

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

November 8, 2018

Members Present

Peyton Keesee  
Courtney Nicholas  
John Ranson  
R.J. Lackey  
Sheri Chaney  
George Davis  
John Hackworth

Members Absent

Staff

Ken Gillie  
Bryce Johnson  
Holley Preston  
Lisa Jones  
Clark Whitfield

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

**ITEMS FOR PUBLIC HEARING**

1. *Request a Certificate of Appropriateness at 125 Floyd St. to install six (6) overflow roof scuppers (drains) during roof replacement.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Walter Lucas; I am the City Project Manager. Mr. Lucas stated what we are doing; we are currently renovating the auditorium, which is on 125 Floyd Street. During that renovating, it is customary on roofs that do not have overflow roof scuppers or drains for those to be installed. We are going to install six of them and they stick above two or three inches above the main roof level. So that original flow drains shouldn't clog up, you do not want four or eight inches of water on top of that roof or you will have a collapsed building. Three of the drains are going to be on Spring Street side and the other three are going to be on the opposite side where the apartment building is, and it will not be seen from the street. Scuppers will look like the ones that we installed on this building years ago they will be brass and heavy. There is a picture on page four of what they will look like.

Mr. Davis stated and you said that they are how high?

Mr. Lucas stated they are installed about four inches above the roof elevation so they will be above what you see in the pictures of the gutters and down spouts there now. So they will be about three or four inches.

Mr. Davis closed the Public Hearing.

**Mr. Ranson made a motion to that the request is in compliance with the guidelines and issue a Certificate of Appropriateness. Mrs. Chaney seconded the motion. The motion was approved by a 7-0- vote.**

- 2 *Request a Certificate of Appropriateness at 667 Craghead St. to construct an off-leash dog park.*

Mr. Davis opened the Public Hearing.

Mr. Johnson stated I would like to go ahead and say that staff neglected to send out the notification to the applicant that the date had changed after last month meeting was canceled. Staff is prepared to answer any questions as able if you have any.

Mr. Keesee stated how big is this and do we have a picture.

Mr. Johnson stated she had an approximate drawing of the park itself. The handicapped ramp behind Carrington to the River walk Trail between that and the River. It is about 65' wide and 168 in length.

Mr. Keesee stated is it going to be fenced in?

Mr. Johnson stated yes a 6' fence similar to the fencing used for the Carrington.

Mr. Keesee stated who is going to clean up?

Mr. Johnson stated supposedly the owners but it's going to be maintained by Parks and Recreation is my understanding.

Mr. Lackey stated are they going to use galvanized chain link?

Mr. Johnson stated I think chain link partially screened with fabric that can be taken off.

Mr. Ranson stated I thought that chain link fence was not allowed?

Mr. Gillie stated chain link fences are not approved material in the District. He is correct.

Mr. Lackey stated I think we should be consistent.

Mrs. Chaney stated so this area is considered two different Districts correct? The River District and the Tobacco Warehouse District.

Mr. Johnson stated it falls in the edge of the River District.

Mrs. Chaney stated because they list it as the Tobacco Warehouse .

Mr. Johnson stated the zoning is the Tobacco Warehouse.

Mr. Davis closed the Public Hearing.

Mr. Keesee stated is the being built by an individual?

Mr. Johnson stated no, Parks and Recreation.

Mr. Whitfield stated I would suggest since the applicant did not get notice maybe tabling this to your next meeting. So then you can have a full discussion of the materials for fencing.

Mr. Davis stated would the applicant be notified?

Mr. Whitfield stated I will be sitting next to the applicant tomorrow in the Staff meeting and I will make sure that he knows tomorrow and then they will get formal notice of the next meeting.

Mr. Lackey stated I'm all for a dog park being down there but I think consistency if we are going to enforce the rules against the private citizen then we need to enforce against the Government.

Mr. Whitfield stated the other option for you all to determine what type of fencing you would approve then it will be up to them whether they wanted to take that Certificate of Appropriateness. I would think the best course would be to table it and let them come in and have that discussion.

Mr. Keesee stated I have a question for Mr. Gillie what other material is acceptable besides wood?

Mr. Gillie stated there is metal picket kind of type fencing that you can put in like wide iron. There is a couple options that are available.

**Mr. Lackey made a motion that we table this item. Mrs. Nicholas second the motion. The motion was approved to table by a 7-0 vote.**

3. *Request a Certificate of Appropriateness at 600 Craghead St. to add ductless mini split A/C equipment.*

Mr. Davis opened the Public Hearing.

Mr. Johnson stated I would like to repeat my earlier statement the applicant was unable to attend since staff skipped that part of the normal process.

Mr. Keesee stated is there a picture in here Bryce?

Mr. Johnson stated yes there is a picture and they are pointing at where they want to install it.

Mr. Hackworth stated is that the space between the two buildings?

Mr. Johnson I believe it's on the side.

Ms. Chaney stated will it go underneath the awning?

Mr. Johnson stated that is where it appears to be. The picture that they provided is the units that they plan to install.

Mrs. Nicholas stated is it only AC or is it also Heat.

Mr. Keesee stated it's going to be both; a heat pump of some sort.

Mrs. Nicholas stated does anyone have a problem that we need to table it?

Ms. Chaney stated we have approved this kind of thing not a split AC but other AC units before.

Mr. Keesee stated I'm thinking probably the reason they are asking for this where, it is the roof. They don't have anywhere else to put the thing, I'm guessing.

Mr. Lackey stated Mr. Whitfield I have a question and ask you and I apologize, the applicant is the contractor not the owner of the building?

Mr. Whitfield stated they are still improving the owners' property.

Mr. Lackey stated my point do I have a conflict of interest if I don't represent the applicant but I do the owner?

Mr. Whitfield stated yes you will need to abstain on any vote.

Mrs. Nicholas stated I have no issue with it.

Mr. Keesee stated I don't see how we can have an issue. They have to put the systems in to do whatever they are doing. What building is it?

Mrs. Nicholas stated it is next to Ballard Brewing. They host weddings, it is a reception hall.

Mr. Keesee stated any of you want to make a motion?

Mr. Davis closed the Public Hearing.

**Mrs. Nicholas made a motion that the mini split A/C equipment meets the guidelines as presented and to issue a Certificate of Appropriateness. Ms. Chaney seconded the motion. The motion was approved by a 5-0-2 vote. (Mr. Lackey and Mr. Davis Abstained)**

## **APPROVAL OF MINUTES**

**The August 23, 2018 minutes were approved after changes made on page 4 by a unanimous vote.**

- 4. Request a Certificate of Appropriateness for streetscape improvements at 300 Loyal St. from Lynn St. to Craghead St. involving a new curb (COA required) when replacing existing brick and concrete streetscape with like material (no COA required).*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was John Barker; I am Project Engineer for Public Works. We are proposing to do some maintenance work to the sidewalk in front of 300 Loyal Street from Lynn Street to Craghead Street. The four-inch curb will be installed and the existing brick pavers will be reset and handicapped ramps will be updated to comply with AAD standards.

Mrs. Nicholas stated you said that existing pavers would be reused if existing pavers were not in the condition to reuse do you have something similar in quality, shape and size etc.

Mr. Barker stated yes.

Mr. Ranson stated are the pavers old?

Mr. Barker stated they are old from 1930's.

Mr. Davis closed the Public Hearing.

**Ms. Chaney made a motion to approve the item as requested that it meets the guidelines and issue a Certificate of Appropriateness. Mr. Hackworth seconded the motion. The motion was approved by a 7-0- vote.**

With no further business the meeting adjourned at 4:25 p.m.

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Approved By: