

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

AUGUST 12, 2021

Members Present

George Davis
Adam Jones
Peyton Keesee
John Ranson
Andrew Hessler
Courtney Nicholas

Members Absent

Peyton Keesee
R. J. Lackey

Staff

Lisa Jones
Doug Plachcinski
Ryan Dodson

Mr. Davis called the meeting to order at 4:00 p.m.

ITEMS FOR PUBLIC HEARING

1. *Certificate of Appropriateness Request PLRDD2021-281 by William Fuller on behalf of 410 Patton LLC to build a parking lot.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Mark Johnson with LED Professionals, who stated I am here to represent Mr. Bill Fuller on this parking lot project. I know you probably have all seen it or rode by it and it is a mess out there now. From what I understand a building was demolished there years ago and this is what he is left with and he desperately needs parking for his building which adjoins the alley there on the west. We met with Doug and his group and Brian Dunevant and discussed; this is probably I don't know the fifth or six lay-out that we ended up with. The latest change was we shifted the location for the handicap space which is required for the parking lot. We intend to utilize the private joint alley for people to enter and exit those four spaces. As you can see, we are using the new city's parking requirements the twenty-four spaces and we are tight as we can be there. According to Brian Dunevant he is okay with everything that he sees, and I think Doug is okay with our final rendition. The lot is going to require some work and we are trying to stay off the building in the rear because it is not in the best shape if you look at it structurally. We don't do anything to damage or potentially damage that building or footings. We squeezed out some planting areas to try to get as close as compliance that we could with this parking lot. I think that between the efforts of Doug with his group and us we kind of worked up a reasonable solution for that lot. I do have photos of it if you guys want to look at the existing lot you probably have seen up close in person.

Mr. Hessler stated you can almost look outside the window right now.

Mr. Johnson stated exactly. I don't think anyone here wants the lot to remain in the condition that it is in now. It is not feasible to try to build anything in there and everybody here knows that parking is rare on Patton. Mr. Fuller only has one space in front of his building, and it is right on the street.

Mr. Ranson stated is that a dumpster over on the right-hand corner?

Mr. Johnson stated yes, and that is temporary. Jeff Bond is doing some doing some work behind it and they are using that for structuring. It is not intended to be for our use it is temporary construction dumpster.

Mr. Ranson is this picture looking north?

Mr. Johnson stated this is straight across the street looking straight on into the lot if standing on Patton.

Mr. Hessler stated so you are saying that Jeff Bonds building with the new apartment upstairs that the foundation is not stable?

Mr. Johnson stated it is from an exterior visual and I don't want to attempt to put anything if it causes any damage that is not already there. Mr. Fuller is present today if you have any questions for him.

Ms. Nicholas stated right here where there is this kind of white pediment going up. Where would that be on this drawing?

Mr. Johnson stated it is between one and the handicapped from the wall and it will be taken out.

Ms. Nicholas stated that makes sense. I'm just making sure what I visualize here is what I am recognizing here.

Mr. Johnson stated everything is only to have to go behind that concrete and the footings foundation and we will have to build it from scratch.

Ms. Nicholas stated okay.

Mr. Plachcinski stated the city will be reworking all the crosswalks from there.

Ms. Nicholas stated okay.

Mr. Johnson stated that is what I was going to mention that Brian had indicated he was going to shift the current crosswalk in configurations so this wouldn't have any in effect on that.

Ms. Nicholas stated so you will be able to access spaces four, five, six and seven and you would be able to come in from the joint alley?

Mr. Johnson stated yes.

Ms. Nicholas stated and directly into those spaces that way?

Mr. Johnson stated yes. It is my understanding that those spaces are solely intended for his tenants.

Ms. Nicholas stated for my curiosity or trying to understand. I see space one, two, three, four, five, four and six. What is the extra for?

Mr. Johnson stated the four would show four spaces back there and I know it is a little confusing, but we should have taken that off.

Ms. Nicholas stated okay.

Mr. Johnson has far as storm water goes, we intend to have a turf along space one or seven and there is an inlet back there in the alley and there is one there now, that we intend to let the storm water enter in that existing inlet. Brian with Engineering came up with a good solution on that. There is also a bunch of roof drains dumping back there behind Jeff's building just from his and the joining buildings and we need to leave space there to get the water out.

Mr. Hessler stated is it going to run off in the end of the alley and out into the street or under?

Mr. Johnson stated the intend for all of this to flow back into the inlet as it does now. We don't intend to run anything into the back street at all.

Ms. Nicholas stated the proposed shrubbery next to the handicapped space and on the other side to plant your boxes. Is that your tactic to kind of create the screening that is required per the guidelines?

Mr. Johnson stated yes that space is all we got available to us so we just tried to max out whatever we could get in there and just to have some landscaping.

Mr. Davis stated any other questions about planters or access to the parking lot or whether they are going to paint murals on the walls or anything like that?

Mr. Johnson stated no sir, no signs by the way.

Ms. Nicholas stated space one, two, and three you directly come in from Patton Street.

Mr. Johnson stated right.

Ms. Nicholas stated at the end there will be concrete wheel stops?

Mr. Johnson stated yes and wheel stoppers on all the parking spaces and to the right as well.

Mr. Davis closed the Public Hearing.

Ms. Nichols made a motion that a request for PLRDD 2021-281 by William Fuller on behalf of 410 Patton LLC to build a parking lot does not meet the guidelines as presented. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

Ms. Nichols made a motion that a Certificate of Appropriateness still be granted for PLRDD 2021-281 by William Fuller on behalf 410 Patton LLC to build a parking lot as specified within this submission as it does not adversely impact the district. Mr. Hessler seconded the motion. The motion was approved by a 5-0 vote.

2. Certificate of Appropriateness Request PLRDD2021-282 by Mark Lavinder on behalf of River City Tans at 410 Lynn Street for a wall sign.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Mark Lavinder on behalf of River City Tans, who stated I am just here for approval of the wall sign. They are fifteen-inch letters, and they are the same size as the letters we put on the office right next to it. The only difference is these are in lower case letters.

Mr. Ranson stated are those lights above it and were they already there?

Mr. Lavinder stated yes sir and the letters are just black matte finished acrylic letters.

Ms. Ncholas stated so they will be pinned mounted signs?

Mr. Hessler stated will they be flush or raised off?

Mr. Lavinder stated they are raised up a little bit, but they are flush on the wall and they are not floating. They are the same size and color as the sign right next to it.

Ms. Nicholas stated just a different font?

Mr. Lavinder stated yes.

Mr. Jones stated Mark it looks good, and it is good to see another business open down there. I had a chance to walk through the other day and that whole block really looks good. I am curious why did you go with lower case letters?

Ms. Cathy Lavinder stated because I wanted them, and it would be something different.

Mr. Jones stated that is awesome.

Mr. Davis stated Doug what about the area does it still have to be within that 8 by 32 framework?

Mr. Plachcinski stated yes, and this will not exceed the 32 square foot size.

Mr. Davis stated it looks good to me.

Mr. Davis closed the Public Hearing.

Ms. Nicholas made a motion that a Certificate of Appropriateness be granted for PLRDD 2021-282 by Mark Lavinder at 410 Lynn Street for a wall sign with the condition that it does not exceed the 32 square foot size maximum. Mr. Jones seconded the motion. The motion was approved by a 5-0 vote.

APPROVAL OF MINUTES

The July 12, 2021 minutes were approved by a unanimous vote.

With no further business, the meeting adjourned at 4:25 p.m.

Approved By: