

The regular meeting of the Design Review Commission was held on March 9, 2023, at 5:00 pm in the James H. Lewellen Board Chambers of Town Hall, 500 Poplar View Parkway.

The following staff members were present; Interim-Development Director, Mr. Adam Hamric; Town Planner, Mr. Jaime Groce; Assistant Town Planner, Ms. Donquetta Singleton; and Administrative Specialist Sr., Ms. Lynette Denzer.

ROLL CALL:

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

Quorum present.

APPROVAL OF MINUTES

Chairman Doss asked if there were any corrections to the February 9, 2023, minutes.

Hearing none, Chairman Doss called for a motion to approve the minutes from the February 9, 2023.

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

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

ROLL CALL:

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

Motion Approved.

APPROVAL OF AGENDA:

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

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

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

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

Chairman Doss asked for a roll call.

ROLL CALL:

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

Motion Approved

FORMAL AGENDA:

7.a. Case #230410 – 390 New Byhalia Road –Consideration of a request for a waiver of the Design Guidelines related to paint color.

Mr. Jaime Groce reviewed the Staff report, including 2 additional exhibits previously distributed via email, which is included in the record as an exhibit. The applicant is requesting a waiver of the Design Guidelines for the property at 390 New Byhalia Road. The property was constructed in 1988 using red brick veneer with white EIFS trim. Painting has been started without prior approval using Pure White by Benjamin Moore (similar to Sherwin Williams Alabaster 7008) and Cityscape 7067. The applicant is asking for a waiver to use these colors. The bright white color is not consistent with the Design Guidelines therefore Staff cannot administratively approve the request, the DRC can recommend that the BMA grant a waiver.

EXHIBITS	
The staff report and the following:	
1.	Applicant’s Cover Letter (2/23/23)
2.	Pictures of unpainted building (2022)
3.	Pictures of painted building (Feb 2023)
4.	Pictures of existing buildings painted white (3/9/23)
5.	Schilling Farms Design Standards 2009 (3/9/23)

Chairman Doss asked if there were any questions for staff.

Hearing no questions for staff, Chairman Doss asked the applicant to come forward.

Dana Jones, 1010 June Road, Memphis, TN came forward.

Chairman Doss asked if there were any questions for applicant. The applicant stated the owner would prefer to keep the color of white similar to the white approved for buildings in the Schilling Farms PD.

Discussion ensued about the requested color of white, the language in the Guidelines about using cream colors, the colors approved for white painted buildings in the Historic District and Schilling Farms Planned Development, the use of grey for accent trim and accessories, and the color used on the buildings surrounding the site.

Hearing no further discussion, Chairman Doss called for a motion.

Motion by Commissioner Donhardt, and seconded, to recommend that the BMA grant a waiver of the Design Guidelines related to painting the buildings at 390 New Byhalia Road to be able to use Sherwin Williams Alabaster SW 7008 for the brick and sign band.

A discussion ensued about how this color is too bright compared to what the DRC has previously approved.

Chairman Doss asked if there was any further discussion.

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

ROLL CALL:

Peeler	Lawrimore	Hepner	Donhardt	Stamps	Lawhon	Doss
No	No	No	No	Abstain	No	No

Motion Failed.

A discussion ensued about the use and potential placement of the accent color and how the applicant should work with staff on these details.

Other Business:

Mr. Groce reviewed recent staffing changes: Interim Development Director – Adam Hamric, Assistant Town Planner – Donquetta Singleton, and 2 Planner openings to be filled soon.

Next DRC Meeting on April 13, 2023, currently has at least one voting item on the agenda.

There are two active cases Byhalia Commons Market Core and Mt. Pleasant Road Residential Condos.

7.a Case # 223002 – Schilling Farms Phase 28 - 1035 West Poplar Avenue (Chase Bank) – Review and discuss possible building material changes.

Ms. Donquetta Singleton stated the architect is requesting feedback on possible material changes from brick to EIFS.

Mr. Anthony Oliver, BDG Architects, 2100 1st Ave N, Suite 100, Birmingham, AL. Representing Chase Bank.

The product being considered is an EIFS product. It is a stenciled and textured product constructed to resemble the brick masonry and maintain the previously approved look. They would like to use it because they discovered the building has extensive water damage and the facades must be rebuilt.

Discussion ensued about the use of this product, how EIFS is now permitted only as trim and accent, the current regulations require buildings to be at least 75% true masonry, and the possibility of replacing the existing brick with new brick, thin set brick.

If the previous administratively approved drawings utilizing the existing materials are followed, the project will not need to come before the DRC. Changes to the materials from the existing condition, such as adding more EIFS, must be submitted formally to the DRC and possibly BMA for review.

The meeting was adjourned at 6:02 pm.

Angela Gizzarelli, Administrative Specialist Sr.