

The regular meeting of the Design Review Commission was held on May 12, 2022 at 5:00 pm in the Board Chambers of Town Hall, 500 Poplar View Parkway.

The following staff members were present: Development Director, Mr. Jay Cravens; Town Planner, Mr. Jaime Groce; Planner, Ms. Donquetta Singleton; and Administrative Specialist Sr., Ms. Lynette Denzer.

ROLL CALL:

Stamps	Donhardt	Hepner	Peeler	Lawhon	Lawrimore	Doss
Present	Present	Present	Present	Present	Absent	Absent

Quorum present.

APPROVAL OF MINUTES

Vice-Chairman Lawhon asked if there were any corrections or additions to the minutes from the April 12, 2022 meeting.

Hearing none, Vice-Chairman Lawhon called for a motion to approve the minutes from the April 12, 2022 meeting as presented.

Motion by Commissioner Donhardt, and seconded, to approve the minutes.

Hearing no further discussion, Vice-Chairman Lawhon asked for a roll call.

ROLL CALL:

Stamps	Donhardt	Hepner	Peeler	Lawhon	Lawrimore	Doss
Yes	Yes	Yes	Yes	Yes	Absent	Absent

Motion Approved.

APPROVAL OF AGENDA:

Vice-Chairman Lawhon asked if there were any changes or additions to the agenda.

Mr. Jaime Groce stated there are no changes to the published agenda.

Vice-Chairman Lawhon asked for a motion to approve the agenda as published.

Motion by Commissioner Hepner, and seconded, to approve the agenda.

Vice-Chairman Lawhon asked for a roll call.

ROLL CALL:

Hepner	Peeler	Stamps	Donhardt	Lawhon	Lawrimore	Doss
Yes	Yes	Yes	Yes	Yes	Absent	Absent

Motion Approved

FORMAL AGENDA:

6.a Case #220331 – Collierville Marketplace Place, Phase 5 (PetSmart) – Consideration of a request for a waiver of the Design Guidelines related to building materials for a 18,096-square foot proposed PetSmart on a 2.3 acres vacant lot located at 1016 W Poplar Avenue in the Collierville Marketplace Subdivision.

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

Vice-Chairman Lawhon asked if there were any questions for staff.

Ms. Singleton stated the north wall will be an interior wall abutting Office Depot. The south wall will eventually become an interior wall but an application has not been submitted for that future development.

Hearing no further questions, Vice-Chairman Lawhon asked the applicant to come forward.

Mr. Grayson Vaughan, 1115 Halle Park Circle, came forward. He stated the site is a non-conforming site and can expand operations citing ordinance 151.133, the non-conforming materials are not visible from the right of way, and it would be keeping in context with neighbors which are smooth-face CMU.

Discussion ensued about the context properties, and the proposed landscape plans. The status of the ADA sidewalk issue was also discussed.

Hearing no further discussion, Vice-Chairman Lawhon called for a motion.

Motion by Commissioner Donhardt, and seconded, to grant a waiver of the prohibition against smooth face CMU block being used on a rear elevation in a SCC: Shopping Center Commercial district for the PetSmart building located in the Collierville Marketplace Subdivision.

Vice-Chairman Lawhon asked if there was any discussion.

Hearing no further discussion, Vice-Chairman Lawhon asked for a roll call.

ROLL CALL:

Peeler	Hepner	Donhardt	Stamps	Lawhon	Lawrimore	Doss
Yes	Yes	Yes	Yes	Yes	Absent	Absent

EXHIBITS

The Staff Report and the Following:

1. Applicant’s Cover Letters (3/31/22 & 4/19/22)
2. Excerpts from Applicant’s Addressed Comments (3/30/22)
3. Applicant Photos (4/19/22)
4. Recent changes to Zoning Ordinance & Design Guidelines
5. Proposed Layout & Elevations (3/30/22)
6. 2000 Collierville Marketplace Site Plan

Motion Approved.

Other Business:

7.a Review and Discuss a potential Preliminary Site Plan application for the Ashby Springs Apartments

Vice-Chairman Lawhon asked the applicant to come forward.

Mr. John McCarty, 198 Progress Rd., Collierville, the applicant's representative, came forward. He stated the primary goal today was to get feedback from the Board regarding revisions to elevations, proposed fence variations to include berm with lower fence height, input regarding painted concrete vs brick or stone as called out in the Design Guidelines.

Discussion ensued about the possibilities of a berm being included or excluded in a fence height. DRC has approved precast concrete fencing in the past. Local examples were cited. Discussion about landscaping and what existing trees might be saved also took place.

Ms. Gwen Wheeler, Continental Properties, came forward to present proposed elevation and color scheme options for discussion. Images of conceptual elevations were shown, incorporating more contemporary color schemes, additional dormers, and varying roof lines. Primary façades, materials, and composition were also proposed for discussion.

Discussion ensued about the Design Guidelines, the interpretation of masonry and fibrous cement, and four-sided architecture. It was stated consistency and quality are priority.

Vice-Chairman Lawhon asked if there was any other business.

Mr. Groce stated there was no further business.

The meeting was adjourned at 6:11 pm.

Lynette Denzer, Administrative Specialist Sr.