

The regular meeting of the **Design Review Commission** was held on August 12, 2021 at 5:00 pm in the Board Chambers of Town Hall, 500 Poplar View Parkway.

The following staff members were present: Development Director, Jay Cravens; Town Planner, Mr. Jaime Groce; Assistant Town Planner, Nancy Boatwright, Planner, Scott Henninger; and Administrative Specialist Sr., Mrs. Sheryl Jones.

ROLL CALL:

Stamps - Present, Donhardt - Present, Hepner - Present, Peeler - Present, Lawhon - Present, Lawrimore - Present, Doss - Present

Quorum present.

APPROVAL OF MINUTES

Chairman Doss asked if there were any corrections or additions to the minutes from the July 8, 2021 meeting.

Hearing none, Chairman Doss called for a motion to approve the minutes from the July 8, 2021 meeting as presented.

Motion by Commissioner Donhardt and seconded, to approve the minutes from the July 8, 2021, meeting as presented.

Hearing no further discussion, Chairman Doss asked for a roll call.

ROLL CALL:

Peeler – Yes, Donhardt – Yes, Stamps – Yes, Lawhon – Yes, Lawrimore - Yes, Hepner - Yes, Doss - Yes

Motion Approved.

APPROVAL OF AGENDA:

Chairman Doss asked if there were any changes or additions to the agenda.

Mr. Groce said there were none.

Chairman Doss asked for a motion to approve the agenda as presented.

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

Hearing no further discussion, Chairman Doss asked for a roll call.

ROLL CALL:

Donhardt - Yes, Peeler - Yes, Hepner - Yes, Lawhon - Yes, Stamps – Yes, Lawrimore – Yes, Doss - Yes

Motion Approved.

APPROVAL OF THE CONSENT AGENDA:

There were no items on the Consent Agenda.

FORMAL AGENDA:

6a. Resolution 2021-35 – A Resolution to amend Chapter III of the Collierville Design Guidelines related to fences and Chapter IV and Appendix IV related to exterior building materials. THE PROPOSED RESOLUTION REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.

Mrs. Boatwright reviewed the staff report, which is included in the record as an exhibit.

Chairman Doss asked if there were any questions for the Staff.

A discussion ensued about whether columns are needed for wrought iron fences and how to calculate the percentage of net façade area for determining a “primary material”.

Chairman Doss asked for a motion.

Motion by Commissioner Lawhon, and seconded, to amend Chapter III of the Collierville Design Guidelines related to fences and Chapter IV and Appendix IV related to exterior building materials.

Hearing no further discussion, Chairman Doss asked for a roll call.

ROLL CALL:

Lawhon – Yes, Peeler – Yes, Donhardt – Yes, Stamps – Abstain, Lawrimore - Yes, Hepner - Yes, Doss - Yes

Motion Approved.

Case #52597 – Slim Chickens – Appeal of a Staff Decision Related to the Exterior for a restaurant located at 501 West Poplar Avenue.

Ms. Singleton reviewed the staff report, which is included in the record as an exhibit.

Chairman Doss asked if there were any questions for the Staff regarding the color used on the doors.

Applicant/Property Owner: DHR Chicken, LLC (Josh Rowden). The red door is like a flagship for Slim Chickens. It will be very costly for Slim Chickens to change the door colors, around \$10,000. The applicant does not want

EXHIBITS

The staff report for the 8/12/21 meeting plus the following:

1. Resolution 2021-35 (8/6/21)
2. Tennessee Laws Public Chapter 332 (H.B. 749)
3. Ordinance 2021-13 Attachment A §151.006(D) Exterior Building Materials
4. Current Design Guidelines “Appropriate Exterior Building Materials” Table
5. Draft of Edited Design Guidelines (8/6/21)

EXHIBITS

The staff report for the 8/12/21 meeting plus the following:

1. Applicant’s Cover Letter (3/24/21)
2. Approved Elevations & Finishes (6/8/20)
3. Color Elevation Renderings (10/14/19)
4. Staff’s Site Photos (3/16/21)
5. Planning Punch List Memo (3/16/21) & Email Correspondence (7/13/21)

to harm the franchise agreement with corporate. They would like to keep the doors as is.

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

Discussion ensued about the red doors and if there were any other Slim Chickens around that do not have red doors.

The applicant said he did not know of any. They have about 17 stores signed up and they all have red doors.

Mr. Lawhon asked if the red doors are so important, why were they not on the original plans that were approved.

Applicant is representing Scott Davis, who worked on the original contract.

It was noted that two Slim Chickens in Middle Tennessee have the anodized silver door.

Chairman Doss suggested painting the doors.

Chairman Doss asked for a motion.

Motion by Commissioner Donhardt, and seconded, to overrule staff's determination and to allow the use of a primary color of red on the doors of the franchise restaurant.

Hearing no further discussion, Chairman Doss asked for a roll call.

ROLL CALL:

Hepner – No, Lawhon – No, Peeler – No, Donhardt – No, Stamps – Abstain, Lawrimore - No, Doss - No

Motion failed to over rule staff's determination.

Chairman Doss instructed Applicant to either change the color of the doors or take the request to the BMA.

A discussion then ensued about how the rear fence is supposed to be stained according to the approved plans and how orange traffic control devices were installed in the parking lot that were not on the approved plans.

The applicant has not filed for an appeal to not stain the fence or to keep the orange traffic control devices. Chairman Doss paraphrased the discussion by saying the DRC would be unlikely to approve such appeals and that the orange devices need to be removed or replaced with a new design submitted to staff.

Other Business:

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

A discussion ensued about changes to the approved elevations for the townhouses at The Towne at Byhalia Commons. Chairman Doss asked staff to get from the developer a plan that shows all of the existing and future structures and they should label the facade prototype that they plan to use for each structure. They need to provide examples showing each facade prototype that they plan to use in the development. This plan can change over time as they come up with new prototypes or change their mind on which one to use but we need a plan for 100% of the development. We would not do this incremental approach with other projects and should not do it

for this one. The DRC other members agreed. Chairman Doss asked that staff get with the developer about this and to let them know that such a plan needs to be brought to the DRC for review before staff approves anymore deviations from the approved plans.

Mr. Groce mentioned that this was Sheryl Jones' last DRC meeting, leaving to attend to a family matter and Amy will step in to attend meetings until a replacement is hired.

Mr. Groce gave the Commissioners a draft of Cluster Mailbox Unit (CBU) regulations to review. It will be going to the PC soon as Ordinance 2021-14.

Mr. Groce gave updates on upcoming projects.

Hearing no further business, the meeting was adjourned at 6:05 pm.

Amy King for Sheryl Jones, Administrative Specialist Sr.