

RESOLUTION 2021 - 35

A RESOLUTION TO AMEND CHAPTER III OF THE DESIGN GUIDELINES RELATED TO FENCES, AND CHAPTER IV RELATED TO EXTERIOR BUILDING MATERIALS, AND APPENDIX IV RELATED TO EXTERIOR BUILDING MATERIALS.

WHEREAS, it has been determined that the Design Guidelines are a commonly used tool intended to balance the welfare of the general public with the interests of individual property owners; and,

WHEREAS, the Design Guidelines are used by design professionals and applicants as they work to design a building and related site improvements that are compatible with their surroundings and appropriate for the Town of Collierville; and,

WHEREAS, the Board of Mayor and Aldermen adopted the Design Guidelines in its latest format May 9, 2011 (via Resolution 2011-11), and they have been amended five times since then by the Board (Resolutions 2013-42, Resolution 2014-01, Resolution 2016-22, Resolution 2016-30, Resolution 2018-01); and,

WHEREAS, from time to time, it will be necessary to further refine and update the Guidelines; and,

WHEREAS, the Design Review Commission reviewed the proposed amendment at the regular meeting held on August 12, 2021, and made a recommendation to the Board of Mayor and Aldermen to approve the proposed amendment; and,

WHEREAS, a public hearing before the Board of Mayor and Aldermen was held on August 30, 2021, pursuant to notice thereof published in a newspaper of general circulation within the community on August 5, 2021.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF COLLIERVILLE, TENNESSEE THAT:

Section 1. Chapter III.E.7.b., Design of screening, fences, and walls, is hereby amended as follows with new text to be added in **bold underlined** print and text to be deleted ~~struck through~~:

When **solid or opaque** walls or fences stretch longer than 50 feet, ~~use designs with texture and modulation to provide a regular rhythm without being monotonous to avoid a stockade appearance. there shall not be unbroken expanses of fence or wall longer than 50 feet. For example,~~ use vertical **brick or stone** piers ~~of a different material or width or height,~~ to provide a break in the wall or fence, ~~or a variation in the setback.~~ Required plantings and street trees should be used in conjunction with a wall or fence to break up a long expanse.

Section 2. Chapter IV.C.3.b., Storefronts, is hereby amended as follows with new text to be added in **bold underlined** print:

Quality natural materials such as wood, brick, stone, or marble shall be used; other materials can be reviewed on a case by case basis **as regulated by the Town's Zoning Ordinance (§151.006 (D))**. Bronze or black aluminum storefronts are the most appropriate colors for storefronts in most areas of Town; however, muted earth tones or clear anodized (silver) aluminum storefronts may be appropriate on a case- by-case basis. Novelty colors or franchise colors that are not in keeping with the intent of these guidelines are prohibited for storefronts.

Section 3. Chapter IV.C.5.a., Materials, is hereby amended as follows with new text to be added in **bold underlined** print and text to be deleted ~~struck through~~:

~~For the purpose of this section, a "primary building material" (see table on page 64) is defined as the predominate, most extensive, exterior building material(s) used to clad a facade, excluding storefronts, windows, and doors. A "primary~~

~~building façade” is simply the most visible façade from the public realm. In this context, the public realm is the building façade containing the primary entrance, the side of a building facing a street, or a side facing the primary entrance to another building. Primary building materials shall be used on a primary façade.~~

~~Trim and accent building materials (see table on page 64) are clearly subordinate to the primary building materials on a façade.~~

New structures should be compatible with their neighbors in regard to exterior building materials, particularly when adjacent structures are substantially in compliance with these Design Guidelines.

New products or synthetic materials that approximate the look and dimensions of those materials listed as primary building materials including, but not limited to, artificial slate, brick, or stone products, or thin clay-fire brick veneers may also be approved on a case-by-case basis.

The DRC will review the context of each application, and the particular use and quality of each building material, taking into consideration surrounding developments.

Clay-fired brick is the most appropriate material for commercial, office, and attached residential buildings in Collierville; however, brick has not historically been used on all facades of all buildings. Other materials (i.e., lap siding or stone) may be approved in certain circumstances per the Exterior Building Materials table in §151.006 (D) of the Town’s Zoning Ordinance. The table on page 64 acknowledges that brick has not historically been used on all facades of all buildings.

Section 4. Chapter IV.C.5., Appropriate Exterior Building Materials table, is hereby amended by replacing the table with images of local buildings that are primarily brick or wood siding;

Section 5. Appendix IV.D., Materials and Colors, is hereby amended as follows with new text to be added in bold underlined print and text to be deleted ~~struck-through~~:

Building facades shall be comprised of brick, stone, or traditional masonry materials for a minimum of 75 percent of the net facade area (excluding windows and doors). The remaining trim and accent materials shall be from the Appropriate Exterior Building Materials Table in ~~Chapter 4~~ the Town’s Zoning Ordinance § 151.006(D).

Section 6. BE IT FURTHER RESOLVED that this resolution shall become effective immediately after its passage, the public welfare requiring it.

Adopted this 30th day of August, 2021.


Stan Joyner, Mayor


Lynn Carmack, Town Clerk