DESIGN REVIEW COMMITTEE MEETING

November 10, 2026
6:30 P.M.

TOWN OF
ARLINGTON
ESTABLISHED 1900

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AGENDA

Design Review Committee

Tuesday, November 10, 2026
6:30 p.m.

I. Call to Order & Establishment of a Quorum

II. Approval of the October 13, 2026, Meeting Minutes

III. Comments or Concerns from Citizens

IV. Old Business

A. Other as Properly Presented

V. New Business

A. **7 BREW COFFEE – SITE PLAN –** requesting site plan approval for a 1,277 SF drive-through building on 0.883 acres located west of Airline Rd., north of Summers Rd., on Lot 3 of Summers Square Subdivision.

B. **OTHER AS PROPERLY PRESENTED**

VI. Adjourn

TOWN OF ARLINGTON, TENNESSEE
DESIGN REVIEW COMMITTEE
DEVELOPMENT STAFF REPORT

7BREW
SITE PLAN REVIEW

DATE:	November 10, 2026
STAFF:	Jeremy Credeur, BS MArch, Town Planner
SUBJECT:	Site Plan Review
APPLICANT:	7Brew Memphis LLC, James Cheatham
DESIGN PROF/ CONSULTANT:	Galloway, Kurtis McMurray
SITE LOCATION:	5121 Airline Rd.
SITE ACREAGE:	0.883 acres
ZONING:	B2 : General Business

ANALYSIS:

The applicant is requesting DRC approval of a site plan for a 7Brew Coffee Restaurant located on the west side of Airline Rd., north of Summers Rd., on Lot 3 in the Summers Square Subdivision.



PROPOSAL:

The applicant proposes to construct a 1,277 square foot building with a drive through, and associated parking. The 0.883-acre lot is zoned B2: General

Business. Restaurants with drive-throughs are a permitted use.

BUILDING ELEVATIONS: The building is oriented in a way that the drive through is on the side of the building. The material palette consists of vertical shiplap siding with a brick wainscot that is reddish black in color. TOA Design Guidelines Chapter II allows percentages for primary 80%, secondary 15%, and tertiary materials 5%. Permitted primary materials include clay brick, natural or synthetic stone, and cast stone. As submitted, the proposed building does not meet the minimum percentage. Additional brick percentage could be achieved by carrying the wainscot all the way up on the cooler.

The front elevation faces Airline Rd. Design elements include a raised gable roof section giving height to the structure. A hip roof section wraps the building above the windows providing shade and breaking up the façade. A brick wainscot wraps the building with vertical shiplap siding above. Storefront is black and gutters, downspouts, soffit and fascia are white.

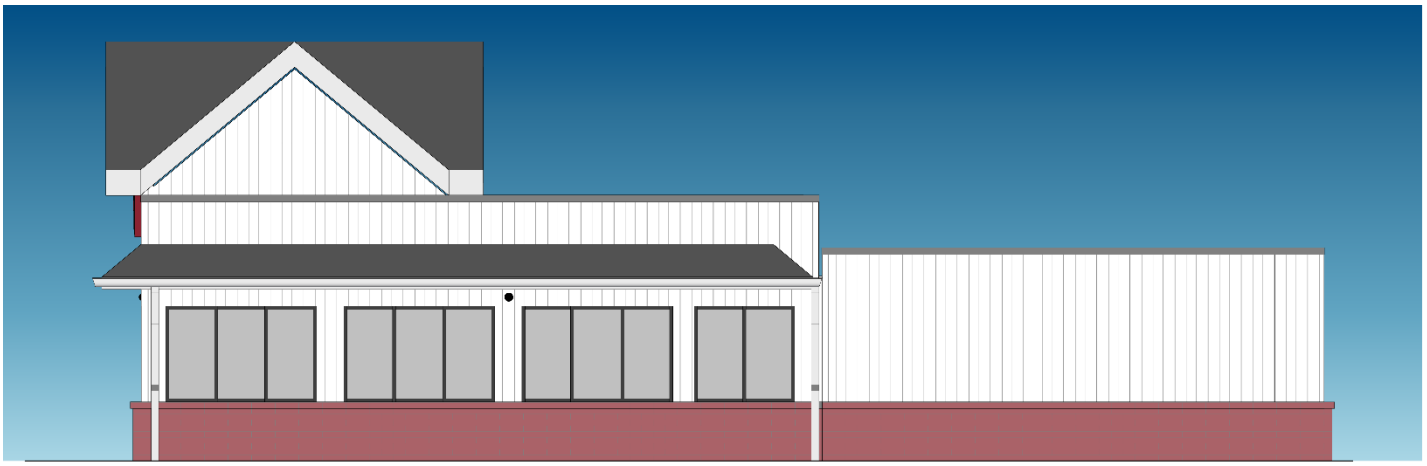


FRONT ELEVATION



REAR ELEVATION

The rear elevation is clad in the same materials with a black personnel door and electrical panels.



SIDE ELEVATION



SIDE ELEVATION

The Side elevations are similar in form but differ in that the drive trough canopy is on the southern side of the building. This canopy is steel framed with an open gable end with bracing mimicking heavy timber framing. The framing and columns are white in color, as such this decorative feature blends into the background to some extent. A contrasting color should be considered to accent this feature. The canopy ties into the hip roof that wraps the front. The north side is similar to the front. The hip roof is carried around from the front and runs the length of the building terminating before the cooler.

LANDSCAPING AND TREE ORDINANCE: The proposed landscaping consists of several species of trees, shrubs, and groundcovers. The landscape islands and the streetscape meet TOA requirements in terms of species and size. The overall landscape scheme provides adequate visual decoration meeting Design Guideline requirements. Landscape screening at dumpster enclosure is indicated as 5 gallon but no height is indicated. A minimum height of 6' is required in this application revise plant schedule

to reflect this. Shrubs must be 18" in height at time of planting. Revise plant schedule to reflect this.

An irrigation plan meeting TOA requirements has been submitted.

EXTERIOR LIGHTING AND PHOTOMETRICS: Parking lot lighting is proposed as 5 pole mounted fixtures distributed along the outer edge of the parking area. Plans indicate a 20'-0" pole height. TOA Design guidelines allow for 30' maximum height for properties in excess of 100' from a residential area OR in proportion to the building. Proposed lighting meets this requirement.

Building lighting will be accomplished with rounded wall packs distributed around the building. Photometrics indicate that lighting levels meet TOA requirements.

GARBAGE COLLECTION AREAS: A dumpster enclosure is indicated on the southwest corner of the site. The enclosure is to be clad in brick to match the building. The doors are indicated as wood slats with a clear finish. Premanufactured metal doors painted to match trim should be used in lieu of the wood. A condition has been added requiring this change.

MECHANICAL EQUIPMENT SCREENING: Roof top mechanical units must be screened by the parapet. Outlines of the units are indicated on the elevation. The parapet height is taller than the units on the main building so no issue is expected. A site line study should be included as part of the final submittal which includes mechanical on top of the cooler. A condition has been added indicating this.

SIGNAGE: Any signage depicted is for representation only. A separate sign application is required, and all signage must meet TOA requirements.

NEXT STEPS:

If approved, the applicant must complete all conditions of approval and finalize construction plans for review and signatures by the Town Engineer and Town Planner. A development agreement approved by the Board of Mayor and Alderman is required since there are public improvements included.

RECOMMENDATION:

Staff recommends approval, subject to the following conditions, in addition to any others levied by the Design Review Committee.

STANDARD CONDITIONS:

S-1. It is found that the application received June 23, 2026, and subsequent revisions, along with the conditions of approval, meets the provisions of the Town of Arlington Zoning Ordinance and Design Guidelines Manual. The project shall be

constructed in accordance with those regulations as per plans signed by the Town Engineer and Town Planner.

S-2. Any approval shall be contingent upon the applicant satisfying all requirements and conditions of Site Plan approval levied by the Planning Commission or Board of Mayor and Aldermen.

S-3. All plans submitted to Shelby County for the issuance of a building permit shall be consistent with the plans approved by the Planning Commission and Design Review Committee. Any plan changes require prior approval by Town of Arlington staff and/or the appropriate Committee.

S-4. The site shall be maintained in accordance with the approved plans for the life of the project. Any revisions to the site or building will require prior approval from the appropriate Board, Commission, or their designee.

S-5. All ground mounted equipment or meters must be screened by landscaping, fencing or other approved measures to the satisfaction of staff, unless equipment is required to maintain visibility and access. Wall mounted equipment may be painted to match the adjacent wall if an option

S-6. Any exterior signage depicted is for representation only. A separate sign application is required, and all signage must meet TOA requirements.

S-7. All directional and site signage to be on black decorative posts.

S-8. Prior to scheduling preconstruction meeting, the applicant shall address the following conditions and make any necessary amendments to the plans. Amended plans must be submitted to staff for review and approval.

a. Revise plant list indicating a minimum of 18" at time of planting on shrubbery and 6' for dumpster screening. Occupancy will not be approved if installed plantings are not sized as indicated on approved landscape plan.
b. Revise dumpster enclosure doors to a manufactured metal door in lieu of wood.
c. Provide a site line study showing that mechanical equipment will be screened by parapet on all parts of building.

Town of Arlington

Planning and Development
5854 Airline Rd Arlington TN 38002 • (901)867-3449

Design Review Committee

Site Plan Application

Refer to Meeting and Submittal Dates for Application Deadlines

Project Name: 7Brew Coffee Shop Zone: B2
Project Address: 5121 Airline Rd Arlington, TN 38002
Developer Contact: David Kelly
Company Name: Summers Square, LLC
Daytime Phone: 901.485.9724 Mobile Phone: 901.485.9724
Email Address: dkellyetal@outlook.com

Architect Contact: Kurtis McMurray
Company Name: Galloway
Mailing Address: 5500 Greenwood Plaza Blvd., Suite 200 Greenwood Village, CO 80111
Business Phone: 303.770.8884 Mobile Phone:
Email Address: Kurtis.McMurray@GallowayUS.com

Engineer Contact: Andrew Wilson
Company Name: Cedar Creek
Mailing Address: PO Box 14534, Oklahoma City, OK 73113
Business Phone: 405-778-3385 Mobile Phone: 501-454-1667
Email Address: awilson@cedarcreekinc.com

Name of Property Owner David Kelly
Mailing Address: 203 Tennessee Ave, Signal Mountain, TN 37377
Business Phone: 901.485.9724 Mobile Phone: 901.485.9724
Email Address: dkellyetal@outlook.com

REQUESTED DRC MEETING DATE November 10, 2026

OFFICE USE ONLY

Date Received_____
Amount _____
Fee Receipt _____

APPLICANT ACKNOWLEDGEMENT

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.

APPLICANT	OWNER (if different from applicant) *Owner information is required
If an Entity	If an Entity
Name of Entity 7B Memphis LLC	Name of Entity
By (signature)	By (signature)
Print Name James Cheatham	Print Name
Title Director of Development	Title
If an Individual(s)	If an Individual(s)
Print Name	Print Name
Signature	Signature
Title	Title
Print Name	Print Name
Signature	Signature
Title	Title
Print Name	Print Name
Signature	Signature
Title	Title
Print Name	Print Name
Signature	Signature
Title	Title
Print Name	Print Name
Signature	Signature

DISCLOUSER 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 7B Memphis, LLC / James Cheatham
Persons or Entities owning 10% or more of the Ownership Interests of the Applicant

NAME	BUSINESS OR HOME ADDRESS
Tim Heaven	
Paul Hoover	
David Murfin	
Dwayne Pointer	

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 OR LEASSEE _____
Persons or Entities owning 10% or more of the Ownership Interests of the Owner and Lessee

NAME	BUSINESS OR HOME ADDRESS