# PLANNING COMMISSON MEETING

April 20, 2026
6:30 P.M.

TOWN OF
ARLINGTON
ESTABLISHED 1900

TOWN OF ARLINGTON
ESTABLISHED 1900

TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION
DEVELOPMENT STAFF REPORT

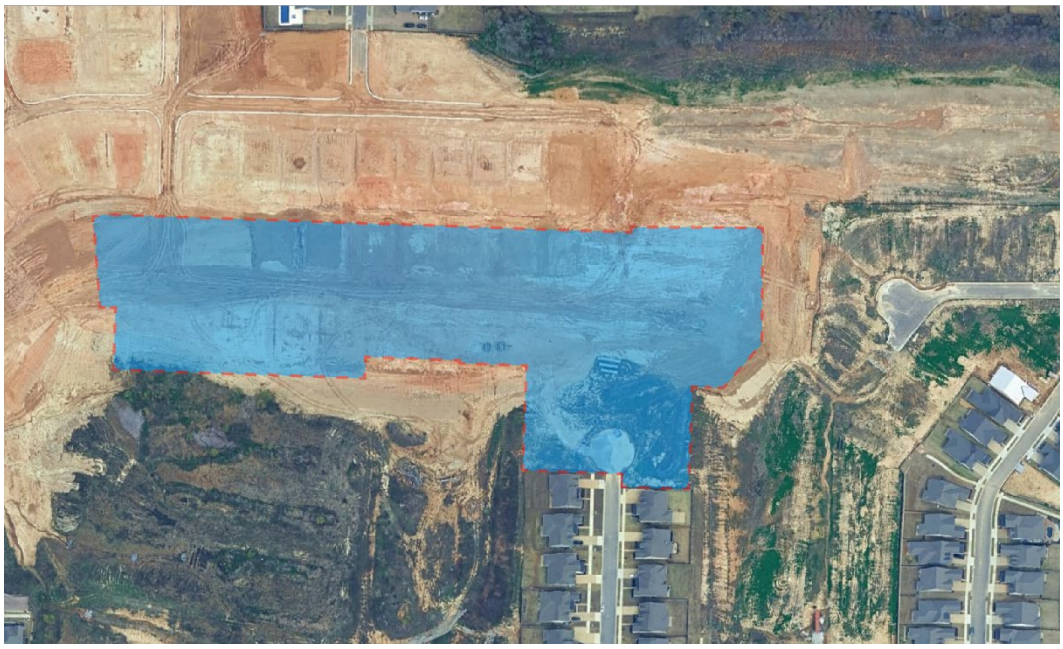
# THE VILLAGES AT WHITE OAK PHASE 13
# CONSTRUCTION PLANS REVIEW

| | |
|---|---|
| DATE: | April 20, 2026 |
| STAFF: | Jeremy Credeur, BS March, Town Planner<br>Steve Hill, P.E., Town Engineer |
| SUBJECT: | Construction Plans Review |
| APPLICANT: | Arlington Investment Group, LLC; Corbin Peeper |
| DESIGN PROF/ CONSULTANT: | McGuire Engineering, LLC.; Mark McGuire, P.E. |
| SITE LOCATION: | Pineloch Dr and Bulrush Dr E. |
| SITE ACREAGE: | 9.742 acres |
| ZONING: | RS- 18 (PD): Low Density Residential |

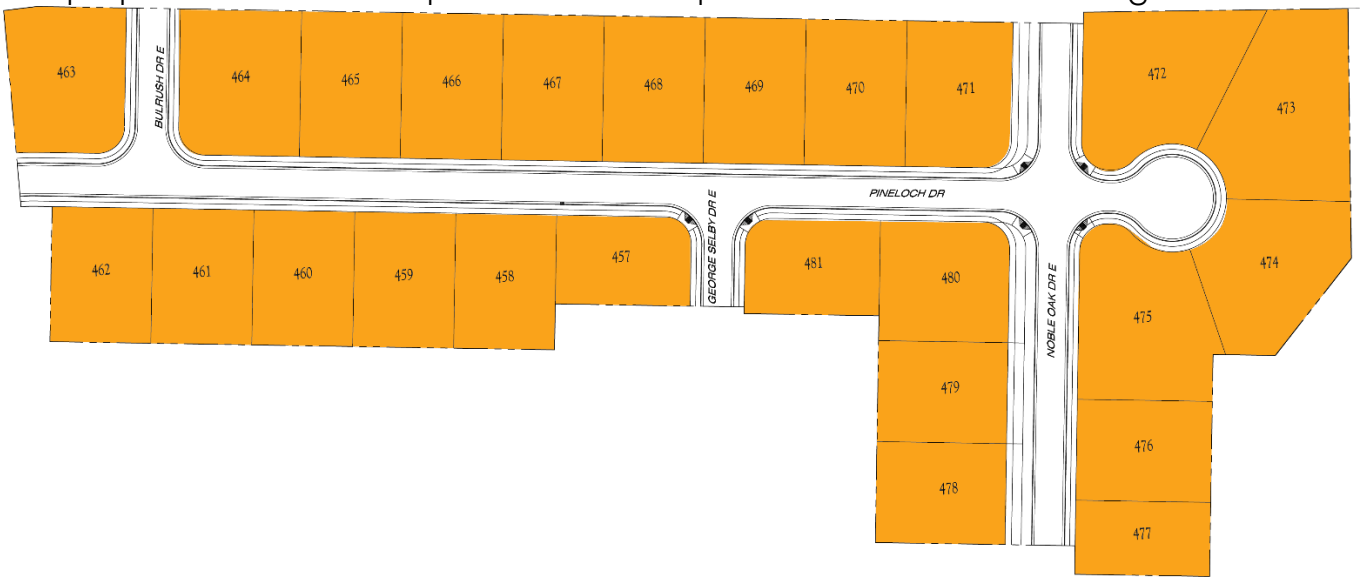
PROPOSAL:

The applicant is requesting Planning Commission approval of construction plans for Phase 13 of the Villages at White Oak 1st Addition Planned Development.

The proposed plan for this phase includes 25 single-family lots and all the associated improvements needed to service them on 9.742 acres zoned RS-18: Low Density Residential.



The proposed plan conforms to the approved MDP for the White Oak 1st Addition PD, which was approved by the BMA on September 5, 2017, by resolution 2017-44. The proposed construction plans meet all requirements set forth in the original PD.




**Access:** Access to Phase 13 will be available from various entry points. To the south, access will be provided through George Selby Dr E and Noble Oak Dr E, connecting to Pineloch Dr from Phases 4 and 14 respectively. To the north, access will be provided through Bulrush Dr E connecting to Pineloch Dr from Phase 7.

**Road Improvements:** New subdivision road improvements will be constructed and dedicated to the Town. New streets will consist of 26' of paved surface, complete with curb, gutter, and sidewalk.

**Drainage/Stormwater:** The proposed development will have a series of underground storm drains and curb inlets to collect stormwater throughout this phase of development and discharge it to existing storm drains installed in Phase 20. Drainage from this phase ultimately flows to the stormwater detention basin to the east, constructed as part of previous phases.

**Sanitary Sewer:** The sanitary sewer system will consist of gravity sewer lines, tying into stub-outs from previous phases (4 and 12). TDEC approval of all sewer extensions will be required.

**Open Space:** There is no common open space associated with this phase, only single-family residential lots.

## NEXT STEPS:

If approved, the applicant will next be required to revise documents to address staff comments, receive approval of a Final Plat, meet all conditions, receive a

Development Agreement for public improvements, and schedule a preconstruction meeting with staff.

## RECOMMENDATION:

Staff recommends approval of the applicant's request, 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 received March 3, 2026, along with revisions on April 2, 2026, and with the conditions of approval meets the provisions of the Town of Arlington Subdivision Regulations, 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, Development Agreement, Subdivision Regulations and Technical Specifications, as directed and approved by the Town Engineer, unless otherwise noted.

S-3. Approval of these Construction Plans shall expire within one (1) year from the date of such approval unless a Final Plat based thereon is approved and/or an extension of time is requested by the applicant and approved by the Planning Commission.

S-4. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.

S-5. 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-6. All public sanitary sewer extensions must be approved by the Tennessee Department of Environment and Conservation.

S-7. 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.

S-8. The Design Review Committee shall review and approve all proposed improvements (i.e. common landscape areas, streetscapes, site lighting, signage, etc.) for which it is authorized to review. Final landscape and irrigation plans consistent with DRC approval for this phase shall be included in final construction plans.

S-9. A Development Agreement, including all applicable development fees, shall be approved by the Board of Mayor and Aldermen prior to construction of any infrastructure within the development, per the Arlington Subdivision Regulations.

S-10. Prior to acceptance of any public improvement, the applicant will be required to provide as-builts for review and approval by Town Engineer. Upon approval, a copy of the Final Subdivision Plan documents including sewer, water and drainage as-built drawings must also be provided using Tennessee State Plane Coordinate System with NAD83, NAVD88 datum in DXF or DWG format (AutoCAD 2000 or earlier).

PROJECT SPECIFIC CONDITIONS:

P-1. Decorative street signposts, as required by BMA 2007-11 and 2008-10, are required to be installed prior to recording the plat. For every five posts required in the development, the developer shall provide one replacement post to the Town of Arlington.

P-2. All landscaping and common open space improvements shall be installed by the developer and approved by the Town of Arlington prior to recording the plat.

P-3. All lots must be incorporated into a Master HOA for Villages at White Oak subdivision, to ensure shared access and maintenance of HOA amenities. Proof the community HOA is in good standing with the State and documentation of the proposed HOA CCRs shall be provided to Town Staff for review and approval, and subsequently recorded, where necessary, prior to recordation of the Final Plat.

# Town of Arlington

Planning Commission
**CONSTRUCTION PLANS APPLICATION**
(Major Subdivisions Only)

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

Subdivision Name: Villages of White Oak PD Phase: 13
Location: PINELOCH DR & BULLRUSH DR EAST
Owner of Record: Arlington Investment Group LLC
Owner Address: 177 Crescent Drive Collierville Tn 38017
Daytime Phone: 901-854-0525 Fax Number: 901-854-0526
E-mail Address: cpeeper@grantnewhomes.com & kgrant@grantnewhomes.com

Developer Contact: Corbin Peeper
Company Name: Arlington Investment Group LLC
Mailing Address: 177 Crescent Drive Collierville Tn 38017
Daytime Phone: 901-854-0525 Fax Number: 901-854-0526
E-mail Address: cpeeper@grantnewhomes.com

Town of Arlington
MAR 03 2026
Received

Engineer/Designer Contact: Mark McGuire
Company Name: McGuire Engineering, LLC
Mailing Address: 289 Miss Camryn Lane Collierville, TN 38017
Daytime Phone: 901-854-3420 Fax Number: 901-861-3415
E-mail Address: Mark@mcguirecompanies.biz

**Instructions for Submitting an Application:**

**OFFICE USE ONLY**
Date Received: _____
Amount: _____
Fee Receipt #: _____

- [x] Fee Schedule: $300.00, plus $45.00 per lot, includes 3 civil engineering reviews; additional reviews $250.00 ea.
  * Make checks payable to the Town of Arlington*
- [x] Check all items on the following checklist. All items must be addressed, or the application may be deemed incomplete and returned to the applicant.
- [ ] If in the process of completing the construction plans it becomes necessary to redesign the subdivision, review the procedure in Article 2, Section C.6.
- [x] Refer to Town of Arlington Subdivision Regulations, at www.townofarlington.org, for subdivision requirements.

## Planning Commission
## Construction Plans Application

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by submittal deadline.
2. A completed application form and stated documents are required. The Planning Department will review each item to ensure it is complete. The application will not be considered filed with the Department until all items are complete and will not be placed on the Commission/Committee 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*

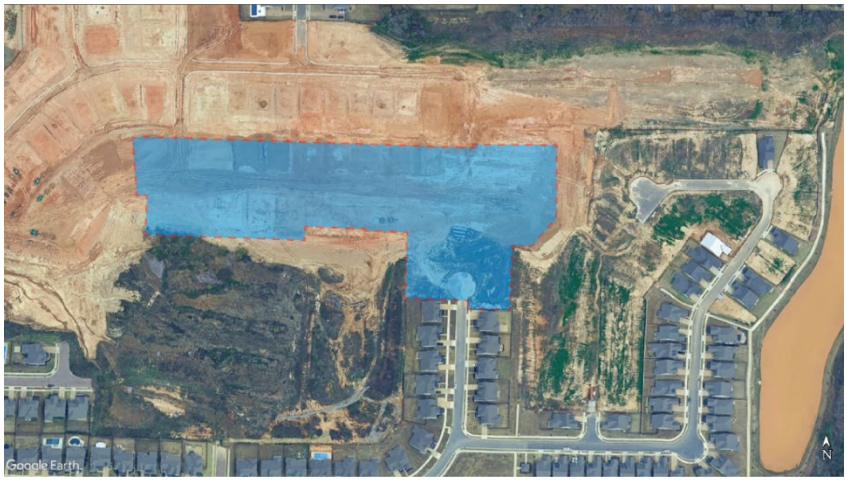
| **APPLICANT:** | **OWNER:** (if different from applicant)<br>**Owner information is required* |
|---|---|
| **If an Entity:** | **If an Entity:** |
| Name of Entity: McGuire Engineering, LLC | Name of Entity: Arlington Investment Group LLC |
| By (Signature): Mark McGuire | By (Signature): David Grant |
| Print Name: Mark McGuire | Print Name: David Grant |
| Title: Owner | Title: Owner |
| **If an Individual(s):** | **If an Individual(s):** |
| Print Name: | Print Name: |
| Signature: | Signature: |
| Print Name: | Print Name: |
| Signature: | Signature: |
| Print Name: | Print Name: |
| Signature: | Signature: |

TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION
DEVELOPMENT STAFF REPORT

# THE VILLAGES AT WHITE OAK PHASE 13
# FINAL PLAT REVIEW

| | |
|---|---|
| DATE: | April 20, 2026 |
| STAFF: | Jeremy Credeur, BS, M-Arch, Town Planner<br>Steve Hill, P.E., Town Engineer |
| SUBJECT: | Final Plat Review |
| APPLICANT: | Arlington Investment Group LLC; Corbin Peeper |
| DESIGN PROF/ CONSULTANT: | McGuire Engineering LLC; Mark McGuire, P.E. |
| SITE LOCATION: | Pineloch Dr & Bulrush Dr East |
| SITE ACREAGE: | 9.742 acres |
| ZONING: | RS-18 (PD): Low Density Residential |

PROPOSAL:
The applicant is requesting Planning Commission approval of a Final Plat for Phase 13 of The Villages of White Oak 1st Addition PD on a site zoned RS-18 Low Density Residential with a PD overlay. The project sits on 9.742 acres located at Pineloch and Bulrush E Drives.



ANALYSIS:
The plat will create 25 single family lots and the associated public improvements to serve them. This phase does not include any Common Open Space.
The proposed lot layout and phasing is consistent with the PD, which was approved by the Board of Mayor and Alderman on September 5, 2017, by Resolution 2017-44.

The lots meet minimum lot size, dimension, and access requirements as set forth in the original PD.

## RECOMMENDATION:

Staff recommends approval of the applicant's request, 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 received March 3, 2026, and revisions received April 2, 2026 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. Final Plat approval is effective for two (2) years from the date of approval by the Planning Commission. The applicant may request two (2) one-year extensions from the Planning Commission, per the Subdivision Regulations, if needed to record the Plat.

S-3. A completed Development Agreement shall be prepared and executed prior to construction of any infrastructure within the development.

S-4. Prior to recording the final plat, the developer shall furnish the Town of Arlington approved security, per the Subdivision Regulations, in order to ensure the work will be completed in accordance with approved drawings and applicable specifications.

S-5. The developer shall provide the Town with a copy of the Final Plat using state plane coordinate system with NAD – 27 or NAD – 83 datum on disk or CD in a generally accepted format at the time the Final Plat is presented for recording.

S-6. The applicant's design professional shall address all Preliminary Plat mark-ups prior to submitting and recording the Final Plat.

PROJECT SPECIFIC CONDITIONS:

P-1. A Final Plat for the Site must be processed and recorded prior to issuance of any building permits for the site, or full security for public improvements must be on file with the Town.

P-2. Approval of a Final Plat is contingent upon approval of the Construction Plans.

P-3. All lots must be incorporated into a Master HOA for White Oak subdivision, to ensure shared access and maintenance of HOA amenities. Proof the community HOA is in good standing with the State and documentation of the proposed HOA CCRs shall be provided to Town Staff for review and approval, and subsequently recorded, where necessary, prior to recordation of the Final Plat.

# Town of Arlington

Planning Commission
**FINAL PLAT APPLICATION**
(Major and Minor Subdivisions)

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

Subdivision Name: Villages of White Oak PD Phase: 13
Location: PINELOCH DR & BULLRUSH DR EAST
Owner of Record: Arlington Investment Group LLC
Owner Address: 177 Crescent Drive Collierville Tn 38017
Daytime Phone: 901-854-0525 Fax Number: 901-854-0526
E-mail Address: cpeeper@grantnewhomes.com & kgrant@grantnewhomes.com

Developer Contact: Corbin Peeper
Company Name: Arlington Investment Group LLC
Mailing Address: 177 Crescent Drive Collierville Tn 38017
Daytime Phone: 901-854-0525 Fax Number: 901-854-0526
E-mail Address: cpeeper@grantnewhomes.com

Engineer/Designer Contact: Mark McGuire
Company Name: McGuire Engineering, LLC
Mailing Address: 289 Miss Camryn Lane Collierville, TN 38017
Daytime Phone: 901-854-3420 Fax Number: 901-861-3445
E-mail Address: Mark@mcguirecompanies.biz

Town of Arlington
MAR 03 2026
Received

**Instructions for Submitting an Application:**

**OFFICE USE ONLY**
Date Received: _____
Amount: _____
Fee Receipt #: _____

- [x] Fee Schedule: $300.00
  *Make checks payable to the Town of Arlington*
  ***Additional fees may be required prior to recording the plat***
- [x] Check all items on the following checklist. All items must be addressed or the application may be deemed incomplete and returned to the applicant.
- [x] If it becomes necessary to make changes to the subdivision, review the procedure in Article 2, Section E.5.
- [x] Refer to the Town of Arlington Subdivision Regulations, at www.townofarlington.org, for subdivision requirements.

## Planning Commission
## Final Plat Application

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.
2. A completed application form and stated documents are required. The Planning Department will review each item to ensure it is complete. The application will not be considered filed with the Department until all items are complete and will not be placed on the Commission/Committee 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*

| **APPLICANT:** | **OWNER:** (if different from applicant)<br>**Owner information is required* |
|---|---|
| **If an Entity:** | **If an Entity:** |
| Name of Entity: McGuire Engineering, LLC | Name of Entity: Arlington Investment Group LLC |
| By (Signature): | By (Signature): |
| Print Name: Mark McGuire | Print Name: Mark Matthews |
| Title: Owner | Title: Director of Land Development |
| **If an Individual(s):** | **If an Individual(s):** |
| Print Name: | Print Name: |
| Signature: | Signature: |
| Print Name: | Print Name: |
| Signature: | Signature: |
| Print Name: | Print Name: |
| Signature: | Signature: |

TOWN OF ARLINGTON, TENNESSEE
PLANNING COMMISSION
DEVELOPMENT STAFF REPORT

# SUMMER SQUARE SUBDIVISION PHASE 1
# FINAL PLAT REVIEW

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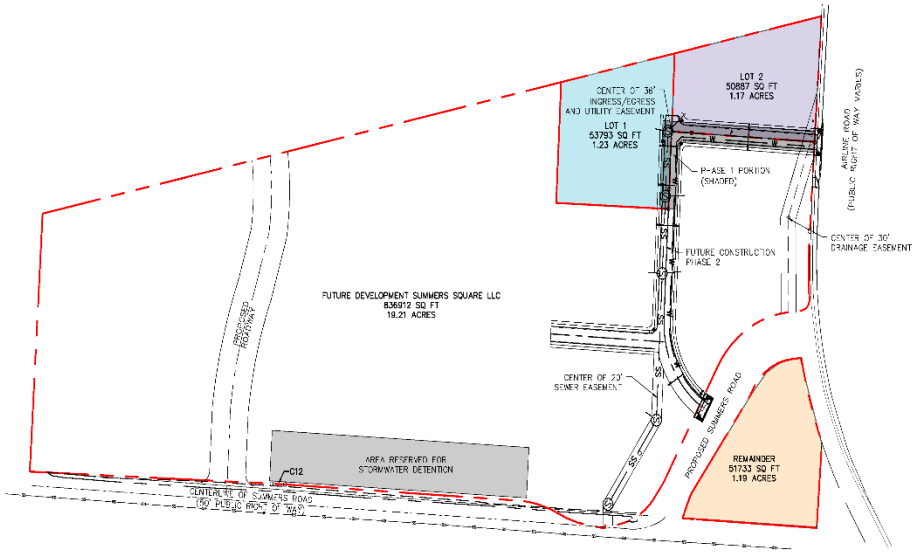
|---|---|
| DATE: | April 20, 2026 |
| STAFF: | Jeremy Credeur, BS, M-Arch, Town Planner<br>Steve Hill, P.E., Town Engineer |
| SUBJECT: | Final Plat Review |
| APPLICANT: | Summers Square LLC; David Kelly |
| DESIGN PROF/ CONSULTANT: | Lanier Land Surveying; Lance Lainer |
| SITE LOCATION: | North of Summers Rd., west of Airline Rd |
| SITE ACREAGE: | 23 acres |
| ZONING: | B2 (PD) |

PROPOSAL:

The applicant is requesting Planning Commission approval of a Final Plat for Summers Square Subdivision Phase 1. Located at the corner of Airline and Summers Roads, the proposed plat would create 2 commercial lots and a remainder lot.




Initially the preliminary plat, approved on November 17, 2025, proposed 6 commercial lots and a remainder lot. Since then, the applicant has adjusted the plat pending ROW abandonment and relocation of Summers Rd. A portion of the

existing ROW encroaches into the proposed Lot 1. A condition has been added requiring the abandonment of at minimum the portion of this ROW that encroaches into Lot 1 prior to recording the plat.

## ANALYSIS:

The proposed lots 1,2 and the remainder lot total 3.82 acres out of the overall site of 23 acres. Lot 2 fronts along Airline Rd while Lot 1 fronts on an ingress/egress easement running along the east property line.

The final plat will create a full access drive off Airline Rd and provide full access to both Lots 1 and 2. The proposed access drive is private and will be built out to the south property line of Lot 1.

Future connectivity of the access drive will be provided in phase 2 of the project and will connect through to the proposed Summers Rd once realigned. No access to the remainder lot is proposed at this time.

The approved construction plans include all infrastructure to serve the seven lots included in the preliminary plat as such prior to recording the final plat all construction indicated on the approved construction plans must be completed. In lieu of completing all construction, a revision to the approved construction plans to include infrastructure required to serve the two lots created by the final plat would be acceptable. A condition has been added requiring one of these options to be completed prior to recording the plat.

The proposed subdivision, with attached conditions, meets requirements set forth by the Town of Arlington ordinances for the subdivision of a lot. Future development will require a site plan approval.

## RECOMMENDATION:

Staff recommends approval of the applicant's request, 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 received March 3, 2026 and revisions received April 9, 2026 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. Final Plat approval is effective for two (2) years from the date of approval by the Planning Commission. The applicant may request two (2) one-year extensions from the Planning Commission, per the Subdivision Regulations, if needed to record the Plat.

S-3. A completed Development Agreement shall be prepared and executed prior to construction of any infrastructure within the development.
S-4. Prior to recording the final plat, the developer shall furnish the Town of Arlington approved security, per the Subdivision Regulations, in order to ensure the work will be completed in accordance with approved drawings and applicable specifications.
S-5. The developer shall provide the Town with a copy of the Final Plat using state plane coordinate system with NAD – 27 or NAD – 83 datum on disk or CD in a generally accepted format at the time the Final Plat is presented for recording.
S-6. The applicant's design professional shall address all Preliminary Plat mark-ups prior to submitting and recording the Final Plat.

PROJECT SPECIFIC CONDITIONS:

P-1. A Final Plat for the Site must be processed and recorded prior to issuance of any building permits for the site, and full security for public improvements must be on file with the Town.
P-2. Revise the Final Plat to address comments as noted on the marked-up sheet provided by the Town Engineer and provide for Town review and approval.
P-3. Approval of a Final Plat is contingent upon approval of the Construction Plans.
P-4. Abandonment of at minimum the portion of this ROW that encroaches into Lot 1 prior to recording the plat.
P-5. Completion of all construction indicated on the approved construction plans must be completed or a revision to the construction plans to include only Lots 1 and 2 and subsequently the construction of these improvements must be completed prior to the recording of the plat.

# Town of Arlington

Planning Commission
**FINAL PLAT APPLICATION**
(Major and Minor Subdivisions)

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

Subdivision Name: Summers Square Subdivision Phase: 1
Location: Summers Rd @ Airline Road
Owner of Record: Summers Square LLC
Owner Address: 203 Tennessee Ave Signal Mountain TN 37377
Daytime Phone: 901-485-9724 Fax Number: _____
E-mail Address: dkelly etal @ outlook.com

Developer Contact: David Kelly
Company Name: Summers Square LLC
Mailing Address: 203 Tennessee Ave Signal Mountain TN 37377
Daytime Phone: 901-485-9724 Fax Number: _____
E-mail Address: dkellyetal@outlook.com

Engineer/Designer Contact: Lance Lanier
Company Name: Lanier Land Surveying
Mailing Address: 4090 Airline Road Eads TN 38028
Daytime Phone: 731-659-1087 Fax Number: _____
E-mail Address: lance@midsouthls.com

**Instructions for Submitting an Application:**

**OFFICE USE ONLY**
Date Received: _____
Amount: _____
Fee Receipt #: _____

☒ Fee Schedule: $300.00
*Make checks payable to the Town of Arlington*
***Additional fees may be required prior to recording the plat***

☒ Check all items on the following checklist. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

☒ If it becomes necessary to make changes to the subdivision, review the procedure in Article 2, Section E.5.

☒ Refer to the Town of Arlington Subdivision Regulations, at www.townofarlington.org, for subdivision requirements.



Town of Arlington

MAR 03 2026

Received

## Planning Commission
## Final Plat Application

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.
2. A completed application form and stated documents are required. The Planning Department will review each item to ensure it is complete. The application will not be considered filed with the Department until all items are complete and will not be placed on the Commission/Committee 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*

| **APPLICANT:** | **OWNER:** (if different from applicant)<br>**Owner information is required* |
|---|---|
| **If an Entity:** | **If an Entity:** |
| Name of Entity: Summers Square LLC | Name of Entity: |
| By (Signature): | By (Signature): |
| Print Name: David Kelly | Print Name: |
| Title: Managing Member | Title: |
| **If an Individual(s):** | **If an Individual(s):** |
| Print Name: | Print Name: |
| Signature: | Signature: |
| Print Name: | Print Name: |
| Signature: | Signature: |
| Print Name: | Print Name: |
| Signature: | Signature: |

## Disclosure Of Ownership Interests

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: Summers Square LLC

   Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

| Name | Business or Home Address |
|---|---|
| David Kelly | 203 Tennessee Ave Signal Mountain TN 37377 |
| Gerald Lawson | 275 S. Walnut Blvd Suite 100 Cordova 38018 |
| Glen Bascom | 1101 B St. Cordova TN 38018 |
| | |

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: Summers Square LLC

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

| Name | Business or Home Address |
|---|---|
| David Kelly | 203 Tennessee Ave Signal Mountain TN 37377 |
| Gerald Lawson | 275 S. Walnut Blvd Cordova TN 38018 |
| Glen Bascom | 1101 B. St. Cordova TN 38018 |
| | |