Town of Arlington
Planning Commission
Meeting

September 16, 2019
6:30 P.M.
Planning Commission Meeting  
Monday, September 16, 2019  
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the August 19, 2019 Meeting Minutes

IV. Comments from Citizens

V. Old Business
   A. Other as Properly Presented

VI. New Business
   A. Arlington Falls PD Phase 1, Lot 3—Site Plan—Phase 1, Lot 3 of the Arlington Falls PD Master Plan, located at the southwest corner of Airline Road and Milton Wilson Blvd.


   C. Other as Properly Presented

VII. Adjourn
TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION
DEVELOPMENT STAFF REPORT

Arlington Falls Ph 1, Lot 3
SITE PLAN APPLICATION

DATE: September 16, 2019

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

SUBJECT: Site Plan Review

APPLICANT: Arlington Development Company, LLC; Representative: Chad Fischer

DESIGN PROF./
CONSULTANT: Renaissance Group, Inc.; Representative: Wesley Wooldridge, P.E.

SITE LOCATION: Southwest corner of Airline Road and Milton Wilson Blvd.

SITE ACREAGE: 2.98 Acres

ZONING: SC (Shopping Center) with Arlington Falls PD overlay

ANALYSIS: The applicant is requesting Planning Commission consideration of a Site Plan for a new shopping center in Phase 1 of Arlington Falls PD, located on the southwest corner of Airline Road and Milton Wilson Blvd. The PD (originally named Palmetto) was approved, including three lots in Phase 1, on July 5, 2017, but each lot still requires individual PC Site Plan approval.

Proposal: The applicant proposes to construct a single-story, 18,000 square foot shopping center on Lot 3, on the west side of the first Phase of this PD. The lot is just under 3 acres in size and is within the SC zoning district. The area is undeveloped and treed at this time, but construction plans for the PD were approved in June for installation of roads and other public infrastructure.

The building is a long, multi-bay center which will sit in the center of the site, with the entrances facing Airline Road to the east. A 10-12 foot wide sidewalk is proposed in front of the building, alongside a linear, double-loaded aisle of parking. Some additional parking spaces are located on
the north end along Milton Wilson and a handful are behind the building near two trash enclosures and a designated loading area. The building includes a 20' x 30' outdoor patio area on the north end and a drive-through lane at the southern-most suite.

**Access:** Lot 3 will gain access from two shared driveways; one on Milton Wilson Blvd and one on Airline Road, as approved in the PD. The PD allowed for other access at the discretion of the Town Engineer only and the applicant proposes one additional driveway across from an Arlington High School driveway. For consideration, engineering comments note the entrance across from the high school will need to be shifted west to align with the school drive and be perpendicular to Milton Wilson.

Internal driveways extend around the entire building, providing access to all sides. Two (2) internal driveway connections are proposed to the west, providing access to the adjacent phase of the PD.

The drive through proposed on the southern-most suite is accessed through a designed drive-through lane from the rear of the building. Plans show the lane can accommodate up to 7 vehicles, which exceeds the 6 required by the Code. It is also clearly marked and separated from traffic lanes that circle the building, as required.

For pedestrian access, sidewalks are already planned for along the two shared drives and the Milton Wilson frontage. Within this site, crosswalk connections are provided to the building from the north/south shared road and from the sidewalk on Milton Wilson. Another crosswalk and sidewalk is proposed from the southern end of the building to the next Phase to the west. The PD calls for the site to provide “internal pedestrian movements to enhance pedestrian safety and comfort.”

**Parking:** Parking is proposed on all sides of the building, with the primary lot in front (east side). The site plan provides a total of 84 parking spaces on-site, which includes 4 handicap accessible stalls. This is within Zoning Ordinance min/max requirements, which call for a minimum of 60 spaces (1:300 sf) and a max of 90 spaces (1:200 sf) for shopping center uses of this size.

**Road Improvements:** Construction plans have been submitted and approved for the Arlington Falls PD, which are the first phase of the PD. Those plans include road improvements along Milton Wilson, including curb & gutter and sidewalk, to the west line of this lot. No additional public road improvements are required for this project. However, the construction plans include the widening of the remainder of Milton Wilson from Lot 3 west to the edge of Summer Meadows Subdivision, completing this segment of Milton Wilson. The developer has elected to include these road improvements in this phase of the project in anticipation of future phases of Arlington Falls.

**Drainage / Grading:** The Arlington Falls (Palmetto) PD and its conditions of approval in July 2017 outline the drainage conditions imposed on the PD due to recent flooding in the Summer Meadows Subdivision downstream of this site. The Arlington Falls PD encompasses approximately 17 acres (13.8%) of the 123-acre drainage basin that contributed to the June 2016 flooding. Other areas include the Arlington High School property (41 acres), the Village of Summer Meadows (45 acres) and the northern portion of Summer Meadows (20 acres).
The conditions imposed in the July 2017 PD approval were that this development must design their stormwater facilities for the 100-year storm rather than the 25-year storm normally required for new developments. This requirement is being met by the developer. This phase of the development includes the construction of one large detention basin in the southwest corner of the PD, sized to accommodate the total development of the PD.

In addition, the Town is working with the Arlington School system to upgrade and enlarge the existing stormwater detention basin on the AHS property just north of Milton Wilson. The combination of this project and the detention to be provided by Arlington Falls PD will reduce the peak stormwater discharge from about 50% of the drainage basin, improving the drainage conditions for the Summer Meadows Subdivision and decreasing the chances of future flooding.

**Sanitary Sewer:** An extension of the public sanitary sewer system to serve lots 1 – 3 of the Arlington Fall PD are included in the first phase of the PD. This development will connect to those facilities.

**Landscaping and Tree Ordinance:** Open space of 31.58% is provided on the site, which meets the Town requirement for this lot, per the Code and PD. The site will be required to provide 60 tree density units, and landscaping will be required along the various streetscapes. The Design Review Committee will review the final landscaping plans to confirm each of these.

**Next Steps:** 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.

**RECOMMENDATION:**
Staff finds the site meets requirements of the approved Arlington Trails PD and recommends approval of the applicant’s Site Plan for a new shopping center, 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, with plans dated August 28, 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.
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. 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. Revisions include the relocation or realignment of the Lot 3 Milton Wilson driveway to align with the AHS entrance.

P-3. Landscaping, lighting, building elevations and signage shall be reviewed and approved by the Design Review Committee in accordance with the Town Design Guidelines.

P-4. The Arlington Falls PD final plat for Phase 1 must be recorded, creating the lot in question prior to issuance of any building permits for the site, or full security for public improvements must be on file with the Town.

P-5. FDC and fire hydrant locations shall meet Town and Code requirements (912.2 Location) to the satisfaction of the Arlington Fire Chief.

P-6. The Palmetto PD (now Arlington Falls PD) with any required changes from conditions of approval shall be provided to the Town for review and approval, then recorded with the Shelby County Register of Deeds prior to the start of construction on Lot 3.
**Town of Arlington**

**Planning Commission**

**Site Plan Application**

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

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<th>Arlington Square Development Lot 3</th>
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<td>Location:</td>
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<tr>
<td>Owner of Record:</td>
<td>Arlington Development Company</td>
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<td></td>
</tr>
<tr>
<td>Owner Address:</td>
<td>8888 Midsouth Dr. Suite 116 Olive Branch, MS 38654</td>
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</tr>
<tr>
<td>Daytime Phone:</td>
<td>901-794-4022</td>
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</tr>
<tr>
<td>E-mail Address:</td>
<td><a href="mailto:cfischer@sstower.com">cfischer@sstower.com</a></td>
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</tbody>
</table>

| Developer Contact: | Arlington Square Development Lot 3 |
| Company Name:      | Arlington Development Company |
| Mailing Address:   | 8888 Midsouth Dr. Suite 116 Olive Branch, MS 38654 |
| Daytime Phone:     | 901.714.4022 |
| E-mail Address:    | cfischer@sstower.com |

| Engineer/Designer Contact: | J. Wesley Woodridge |
| Company Name:              | Renaissance Group |
| Mailing Address:           | 9700 Village Circle, Suite 100, Lakeland, TN 38002 |
| Daytime Phone:             | 901.332.5533 |
| E-mail Address:            | wwoodridge@rgroup.biz |

**Instructions for Submitting an Application:**

- Fee Schedule: 
  - Less than 5 acres – $800.00
  - Over 5 acres – $1,000.00
  
  *Make checks payable to the Town of Arlington*

- Attached is a Site Plan Checklist of required items. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

- A preliminary meeting with Staff for review prior to submittal deadline date is suggested. Staff meets the first and third Monday of each month. Call the Planning Department to schedule.

- When the Planning Commission approves a site plan, it shall lapse unless a building permit, based thereon, is issued within one (1) year from the date of such approval unless an extension of time is applied for and granted by the appropriate approving body.

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**Office Use Only**

Date Received: 5-29-19

Amount: $200

Fee Receipt #: A43581

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

Town of Arlington

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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<th>APPLICANT:</th>
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<td>Name of Entity:</td>
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<tr>
<td>By (Signature):</td>
<td>By (Signature):</td>
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<tr>
<td>Print Name:</td>
<td>Print Name: Chad Fischer</td>
</tr>
<tr>
<td>Title:</td>
<td>Title: Manager</td>
</tr>
<tr>
<td>If an Individual(s):</td>
<td>If an Individual(s):</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: Chad Fischer

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>
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<tbody>
<tr>
<td>Marion Threatt</td>
<td>8888 Midsouth dr suite 116 Olive Branch MS</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:  

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

<table>
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<tr>
<th>Name</th>
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6
TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION
DEVELOPMENT STAFF REPORT

Arlington Falls PD, Lot 4 (Phase 3)
SITE PLAN APPLICATION

DATE: September 16, 2019

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

SUBJECT: Site Plan Review

APPLICANT: Arlington Development Company, LLC; Representative: Chad Fischer

DESIGN PROF./CONSULTANT: Renaissance Group, Inc.; Representative: Wesley Wooldridge, P.E.

SITE LOCATION: South side of Milton Wilson Blvd., across from Arlington High School

SITE ACREAGE: 5.79 Acres

ZONING: B-2 (General Commercial) with Arlington Falls PD overlay

ANALYSIS: The applicant is requesting Planning Commission consideration of a Site Plan for a new office complex in Phase 3 of Arlington Falls PD, located on the south side of Milton Wilson Blvd. across from the High School. The PD (originally named Palmetto) was approved, including three lots in Phase 1, on July 5, 2017, but each lot still requires individual PC Site Plan approval.

Proposal: The applicant proposes to construct an office complex consisting of eleven (11) separate 6,000 square foot office buildings, for a total of 66,000 square feet of office/professional space.

The subject property is just under 6 acres in size, zoned B-2, and located west of the previously considered Site Plan for Lot 3. Office and professional service uses are permitted in the B-2 zoning designation. The area is undeveloped and treed at this time. Separate construction plans were not processed for this area, as no subdivision of the remainder of the PD has been proposed.
The eleven (11) buildings are all 60’ x 100’ in size. Eight are oriented in rows facing one another, with the narrow ends facing Milton Wilson. The remaining 3 buildings sit along the southern side of the site and face north. Two trash enclosure pads are proposed on the south side of the site, to accommodate the complex.

Staff encouraged the applicant to flip the site and put the 3 buildings facing north along Milton Wilson instead, so they presented the front of the buildings toward the road as supported by Town Design Guidelines. The buildings could also provide screening of the internal parking lots and rows of buildings beyond. The applicant responded those buildings would still need to face into the site, and so they would only be “dressing up” the rear of the buildings if they were located along the street. As proposed, staff feels architecture of the buildings and landscaping will need to be enhanced to compensate for the buildings not facing the public road.

Staff also encouraged the applicant to include to include a usable open area for employees within the site’s open space. As designed, the open space between buildings are minimal or split with retaining walls (2-5’ tall) necessary to accommodate topography of the site. The 34’ wide open space in the center of the site could possibly accommodate such a space if access over the wall is possible.

Staff understands the buildings are proposed to be phased as needed, which is acceptable. However, a phasing plan will be required if any site improvements (parking lots, drainage, and driveways) are proposed to be phased as well.

Access: Lot 4 will gain access through one driveway onto Milton Wilson Blvd, located on the far western end of the project. The two stub streets proposed from Lot 3 to the east will provide internal connection to the shopping center and Airline Road beyond.

Internal driveways include two 24 ft-wide east/west drives and two 25 ft-wide north/south driveways to connect them. One stub street connection is proposed to the west at the entrance to the site, which provides cross access to the final phase of the PD.

For pedestrian access, sidewalks are planned along the Milton Wilson frontage, along the north/south driveways, and along the southern-most driveway. Two connections are proposed to connect the office complex with the shopping center next door, which was encouraged. The PD also calls for the project to provide “internal pedestrian movements to enhance pedestrian safety and comfort.” A sidewalk connection from Milton Wilson on the west end of the site is also recommended, given the width of the site.

Parking: Parking for the center is found along all the internal driveways. The site plan provides a total of 199 parking spaces on-site, which includes 6 handicap accessible stalls. This falls within Zoning Ordinance min/max requirements, which call for a minimum of 189 spaces (1:350 sf) and a max of 330 spaces (1:200 sf) for shopping center uses.

Road Improvements: This phase would require road improvements along the remainder of Milton Wilson frontage for the PD, including curb & gutter and sidewalk. Those improvements shall tie to the improvements previously approved with Phase 1. However, the construction plans for Phase 1, Lot 3 (also on the agenda) include these road improvements already.
**Drainage / Grading:** The Arlington Falls (Palmetto) PD and its conditions of approval in July 2017 outline the drainage conditions imposed on the PD due to recent flooding in the Summer Meadows Subdivision downstream of this site. The Arlington Falls PD encompasses approximately 17 acres (13.8%) of the 123-acre drainage basin that contributed to the June 2016 flooding. Other areas include the Arlington High School property (41 acres), the Village of Summer Meadows (45 acres) and the northern portion of Summer Meadows (20 acres).

The conditions imposed in the July 2017 PD approval were that this development must design their stormwater facilities for the 100-year storm rather than the 25-year storm normally required for new developments. This requirement is being met by the developer. The Town is requiring the completion of the common detention basin for the entire development as a part of this phase of the development.

In addition, the Town is working with the Arlington School system to upgrade and enlarge the existing stormwater detention basin on the AHS property just north of Milton Wilson. The combination of this project and the detention to be provided by Arlington Falls PD will reduce the peak stormwater discharge from about 50% of the drainage basin, improving the drainage conditions for the Summer Meadows Subdivision and decreasing the chances of future flooding.

**Sanitary Sewer:** Public sanitary sewer facilities are existing along Milton Wilson Boulevard. This development will connect to those facilities with private sewer lines to the various buildings.

**Landscaping and Tree Ordinance:** Open space of 33.9% is provided on the site, which meets the 30% requirement for this site, per the Code and approved PD. However, extensive grading to create the building pads and driveways will require the removal of most, if not all, existing trees on the site. Drainage in this area is a very sensitive matter, which has driven much of the grading, but staff strongly encourages any opportunities to save mature trees.

Ultimately, the site will be required to provide 116 tree density units, including landscaping along the 25 ft Milton Wilson streetscape. The Design Review Committee will review the final landscaping plans to confirm this is met and is consistent with landscape plates in the PD.

**Next Steps:** 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.

**RECOMMENDATION:**
Staff finds the site meets bulk requirements of Town Code, such as setbacks, parking, open space, etc. However, staff questions if the proposal meets the intent of the Arlington Trails Master Plan approved by the Board to create a "first class development" as it does not include any additional details or amenities. Many of these concerns could be potentially resolved with DRC review, if clear guidance is provided.

Staff recommends any approval of the applicant's Site Plan for a new office complex be subject to the following conditions, in addition to any others levied by the Planning Commission.
STANDARD CONDITIONS:
S-1. It is found that the application as presented, with plans dated August 28, 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.

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. 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. A pedestrian connection from Milton Wilson on the west end of the site shall be provided, given the width of the site.

P-3. The final detention basin for the entire PD shall be completed within this phase of the development. Future development of the remainder of the PD shall be designed to drain into this detention basin.

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 Design Guidelines.

P-6. A final plat for Phase 3 of Arlington Falls PD must be processed and recorded, creating the lot in question prior to issuance of any building permits for the site, or full security for public improvements must be on file with the Town.

P-7. Shared ingress/egress casements shall be recorded on the plats for Phase 1 and 3 to ensure shared access is sustained as proposed in the plans.

P-8. FDC and fire hydrant locations shall meet Town and Code requirements (912.2 Location) to the satisfaction of the Arlington Fire Chief.
P-9. The Palmetto PD Master Plan document (now Arlington Falls PD) with any required changes from conditions of approval shall be provided to the Town for review and approval, then recorded with the Shelby County Register of Deeds prior to the start of construction on Lot 3.

P-10. A phasing plan shall be submitted for Town approval if construction of any site improvements (i.e. parking, drainage, driveways) are proposed to be phased.
**Town of Arlington**

**Planning Commission**

**Site Plan Application**

Refer to Meeting and Submittal Dates Calendar for Application Deadlines

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<thead>
<tr>
<th>Development Name: Arlington Square Development Lot X4</th>
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<td>Location: SW Corner Airline Road at Milton Wilson</td>
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<td>Owner of Record: Arlington Development Company</td>
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<tr>
<td>Owner Address: 8888 Midsouth Drive, Suite 116, Olive Branch, MS 38654</td>
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</tr>
<tr>
<td>Daytime Phone: 901.794.4022</td>
<td>Fax Number:</td>
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<tr>
<td>E-mail Address: <a href="mailto:cfischer@sstower.com">cfischer@sstower.com</a></td>
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Developer Contact: Chad Fischer

Company Name: Arlington Development Company

Mailing Address: 8888 Midsouth Drive, Suite 116, Olive Branch, MS 38654

Daytime Phone: 901.794.4022                             Fax Number: |

E-mail Address: cfischer@sstower.com

Engineer/Designer Contact: J. Wesley Woodridge

Company Name: Renaissance Group

Mailing Address: 9700 Village Circle, Suite 100, Lakeland, TN 38002

Daytime Phone: 901.332.5533                             Fax Number: 901.332.5532

E-mail Address: wwooldridge@rgroup.biz

**Instructions for Submitting an Application:**

- Fee Schedule: Less than 5 acres – $800.00
  
  Over 5 acres – $1,000.00
  
  *Make checks payable to the Town of Arlington*

- Attached is a Site Plan Checklist of required items. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

- A preliminary meeting with Staff for review prior to submittal deadline date is suggested. Staff meets the first and third Monday of each month. Call the Planning Department to schedule.

- When the Planning Commission approves a site plan, it shall lapse unless a building permit, based thereon, is issued within one (1) year from the date of such approval unless an extension of time is applied for and granted by the appropriate approving body.

Office Use Only

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5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507

Telephone (901) 867-3449 • Fax (901) 867-2638
Planning Commission  
Site Plan Application

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.

*Owner information is required

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<td>If an Entity:</td>
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<tr>
<td>Name of Entity:</td>
<td>Name of Entity: Arlington Development Company, LLC</td>
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</tbody>
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| By (Signature): | By (Signature): [Signature]
| Print Name: | Print Name: Chad Fischer |
| Title: | Title: Manager |

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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:  

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>
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<tr>
<td>Mapun Titiart</td>
<td>8888 W. 34th Dr. SE 116</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:  

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

<table>
<thead>
<tr>
<th>Name</th>
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