

The regular meeting of the **Historic District Commission** was held on Thursday, May 27, 2021 at 4:00 p.m. in the Board Chambers of Town Hall, 500 Poplar View Parkway.

The following Staff members were present: Development Director, Jay Cravens; Town Planner, Jaime Groce; Assistant Town Planner, Ms. Nancy Boatwright; Planner, Ms. Donquetta Singleton, and Administrative Specialist Sr., Mrs. Sheryl Jones.

Pledge of Allegiance

Commissioner Kelsey led the Pledge of Allegiance.

Roll Call:

Chairman Lee asked Mrs. Jones to call the roll to confirm a quorum.

Cox – Present, Todd – Present, Brooks – Present, Walker – Present, Kelsey – Present, Rozanski – Present, Lee - Present

Quorum present.

Approval of Minutes

Chairman Lee asked if there were any corrections to the minutes from the April 22, 2021, meeting. Commissioner Rozanski mentioned the correction on page 5 that the word “shape” should be “shake”.

Motion by Commissioner Walker, and seconded, to approve the April 22, 2021 minutes as modified.

Roll call:

Rozanski – Yes, Todd – Abstain, Cox – Abstain, Walker – Yes, Brooks – Yes, Kelsey – Yes, Lee - Yes

Motion Approved.

Approval of the Agenda

Chairman Lee asked if there were any changes to the agenda.

Mr. Jaime Groce mentioned a couple of changes to the agenda.

Item 6b and 6c are two related applications for South Rowlett. The applicant has asked for those items to be deferred to a future HDC meeting. The applicant has asked about a non-voting work session. There is one item on Consent, 5a – 253 North Main Street, and we have not received any comment cards. There are two other items in Other Business to discuss.

Motion by Commissioner Cox, and seconded, to approve the amended agenda as presented.

Roll call:

Todd – Yes, Cox – Yes, Brooks – Yes, Kelsey – Yes, Walker – Yes, Rozanski – Yes, Lee - Yes

Motion Approved.

Approval of Consent Agenda

Case #216337 – Request of a Certificate of Appropriateness for exterior alterations at 253 North Main Street Applicant/Property Owner: Jonathan Scruggs

CONDITIONS OF APPROVAL:

1. Provide details for the chimney cap.
2. Provide details for the screen material.
3. Any changes/deviations from the approved plans will require staff and/or HDC approval.

Motion by Commissioner Rozanski, and seconded, to approve the Request of a Certificate of Appropriateness for exterior alterations at 253 North Main Street.

Roll call:

Walker - Yes, Rozanski – Yes, Brooks – Yes, Kelsey – Yes, Todd – Yes, Cox – Yes, Lee - Yes

Motion Approved

Formal Agenda:

6.a Case #215168 – Perkins Subdivision – Request for a Certificate of Appropriateness for a 2-lot residential subdivision on 1.20 acres at 369 West Poplar Avenue.

Ms. Donquetta Singleton gave the Staff presentation. The request is for a Final Subdivision Plat for 2 lots. The property owners are Glenda and Charles Perkins and applicant is James Darnall, a builder. The existing home on Lot 1 will remain and a new dwelling to be built on lot 2 at a future date. The home is not within the National Register District and is not individually listed on the National Register but is eligible. In March 2021, the HDC denied the request for a 2 lot subdivision plat. The applicant since then has made revisions to the subdivision plat. The applicant is proposing to divide Lot 1 of the Skinner Subdivision plat into 2 lots. The revisions include a decreased setback from Lot 1 from 128 feet to 118 feet in lot width. In Lot 2, increased from 100 feet to 110 feet in Lot width. The square footage is 27,040 for Lot 1 and the square footage for Lot 2 will be 25,188 and both lots meet the requirement for the R-1 zoning district. The plat proposes a 70 foot front yard setback for both lots. This will match these front yard setbacks of 345 West Poplar to the east of the subdivision. The two homes on the north side of Poplar Avenue have a similar setback. The lot to the west is vacant. There are two homes to the west of the vacant lot and they are approximately 40 feet from the front yard setback. There is a home under construction on the corner of Poplar and Cooper with a 55 feet front yard setback from Poplar Avenue. Side yard setbacks and spacing between Lots 1 and 2 will be similar to the spacing between 345 and 331 West Poplar. The applicant is also proposing a new curb cut onto Poplar Avenue. This has been moved 10 feet to the west with the revisions that were done last month to better align with other homes on the street. The new driveway will require approval from TDOT. There are no road improvements required for this development. There are existing trees on the site. Infill subdivisions should preserve any

EXHIBITS

1. Demolition Conditions of Approval (4/16/21)
2. Preliminary Plat Conditions of Approval (4/16/21)
3. Cover Letter (4/6/21)
4. Photos of Structures to be Demolished (4/6/21)
5. Excerpt from Historic Guidelines Regarding Demolitions
6. Oakwood, Final Plat (1999)
7. Oakwood, Phase 2 Preliminary Plat (March 2021)
8. Oakwood, Phase 2 Tree Plan (March 2021)

EXHIBITS

1. Conditions of Approval (05/21/21)
2. Cover Letter (04/08/21)
3. Perkins Subdivision Final Plat (04/08/21)
4. Skinner Subdivision Final Plat
5. Cooper-College Subdivision Final Plat
6. Site Layout (07/12/2012)
7. Subdivision Overlay (04/15/2021)
8. Opposition Letter (04/22/2021)
9. March HDC Meeting Minutes (03/25/21)
10. Owner's Letter to HDC
11. Petition from Concerned Neighbors

older, larger trees in order to blend in with the remainder of the District. The Planning Commission reviewed the application for the existing tree preservation requirements in this Zoning Ordinance. So the latest version of the plat provides a 15 foot private preservation easement along the east property line of Lot 2. This matches the Cooper College tree preservation that is on Lot 1 that Cooper College Subdivision. There is a condition of approval that states that the Historic District Commission shall not enforce the preservation easement as it relates to existing tree removal.

The HDC needs to decide if the proposed front yard setbacks and space between the lots are appropriate for the Historic District. The next steps if the HDC grants the Certificate of Appropriateness would be the Planning Commission meeting and the Final Subdivision plat recorded and any Certificate of Appropriateness from HDC for new homes, accessory structures, fencing and etc.

Chairman Lee asked if there were any questions for the staff, hearing none he asked the applicant to come forward.

Chairman Lee reminded the audience if you care to speak, fill out a speaker card and bring to the front, as I have five blue cards already.

The Applicant – Glenda Perkins, 369 W. Poplar spoke to the HDC. Mr. Darnall and Mr. Brown came with Applicant. Mrs. Perkins read a letter to HDC (see Exhibit 10).

Chairman Lee asked if there were any questions for the applicant, hearing none, the applicant was available for any questions.

Chairman Lee asked Ms. Lucia Outlan to come forward to address the Commissioners, 165 Kelsey Street, Collierville, TN, lived here for 58 years and is concerning about crowding the Poplar view. The trees being cut and building subdivisions are desecrating the town. She would like to maintain the historic area as it is and not build the large homes and change the beauty of the town.

Next, Ms. Kristianne Wargo, 345 W. Poplar Ave., Collierville, TN, she lives with her husband and five children. They have been residents for three years. Although there will be a 15 foot preservation easement, she is still concerned about a safety issue. There will be 7 points of entry in this area plus the hazards of walking on Poplar and almost getting hit while crossing traffic. This proposed lot would disrupt historic trees on the property even with the 15 foot easement in place. A petition with 10 signatures has been submitted with opposition to the project. One resident was in agreement with building on the lot, he lives in a zero lot line house. This is not a zero lot line area. Four couples refused to sign the petition because their projects would not be approved in the future.

Applicant - There are 19 trees on the property, only one or two will be cut down, with the side setback should give the trees plenty of room. The number of the driveways will not have any bearing on the safety.

Next, Ms. Erin Daniels is a resident of Collierville's Historic District at 299 College Street. Formerly lived in the Tara Oaks Subdivision. Moving into the Historic District does come with some protections, eight of which appear on the website "Purpose and Intent of the Historic District". Three of them will be listed below:

- Protect and preserve historic and/or architectural value
- Create an aesthetic atmosphere
- Encourage rehabilitation and compatible new construction and development

For the past seven years, Collierville has done a good job with the houses themselves. Guidance has been provided on paint colors, building materials, and additions. The lot size must also be taken into account. Her request is to protect and maintain the charm, ambiance, lot size, green space and historic value of the area. Chairman Lee asked if there were any comments from the Commissioners.

Commissioner Walker asked for clarification on the 15 foot preservation easement and the condition that says, “the Historic District Commission shall not enforce the preservation easement as it relates to existing tree removal”. There was explanation from Ms. Singleton and Mr. Groce pertaining to the preservation of trees. On lots less than one acre, the HDC cannot regulate the trees. The easement language must be clear before the plat is recorded. The total combined width of the easements is 30 feet. This two lot subdivision does not have an HOA.

There is a similar easement of the adjacent lot. Mr. Groce listed several things that the HDC should not consider: no role in public safety, hardships of the current owner, trees less than an acre in size, who the applicants are, and number of speakers or comments for or against a project. The HDC can look at context, rhythm, setbacks, character, spacings, and transitions. Staff researched the history of the property and the HDC approved a second driveway in 2012.

Mr. Groce stated some changes to the guidelines were done in 2019 concerning measuring the 85-115% of the average setbacks and how that applies in addition to the R-1 zoning.

A discussion ensued about the rhythm, setbacks, and character of this part of the Historic District. Commissioner Kelsey stated that this subdivision would detract from the stone house and it ruins the historic value of the stone house if you split it down the middle. Commissioner Rozanski stated it is a difficult case and that Commissioner Kelsey has stated a very good point regarding adverse impacts to the historic context of the home; however, given what staff has said about the fact that a previous Certificate of Appropriateness already granted for this property the second drive in, which substantially changes the historic context of the house, he plans to vote yes.

Chairman Lee asked if there were any more comments.

Motion by Commissioner Rozanski, and seconded, to approve Request for a Certificate of Appropriateness for the 2-lot Perkins Subdivision Plat for 1.20 acres at 369 West Poplar Avenue subject to the conditions and noting of the condition of approval no. 3.

CONDITIONS OF APPROVAL:

1. The new driveway connection to Poplar Avenue must be submitted to TDOT for approval. A copy of the approval shall be provided to the Town.
2. The side yard setback in the data chart shall be corrected to match the side yard setbacks on the subdivision plat.
3. Add a note to the subdivision plat explaining the purpose of the fifteen (15) foot preservation easement along Lot 2 and that the Historic District Commission shall not enforce the preservation easement as it relates to existing tree removal.
4. Fence permits shall be obtained for any fencing or enclosures.
5. Concrete walks and drives shall not be bright white or gray. Note any aggregate mix or staining on the plans or provide a detail.
6. New driveways and walks shall not be gravel between Poplar Avenue and the front façade of the homes. A note stating this shall be placed on the plat.
7. Any new construction shall be reviewed and approved by the Historic District Commission and a building permit shall be obtained prior to construction.

8. Any changes or deviations from the approved plans will require staff and/or HDC approval prior to construction.

Hearing no further comments Chairman Lee asked for a roll call.

Roll call:

Walker – Yes, Kelsey – No, Rozanski – Yes, Brooks – No, Todd – No, Cox – Yes, Lee - Yes

Motion Approved 4 to 3.

6.b Case#215422 – 181 & 199 South Rowlett Street – Request for a Certificate of Appropriateness for the demolition of two duplexes located 181 & 199 South Rowlett Street.

Applicant/Property Owner: Green Family Holdings GP (Allen Green)

Applicant’s Representative: LRK (Carson Looney)

Project Planner: R. Scott Henninger, PLA, AICP **DEFERRED**

6.c Case#215735 – Green South Rowlett Street Property – Request approval of a Sketch Plat for 7.10 acres located on the south side of South Rowlett Street east of Mills Street.

Applicant/Property Owner: Green Family Holdings GP (Allen Green)

Applicant’s Representative: Property Solutions (Mark Underwood)

Project Planner: R. Scott Henninger, PLA, AICP **DEFERRED**

6.d Case#215781 – 160 Poplar Avenue – Request approval of a Certificate of Appropriateness for the demolition of a residential structure and

6.e Case#215835 – 160 Poplar Avenue (Poplar & Main Cottage Subdivision) – Request approval of a Certificate of Appropriateness for a Sketch Plat for a 5-lot subdivision located on the north side of E. Poplar Avenue and the west side of N. Main Street.

Ms. Nancy Boatwright presented the staff report. The Applicant is requesting approval of a Certificate of Appropriateness for the demolition of a residential structure and an accessory structure and a Certificate of Appropriateness for a Sketch Plat. The current zoning is R-1 Low Density Residential. The developer is requesting rezoning to TN Traditional Neighborhood for the Planning Commission to consider. 160 E. Poplar is within both the local historic overlay and the National Registry District, as are the Kelsey residence at 146 E. Poplar Avenue and the Geminn residence also known as the Leake Home at 170 E. Poplar Avenue. All three properties are eligible to be listed individually on the National Register. The structure at 160 E. Poplar that the applicant desires to

EXHIBITS

1. Conditions of Approval for Demolition
2. Conditions of Approval for Subdivision
3. Applicant’s Cover Letters (4/5/21)
4. Historic District Maps
5. National Register District Registration Form
6. 2005 Historic Survey Excerpt for 160 E. Poplar
7. Zoning Plan (4/5/21)
8. HDC Demolition Study 1991-2020
9. Map of Structures Demolished within the Local Historic Overlay 1991-Present
10. Assessor’s Property Record
11. Applicant’s Photos of Structures (4/5/21)
12. HD Guidelines for Demolition
13. Certificate of Economic Hardship Process from §151.199 of the Zoning Ordinance
14. Separation Between Adjacent Properties (4/5/21)
15. Plot Plan (5/21/21)

demolish to allow the development of the subdivision is 1,995 square feet and is described as a brick veneer bungalow with Craftsman influence in the National Registry. The 2005 Survey notes that the structure is eligible to be individually listed on the National Register and noted that it was not endangered but stable at that time. There is no documentation on the accessory structure but the assessor's record describes it as a detached garage built in 1995. According to Appendix 5 in the Design Guidelines, demolition is only appropriate if a building has lost its architectural and historical integrity importance and its removal will not result in a more negative less appropriate visual effect on the District. If the building does not contribute to the historical architectural character importance of the District and its removal will result in a more positive visual appropriate effect on the District or if the denial of the District will result in an economic hardship on the applicant. The applicant does contend that the dwelling has been added onto several times and has fallen into disrepair, the nature of the home and its condition does not allow it to be renovated at an economically feasible position. The accessory structure's condition has not been assessed but it appears to be deteriorated and might not be a historical structure since it was constructed in 1955. The property would be rezoned to TN to develop the five proposed lots. The Town has approved the use of TN zoning touching Poplar only once with the Stratton Heights Subdivision and that was based on a clearly established lot rhythm and building setback. TN zoning allows smaller lot sizes, side yard setbacks and front yard setbacks in the current R-1 zoning. The lot sizes would range from 8,443 sq. feet to 13,439 sq. feet. Lots 1 and 2 of the proposed subdivision will be accessed from a 14 foot shared access easement using the existing curb cut on Poplar. The three lots in the back will be created to the north of the three east Poplar lots and will be accessed via a 24 foot shared ingress-egress easement that would also serve as a water-sewer easement. Lots 3, 4 and 5 will be behind other lots on Poplar and North Main. 335 North Main will need to be included in the plat as that is where the access easement will be located. The new lots will have front setbacks of 50 feet setbacks an average of the adjoining lots front setbacks. The average spacing between the three houses is 58 feet. The proposed sides, width and setbacks and height meet the TN District requirements. The Preliminary Plat and construction drawings will provide more details to be reviewed by the Planning Commission. The need for detention has not be determined. Public Services must review access for trash removal for lots 3, 4 and 5. Access to lots 3, 4 and 5 must be reviewed by the Fire Marshal. The HDC will need to decide if it is appropriate to demolish the existing dwelling and accessory structure at 160 E. Poplar Avenue, and if the proposed Poplar and Main Cottage Subdivision is contextual with the surrounding historic homes.

The next steps would require obtaining a Demolition Permit, the rezoning process, subdivision process – Preliminary Plat must be recorded before lots are sold, then each house would come back before the HDC along with any visible structures or fences.

Hearing no questions for Staff, Chairman Lee asked for the applicant to come forward.

The applicant, John McCarty, 198 Progress Road, Collierville, TN. The existing home that we are requesting to demolish. The house has a lot of foundation and moisture issues. There are old hip rafter beams in attic. The original house fit on one of the two lots. Currently there are two lots existing on Poplar, the house is all on the east side, then bought the west lot and expanded the house. The original survey showed the east lot was 54 feet wide and the west lot was 59 feet wide. The front will be balanced to 56 feet widths on both. A shared driveway that goes between the two houses so they can be side-load or rear-load if the driveway went past the two houses. The three cottages on the back will be accessed through the potential purchase of the ingress-egress easement to North Main and would allow the three cottages to exist and be similar to the Twining Subdivision (South Washington) but a lot smaller.

Chairman Lee asked if there were any questions for the applicant.

Discussion ensued about the driveway distance as well as the driveway plans were discussed with Chief Whit. Also asked when it is a contributing property, is it discussed with the State Preservation office first? Staff commented no, that they looked on the State Assessor's website to determine when the initial structure was

built and when the additions were made. It does not have any record of building permits. The 2005 survey is what is used.

Commissioner Walker walked the property and observed the property. It has a few nice details at the front door but not many others. It has foundation issues and it is not worth saving the property.

Commissioner Cox is concerned about the demolition by neglect and will not support tearing it down.

Chairman Lee stated if the vote to tear down the house is denied, they will be keeping it one lot along Poplar instead of having two lots.

Chairman Lee asked if there were any questions on the demolition issue. Commissioner Todd said she will vote yes because the house has been altered. Chairman Lee will vote yes because the house has been modified to where it is not historic significant at this point and he supports the motion.

Hearing no further comments Chairman Lee asked for a motion.

Motion by Commissioner Walker, and seconded, to approval of a Certificate of Appropriateness for the demolition of the existing structures at 160 E. Poplar Avenue subject to the conditions in Exhibit 1.

CONDITIONS OF APPROVAL:

1. A demolition permit shall be obtained prior to any demolition.
2. Provide photos of all elevations of the structure and a plot plan showing the dimensions of each structure.
3. The property shall be seeded or sodded, as appropriate, within 60 days of demolition to create a lawn area similar to other properties in the community.
4. Any changes/deviations from this request will require staff and/or HDC approval prior to the work commencing.

Roll call:

Todd – Yes, Walker – Yes, Rozanski – Yes, Brooks – Yes, Kelsey – Yes, Cox – No, Lee - Yes

Motion Approved.

The applicant, John McCarty, 198 Progress Road, Collierville, TN was asked to return to podium to comment on the request for a Sketch Plat, since the demolition of the existing structure was approved. He believes in the appropriateness of two lots on Poplar only based on the fact that it was originally two lots. He feels with the cottages on the back is appropriate with the way the driveway will come in the three cottages. It will maintain the character and the trees in the back. There will be 15 feet between each of the structures. Lot 3 and Lot 5 will have side load garages and Lot 4 will have front load (20 feet regulation from front). Chairman Lee would prefer to have a single house on a large lot.

Commissioner Cox cannot support the two houses on Poplar and it should be replaced with a larger house. They propose 45 feet separation in driveway.

Chairman Lee commented with several options, think about changing what has been submitted or go forward with the current proposal or defer to decide on reconsidering to submit the project altogether. The decision lies with the HDC since the request was for a Certificate of Appropriateness. Currently it is two lots.

Chairman Lee asked for Public Comments.

Richard Kelsey, 146 E. Poplar, Collierville, TN 38017, with the five lot deal, he believes the density is too high for that area. In his opinion, it is a two-lot or maybe a three-lot plat at most. He suggests careful consideration should be given to cutting trees.

Ms. Lorie Worden, 225 North Main Street, Collierville, her property will allow access to the cottages in the back. She wants to be clear on any easements and setbacks on the back. How much beyond the 24 feet will go into her lot that she would not be able to use? There is a Condition of Approval that Ms. Worden's lot would be part of this subdivision because the easement runs across the property.

Commissioner Rozanski asked applicant if they would be willing to do this as a four-lot subdivision.

Applicant – If approved, the applicant can start sketching to place houses on lots more evenly with consideration of the existing trees.

Chairman Lee asked the Applicant if he would consider a four lot plan, with one house facing Poplar and the three cottages in the back as shown or do you want the Commissioners to vote on a five lot subdivision?

The Applicant said he would like to get the five lots approved.

Chairman Lee called for a motion.

Motion by Commissioner Rozanski and seconded, to approve of a Certificate of Appropriateness for a Sketch Plat for a 5-lot subdivision located on the north side of E. Poplar Avenue and the west side of N. Main Street.

Chairman asked if there was any discussion.

Commissioner Cox made a motion and seconded, to amend to change it to a 4 lot subdivision, combining lots 1 and 2 (Poplar lots) into 1 lot.

Roll call:

Brooks- Yes, Todd-Yes, Rozanski-Yes, Kelsey-No, Cox-Yes, Walker-Yes, Lee-Yes

Motion to amend Approved.

Chairman Lee called for a vote on the main motion which reads now as follows: **to approve of a Certificate of Appropriateness for a Sketch Plat for a 4-lot subdivision located on the north side of E. Poplar Avenue and the west side of N. Main Street.**

CONDITIONS OF APPROVAL:

1. Approval of this Certificate of Appropriateness shall be null and void if the Board of Mayor and Aldermen (BMA) does not grant approval of the rezoning of the property, as there are lot sizes and bulk requirements requested in Exhibit 16 that do not meet the R-1 zoning district bulk requirements.
2. Any changes or deviations from the approved plans will require staff and/or HDC approval prior to construction.
3. On the Preliminary and Final Plats provide a note that explains why there is a 50-foot front setback for the principal structures and a 15-foot front setback for the garages on Lots 3 and 5.
4. On the Preliminary and Final Plats provide a note that explains why there is a 25-foot side garage setback.

5. On the subdivision data table on the Preliminary and Final Plats, provide required bulk requirements and proposed bulk requirements for the lots.
6. On the Preliminary and Final Plats correct the data chart to remove the % of Common Open Space and change the front yard setback for Lots 3 & 5 to include both garage and principal building setbacks.
7. Include 225 N. Main Street on the Preliminary and Final Plats.
8. New driveways and walks shall not be gravel between the public streets and the front façades of the homes. A note stating this shall be placed on the Preliminary and Final Plats.

Roll call:

Brooks-Yes, Todd-Yes, Rozanski-Yes, Kelsey-No, Cox-Yes, Walker-Yes, Lee-Yes

Motion Approved.

6.f Case #216341 – 139 S. Rowlett Street – Request for a Certificate of Appropriateness for exterior alterations.

Ms. Nancy Boatwright presented the staff report. Applicant is requesting to add more outdoor seating to 139 Rowlett at the southwest corner of S. Rowlett and South Main. The new raised 6 foot deck would wrap around the east, north and west side of the restaurant. The 6’ deep deck would connect to the existing deck. There would be an opening on the front.

Chairman Lee asked if there were any questions of the staff.

A discussion ensued about the seating and if Fire Department would need to give clearance and the guidelines regarding putting porches at the front door.

Chairman asked the applicant to come forward.

Applicant – Khalid Koubaiti, 10181 Whitcomb, Cordova, TN. He wants to add more space to accommodate the customers.

Chairman Lee asked if there were questions for the applicant.

Commissioner Cox asked if Applicant has talked with the Fire Chief?

Applicant – No.

A discussion ensued about the space, occupancy and tables.

Commissioner Rozanski has indicated, because of the aesthetics being negative impacted by putting an awning around the building, he would not be in favor of the change. Chairman Lee agrees with that concern and recommend putting the deck on the back because the front façade is like a landmark.

It was said the applicant could extend the current deck to the back.

Commissioner Rozanski read from The Key Points of the Staff Report “the property owner has specified in the authorization that the building be restored to its original state upon expiration of the lease.”

The Applicant then decided to withdraw his application from consideration so that he can redesign the concept.

EXHIBITS
1. Conditions of Approval (5/21/21)
2. Application for Certificate of Appropriateness with Cover Letter (5/6/21)
3. 2004 Historic Resources Survey
4. HDC Minutes (7/23/20)
5. Assessor’s aerial
6. Google Street View Photos (2020)
7. Town’s FAQ for Outdoor Seating
8. Awning Fabric Sample
9. 2020 Deck Plans
10. Site Plan (11/1/20)
11. Elevations (5/6/21)

Other Business

7a. Review and discuss potential exterior alterations to the duplex located at 245/247 North Main Street (Nancy Steadman)

Mr. Jaime Groce provided an overview of the owner's plans. Ms. Steadman purchased this duplex and plans to make some renovations including raising the roof pitch. Mr. Groce suggested Ms. Steadman come to the HDC meeting to get their input on her duplex renovations. The property is not 50 years old yet.

Ms. Steadman lives at 195 Egg Farm Circle in Piperton, TN and has listed her repairs to the Commissioners for consideration and recommendations. The Commissioners provided guidance for the changes Ms. Steadman wants to have done to the duplex.

7b. Review and discuss Case# 216277, 258 South Center Street, a rezoning request of 0.511 acres from R-2: Medium Density Residential to MU: Mixed Use (Cindy Reaves). A discussion ensued about the difference in Mixed Use and MPO zoning and the role of the HDC and its guidelines for approving any exterior changes needed to make this house into an office or retail shop.

Chairman Lee asked Ms. Boatwright if there were any other items.

With no further business, Chairman Lee adjourned the meeting at 6:25 p.m.

Secretary, Laura Todd