

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

June 12, 2014

Members Present

Courtney Nicholas  
George Davis  
R.J. Lackey  
John Ranson  
Justin Ferrell  
Sheri Chaney

Members Absent

Peyton Keesee

Staff

Ken Gillie  
Christy Taylor  
Scott Holtry  
Clarke Whitfield

Chairman Davis called the meeting to order at 4:00 p.m.

**ITEMS FOR PUBLIC HEARING**

1. *A request for a Certificate of Appropriateness to renovate 227 Lynn Street.*

Open the Public Hearing.

No one was present to speak.

Close the Public Hearing.

Mr. Ranson asked what is the building going to be used for?

Mr. Gillie responded office space on the lower floor and possibly residential units on the upper floors. It has not been finalized as far as we know.

Mr. Lackey asked are they going to be using tax credits or is this traditional financing?

Mr. Gillie responded that is not a question that staff asks people.

Mrs. Chaney stated I think on the application they wrote that they had applied for them.

Chairman Davis reopened the public hearing upon a citizen's arrival.

Present to speak on behalf of the request was Mrs. Gretchen Clark, Civil Engineer on behalf of Dr. Herman. He wants to turn the building into residential use in the upper part of it and some commercial in the lower part. He is going to need parking and reconfiguring that parking lot would make the property much more attractive.

Mr. Davis stated that is the next item we will be talking about. We are centered more on the Coinops building itself. You've already answered what uses he is hoping to have.

Mrs. Chaney asked did you apply for the Federal and State tax credits?

Mrs. Clark responded he is applying for that. I am not part of that process. I am just a civil engineer. I know a lot about parking but not a lot about tax credits. He did apply or at least that is his intentions. He plans to do the project in two phases. Phase one would be the exterior, the awnings, the parking, and paving. Phase two would be the interior.

Mrs. Chaney stated I had a question on one of the awnings, the one that faces the parking lot. Is that where the standing seam metal roof is going?

Mrs. Clark responded yes.

Mrs. Chaney asked will that incorporate an entrance into your building as well?

Mrs. Clark responded correct. There will be two entrances on the north side. They will all be the same design.

Mr. Ranson asked can you tell us anything about the railings that are shown?

Mrs. Clark responded I believe those are supposed to be black metal or like a bronzed metal finish. The design is in keeping with the River District.

Close the Public Hearing.

**Mrs. Chaney made a motion to approve the request as submitted. Mr. Ferrell seconded the motion. The motion was approved by a 6-0 vote.**

- 2. A request for a Certificate of Appropriateness to demolish 318 Loyal Street and reconstruct parking lot to the rear of the building.*

Open the Public Hearing.

Present on behalf of the request was Mrs. Gretchen Clark, Civil Engineer on behalf of Dr. Herman. It is his intent to create the most parking spaces that he can to add more parking downtown and add spaces for the future residential spaces.

Mrs. Nicholas asked would the parking be open to the public?

Mrs. Clark responded he is not sure about that. The idea would be to have enough for the residential units and whatever is left over would probably be designated for businesses and the clientele for those businesses on the first floor and basement.

Mrs. Chaney stated I know the lot that is there right now already has some rented spaces. Is he going to incorporate those spaces back into the parking?

Mrs. Clark responded no. All of the spaces would first go to the residential and second would go to open commercial spaces.

Mrs. Chaney stated the people that already have reserved parking spaces are going to have to find somewhere else to park.

Mrs. Clark stated he would have to renegotiate that. He may open the lot for rental spaces during the renovations of the building. We worked with a local landscaping company to specify plants that would do well in that area.

The Commissioners looked at the landscape drawings.

Mrs. Clark stated there is a lot of hardscape. There is not a lot of opportunity to introduce landscaping but we tried to soften things up.

Mrs. Nicholas asked the types of trees that you would be using wouldn't end up tearing up the sidewalk would they?

Mrs. Clark responded no.

Mr. Davis asked this is not in the Historic District, right?

Mr. Gillie responded it is only in the River District. It is a non-contributing structure anyway.

Mr. Ranson asked if they want to tear it down are the procedures similar to the Commission of Architectural Review (CAR)?

Mr. Gillie responded if they want to tear it down and the Board denies it, they can appeal to City Council. They don't have to put it on the market. That portion is not similar to CAR. They do have the right to an appeal, but we didn't put the sale provision in there.

Mrs. Chaney asked I assume he has already purchased the building?

Mrs. Clark responded it is my understanding that he has.

Close the Public Hearing.

Mrs. Nicholas asked does it meet the landscape guidelines?

Mr. Gillie responded we have been working with her to make sure that it meets the guidelines. I haven't seen the final version but we will work with them to make sure it complies.

**Mr. Ranson made a motion to approve the request as submitted. Mr. Lackey seconded the motion. The motion was approved by a 6-0 vote.**

#### **APPROVAL OF MINUTES**

**The May 8, 2014 minutes were approved by a unanimous vote.**

#### **OTHER BUSINESS**

With no further business the meeting adjourned at 4:15 p.m.

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Approved By: