulations for the Town.

Chairman Campbell declared there would be no vote called on this item. He will provide every member an opportunity to discuss the item as presented and ask staff any questions or comments.

Mr. Campbell noted it may be time to define mixed-use and to have an opportunity to gather opinions about that. Ms. Reeder stated there could be an attempt to bring forward a larger amendment, perhaps in December or January. If the members would present their ideas ahead of time, those suggestions could be compiled and the proposal could be brought forward. He opened the floor the Mr. Harmon who requested this discussion.

Mr. Harmon noted that he had voted against the mini storage height allowance. The fencing around the building won’t do anything to hide the building. He is not in favor of a four-story building located next to neighborhoods. There are several locations around Town zoned for B-2 where we would not want self-storage to be located. And, he continued, the fact that they are supposed to look like office buildings doesn’t help as that is not what he sees when he drives around. He doesn’t like them. Mr. Bascom agreed, putting fake windows on the buildings doesn’t help with their overall appearance.

Mr. Harmon proposed removing self-storage from the B-2 zoning regulations. Ms. Payne pointed out that would leave them zoned for industrial areas only which is not a good option. Mr. Harmon continued that he would not want self-storage to back up to a neighborhood which is currently permissible. It was noted that currently there are several types of business’ that can back up to neighborhoods, including fast food restaurants. Ms. Payne asked for confirmation that self-storage facilities bring tax revenue to the Town. Ms. Durant confirmed that they do.

Mr. Bascom said he does not like the self-storage facilities located close to the road. He would like a requirement for them to be 200 feet off the road. Mr. Campbell suggested perhaps tightening up BZA and DRC guidelines may alleviate some of the concerns.
Ms. Payne and Mr. Thompson commented that self-storage may be preferable to some of the other retail options that are allowed next to neighborhoods. Mr. Thompson noted that self-storage actually produces less traffic flow than a shopping center or fast food restaurant.

He also pointed out that there are already conditions built into our system; the BZA determines if it is suitable. Ms. Durant added that the BZA may also add conditions. Mr. Thompson expressed concern if we remove the ability to be flexible we are taking away unforeseen opportunities. We already have a process in place to deal with this and make the decisions.

Ms. Reeder noted the BZA can determine if it makes sense to have the location of the facility 200 feet from the road; they have that authority. Mr. Harmon pointed out the BMA will also make sure the conditions in place are met.

Mr. Bascom noted a Master Development Plan project does not have to go through BZA for approval. Ms. Reeder confirmed that to be correct.

Mr. Harmon asked about special use v. conditional use. Ms. Durant replied that special use permits are illegal and that Conditional Use permits with a set of standards and guidelines have replaced them. Mr. Gerald Lawson, the Town Attorney, confirmed that there is no legal basis for a special use permit.

Mr. Thompson questioned if we could remove the traditional self-storage from B-2 zone and place it in industrial only. Ms. Payne responded indoor one would still be considered conditional use.

Ms. Reeder pointed out with current guidelines in place today it would be difficult to build a traditional roll-up self-storage anywhere in Arlington. Ms. Durant pointed out the last time a traditional self-storage was built in Arlington was prior to 1990.

Mr. Thompson raised the issue of having self-storage units as the first visible building when you exit I-40 to Arlington. He questioned, if you could not allow a self-storage unit across from an existing one. Ms. Reeder answered we may be able to include a distance separation in the regulations.

Mr. Lawson stipulated there must be a valid reason; stating a self-storage unit is not allowed across from an existing one, is arbitrary and would not be legal. Mr. Lawson stated we would be able to update our regulations only if the new regulations met the requirements of a conditional use permit. To meet the conditional use permit requirements there must be a legitimate, justifiable reason to stipulate a distance between the two facilities. For instance, height limit or a buffer between residential area would be examples of reasonable justification.

Ms. Reeder noted that the 4 story, 40" height restriction has been in place for a while and applies to all uses. It would be unusual to have a request for a four-story building.

Mr. Thompson agrees that self-storage units are not the most desirable facilities in Arlington. However, he noted, he does not want to relegate them to industrial zoned only. The Town has a limited amount of industrial zoned space and relegate self-storage to industrial means less opportunity for manufacturing companies to come in, which bring significantly more jobs than a self-storage facility.

Mr. Campbell reiterated that we have several guidelines and a process already in place. Mr. Bascom would like some conditional use requirements to be added for self-storage facilities. Mr. Thompson mentioned perhaps requiring a certain lot size or setting other conditions. Ms. Reeder said those could be reviewed by staff. Mr. Lawson cautioned there still needs to be reasonable justification for the conditions. If conditions are set, there must be a rational basis for them.
Ms. Durant pointed out there have not been new self-storage facilities built in Arlington because of the stringent requirements the Town has in place.

Mr. Campbell enquired if Mr. Harmon would like to pull all self-storage out of B-2 zoning. Mr. Harmon said he would like to review the issue.

Mr. Campbell suggested Mr. Harmon submit his ideas in writing to staff and the Planning Commission. Mr. Harmon felt the ideas should come from the entire Planning Commission, not just him. These should not just be his ideas. Mr. Harmon indicated he wanted to protect the Town from 40-foot buildings that may back up to a neighborhood and have a negative impact.

Ms. Reeder noted the maximum height applies to any building. Mr. Thompson noted it would apply equally to a school gym, hospital and others. Ms. Reeder suggested adding into the regulations language that would include a buffer for residential areas. Mr. Thompson reminded the board the DRC is a great place to catch some of these issues they are discussing.

Mr. Bascom asked where the B-2 areas were located. Ms. Reeder replied most of the B-2 is off Airline Road. Mr. Thompson noted we could add appropriate buffers like landscaping, fencing but perhaps we can look at doing more.

Chairman Campbell closed the discussion on Self-Storage and B-2 Zoning.

E. **Other as properly requested**

Chairman Campbell appointed Mr. Larry Harmon, Mr. Glen Bascom and Mr. Don Hinkle to the Nominating Committee. Appointments will be made in November and elections will be held then. Being on the nominating committee does not preclude a member from becoming Chairman or Secretary of the committee.

VII. **Adjournment:**

Hearing no new business Chairman Campbell called for a motion to adjourn.

**Motion:** Mr. Hinkle made the motion. Brian Thompson seconded it.

Chairman Russ Campbell declared the meeting to be adjourned.

Russ Campbell, Chairman

Brian Thompson, Secretary

Submitted By: Janet Lucci, Planning Administrative Assistant