

The regular meeting of the **Historic District Commission** was held on Thursday, August 26, 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, Donquetta Singleton; and Administrative Specialist Sr., Mrs. Amy King.

Pledge of Allegiance

Commissioner Rozanski led the Pledge of Allegiance.

Roll Call:

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

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

Quorum present.

Approval of Minutes

Chairman Lee asked if there were any corrections to the minutes from the July 22, 2021 meeting.

Motion by Commissioner Kelsey, and seconded, to approve the July 22, 2021 minutes as presented.

Roll call:

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

Motion Approved.

Approval of the Agenda

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

Mr. Jaime Groce stated that there were no changes or additions to the agenda.

Chairman Lee asked for a motion to approve the agenda.

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

Roll call:

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

Motion Approved.

Approval of Consent Agenda

Formal Agenda:

6.a Resolution 2021-36 – A Resolution to add a table of contents and to Amend the Historic District Design Guidelines related to exterior building materials. THE PROPOSED RESOLUTION REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

Ms. Nancy Boatwright reviewed the staff report, which is included in the record as an exhibit. The Historic District Commission (HDC) is being asked to make a recommendation to the Board of Mayor and Aldermen (BMA) on a staff-initiated amendment to the Historic District Design Guidelines that would amend Chapters II and III related to exterior building materials. The BMA has the final decision on amendments to the Historic District’s Design Guidelines after a recommendation from the HDC.

Chairman Lee asked if there were any questions for Staff.

Commissioner Cox wondered if the regulations have been reviewed by the Town’s Attorney to make sure it is legal.

Ms. Boatwright said the Town’s Attorney had reviewed it.

A discussion ensued about the origination of the bill. The guidance from the State Legislature’s Commerce Committee was to remove any language that states “prohibited” and keep the language that says “limiting”.

Hearing no other comments, Chairman Lee asked for a motion.

Motion by Commissioner Rozanski, and seconded, to recommend approval of Resolution 2021-36 (Exhibit 1) to the BMA.

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

Roll call:

Rozanski – Yes, Kelsey – Yes, Brooks – Yes, Cox – Yes, Lee – Yes.

Motion Approved.

Other Business

Commissioner Rozanski recused himself from this item.

7.a Review and discuss Case #54468, Ordinance 2020-09 (Mid-South Gifted Academy), a request to rezone 1.00 acres from GC: General Commercial to MU: Mixed Use, located at 220 South Center Street.

Mr. Jaime Groce reviewed a memo sent to the HDC about their plans for the property.

Mr. Groce said the applicants have purchased the lot at 220 S Center Street. They would like to rezone this property to General Commercial and demolish the existing buildings. Then they would like to build a second building for the Mid-South Gifted Academy.

Mr. Scott Rozanski, with Spirit Architecture, came forward and stated the project property, Case #54468 – Mid-South Gifted Academy, is currently zoned General Commercial (GC). The applicants want to front the new

<p style="text-align: center;">EXHIBITS</p> <p>The staff report and the following:</p> <ol style="list-style-type: none">1. Resolution 2021-36 (8/20/21)2. Tennessee Laws Public Chapter 332 (H.B. 749)3. Ordinance 2021-13 §151.006(D) Exterior Building Materials
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building towards South Street, so they would like to request the zone be changed to Mixed Use (MU). That would change the set-back requirements, and they could construct the building where it would be the most efficient for parking and pick-up/drop-off.

A discussion ensued about how the Design Guidelines would apply to the architecture; what could be built next to the school in the future; what the other zoning patterns are in the area; what uses can go in MU and the main difference between GC & MU regulations.

Commissioner Rozanski rejoined the Commissioners.

Chairman Lee asked Mr. Jaime Groce if there were any other items.

Mr. Groce said Ms. Boatwright wanted to discuss an item with the Commissioners.

Ms. Boatwright said Café Piazza talked with her after they came to the HDC and said they are proposing 2 phases of outdoor seating. The details include wrap seating around three sides of the building with the south parking and the west drive aisle covered with the seating; it will all be behind the front façade of the building and on the ground, not raised on a deck like the existing deck approved last year; nothing will be attached to the building; the west area will be covered with an open arbor; it will be surrounded by fencing and lattice with potted landscaping; they have added an entertainment stage that was not discussed in the pre-app; the Fire Marshal informed the owner at the pre-app that the kitchen will not be allowed to increase its capacity; and a life safety plan will be required and it must be ADA accessible.

A discussion ensued about how many items still needed to be changed. There was a suggestion a work session with the owners would be helpful.

Chairman Lee asked Mr. Jaime Groce if there were any other items.

Mr. Groce gave an update on the HDC Resource survey that is going on. The consultants have taken inventory of all structures 50 years or older in the Historic District, and will produce a report that considers significance and whether a structure is eligible for the National Register.

Mr. Groce said the Perkins two lot subdivision case on Poplar Ave has been turned down.

Mr. Groce also said the Poplar Avenue Corridor Study has been completed by Planner Donquetta Singleton, and will be emailed to the Commissioners. It includes a summary table with average lot widths and lengths. The study focused more on residential homes than commercial buildings. Over 90% of the lots studied are zoned R-1, so the Commissioners may want to increase some of the setbacks and lot widths to be greater than those required by R-1 based on their findings.

A discussion ensued about the Commissioners wanting to discuss later this year painted brick, historic trees, the boundary of the district, communicating changes and policies to the public, and formally changing and updating the Guidelines.

With no further business, Chairman Lee adjourned the meeting at 5:09 p.m.

Secretary, Laura Todd