I. Invocation – Brian Thompson

II. Call to Order and Roll:

Present:  
Oscar Brooks, Alderman  
Russ Campbell  
Dwight Barker  
Brian Thompson, Chairman  

Absent:  
Nycole Alston, Secretary, excused  
Victor Ghosheh  
Susan Payne, excused

Others Present  
Angela Reeder, Town Planner

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

III. Approval of Minutes from February 18, 2020 Meeting:

Chairman Thompson called for a motion.

Motion: Russ Campbell made a motion to approve the minutes of the February 18, 2020 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. Christ Church – Site Plan– Located at 11888 US Hwy. 70 in the former Fred’s Building.

Chairman Thompson recognized Angela Reeder, Town Planner, who presented the staff report (on file) for Christ Church Site Plan.

Ms. Reeder said Christ Church is requesting PC recommendation to convert an existing retail store into a day care facility associated with the church. She said the property is the former Fred’s building
located at 111888 Hwy. 70, on the north side of the highway. Noting that Christ Church has leased this building.

She explained the Church would like to convert the existing 12,750 sq. ft. building into a day care facility. The Church needs more space and has a goal to create a “campus,” sharing the site and parking lot.

Ms. Reeder said the floor plan includes 8 classrooms, a front check-in area, food pantry, restrooms, and a large, central area with a stage and seating for 80. The entrance will remain at the front of the building and multiple exits will be added. She noted the metal pharmacy drive-through canopy is to be removed.

Access will be through existing driveways on Hwy 70. She said the site has 199 spaces; noting no additional spaces can be added without a parking waiver. Ms. Reeder explained a gate is proposed in the driveway between the buildings to restrict access to Church and emergency personnel.

**Main Motion:** Oscar Brooks made the motion to approve Christ Church Site Plan. Dwight Barker seconded the motion.

**Discussion:** Russ Campbell asked the parking would be Grandfathered. Ms. Reeder responded that a change of use would require a similar process and new use would have to justify parking.

Oscar Brooks asked if future use included an outdoor area, such as a playground. Ron Colin, Renaissance Group, said the Church has an enclosed playground area that the daycare plans to use; no additional fencing or play area will be added.

Steve Nance, Christ Church, said the rear outdoor area is overgrown and plans he to landscape it for better access. Mr. Nance said the Church has been in contact with a landscaper who will do the work needed.

Ms. Reeder clarified to the applicant if work is done in the back area only landscaping is allowed; not moving dirt or trees. The applicant acknowledged and agreed with Ms. Reeder.

Chairman Thompson asked if the two lots are creating one “Campus”. Randy Lockley, Pastor, said this will be a “Campus” for Christ Church. Mr. Lockley said daycare and after school care are a large part of the Church and this project allows for expansion.

Mr. Thompson asked if the outside of the building will be updated and repainted. Ms. Reeder said yes, this will go to DRC next for review. She noted both buildings will flow together as one.

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

**STANDARD CONDITIONS:**

**S-1.** It is found that the application as presented, with plans dated March 5, 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. The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing any site improvements.

PROJECT SPECIFIC CONDITIONS:
P-1. 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-2. The building size is large enough that it must include a sprinkler system. All necessary permits and approvals to achieve this must be obtained to ensure the building meets current Fire Code.

B. Code Amendment Discussion—Presentation of potential future Zoning Ordinance amendments.

Chairman Thompson recognized Angela Reeder, Town Planner, who presented the staff report (on file) for the Code Amendment Discussion.

Ms. Reeder said there has been an interest in considering various amendments to the Town’s Zoning Ordinance; she pointed out 6 area of interest.

One suggestion was to add additional uses to the Table of Uses that were clearly more industrial than commercial, to make the Town’s intent clearer for staff and businesses. A second was to consider adding regulations for Bed and Breakfast uses. Another was to include an additional condition for indoor, climate-controlled, self-storage facilities to meet when looking to obtain a Conditional Use Permit.

Staff has also drafted an update to Code language addressing Small Cell technology, including small antenna on streetlights or separate poles. Another amendment of interest is a revision to the tree protection code to promote additional tree preservation in the development of new sites and make our Code more robust. Lastly, Ms. Reeder closed by explaining a final proposal to revise options for lighting freestanding monument signs by removing internal lighting.

Discussion: The Commission Members discussed each item under consideration. They noted adding industrial uses could be beneficial. Russ Campbell asked if there was a way to add more uses without redoing the Zoning Ordinance every time. Ms. Reeder said no, any change would be a Code Amendment; however, she noted staff must often make a determination on new uses, as the list is never all inclusive.

Mr. Campbell discussed options for where bed and breakfast uses may be permitted; he wanted to make sure it was fair. Chairman Thompson asked whether the language would include short term rentals and the commission discussed it would be beneficial to address that topic as well.

The committee asked for more research and a legal determination on the storage facility proposal. They agreed if the rules became too complicated, then perhaps it should be removed from the zoning category.

Regarding tree protection, they noted the importance of preservation, but did not want to restrict property to the point it was not developable. Alderman Brooks said it was frustrating many trees we require to be planted are removed within the first few years by new owners. Mr. Campbell asked about providing an incentive to protect more canopy instead, such as reducing overall open space.

Lastly, regarding sign illumination, Alderman Brooks mentioned much of the problems with signs now are they are too bright, and he recommended adding language restricting overall lumens. Chairman Thompson noted shoring up existing language already in place would help with many concerns. They discussed the difference between internal illumination with a routed sign face panel
versus one with opaque vinyl front. Ms. Reeder mentioned another unaddressed issue with LEDs is temperature, which leads to different colors of white.

Chairman Thompson asked if the amendments would be presented again to the PC in actual text form for them to make an official recommendation. Ms. Reeder said yes, and it would include a public hearing. He concluded by suggesting continuation of research, including both legal and neighboring Towns Ordinances and Zoning requirements, and to consider the discussions tonight moving forward.

C. Other as Properly Presented

There was no business presented.

VII. Adjournment:

Motion: Dwight Baker made the motion to adjourn. Oscar Brooks seconded it.

The meeting was adjourned.

Brian Thompson, Chairman

Date: 5/18/20

Nycole Aston, Secretary

Date: 5/18/20

Submitted By: Lynette Kirk, Planning Administrative Assistant