

Design Committee - Main Street Advisory Board
Minutes – September 23, 2015

Welcome : Chairman Walker called the meeting to order at 12:00 p.m.

Roll: Chairman Walker; Committee Members Vanna Brown, Trish Cossart, Lindsay Bailey, Kim Mullins and Marty Myers were all present.

Absent: Bill Loudermilk

Staff: Catherine Edgemon – Main Street Coordinator, Lee Gilmour – City Manager, and Cyndi Houser – Recording Clerk.

Visitors: Jim Langston, Dave Crockett, Martha Flournoy and Laura Corley.

Chairman Walker moved New Business to the top of the agenda in order to facilitate the time constraints of the visitors.

New Business

- 1) Approval of minutes from August 26, 2015

Committee Member Brown motioned to approve the minutes with amendments as noted; Committee Member Bailey seconded; all in favor and was unanimously approved.

- 2) 938 Carroll Street – façade grant application and design review

The applicant’s representative, Ms. Martha Flournoy, advised the proposed design of placing the signage on two sides of the building would allow their clients and the public to quickly identify the business. Even though the applicant had previously been awarded a grant, the combined total for the current application and previous award falls within the allowed amount of \$1,000 for minor improvements. Committee Member Mullins motioned to approve the grant application of \$468.13; Committee Member Cossart seconded, and the motion carried unanimously.

- 3) 737 Commerce Street – façade grant application and design for sign review

Request under the grant guidelines was \$500 for installation of a sign for the business’s new location. The committee also discussed requesting the uprights on the sign be renovated, but not be made a condition of approving the grant. Committee Member Bailey motioned to recommend approval of the sign grant request in the amount of \$500; Committee Member Brown seconded, and the motion carried unanimously.

- 4) Proposed roof removal at 910 Commerce Street

Committee Member Myers advised the request was for removing the current Mansard roof in order to repair the leaks in several places. The roof is unique in that part of it is flat, and part is peaked. Committee Member Mullins provided pictures of the original building front, and Committee Member Myers presented a draft replacement roofline.

The final roof design will be presented once it is repaired and the design finalized. Committee Member Myers* recused himself during the vote. Committee Member Cossart motioned to approve the roof removal; Committee Member Brown seconded, and the motion carried unanimously.

* Committee Member Myers rejoined the meeting

5) 1007 First Street – Recommendation on removal of structure

Mr. Jim Langston spoke for the First Baptist Church stating the church had tried to sell the structure with the caveat that it must be moved. There were three inquiries, but no one bid on the project as it was too expensive to be moved. The possibility of asbestos was also a deal breaker. Mr. Langston also noted it would be very expensive to renovate because of all the internal problems. The church was requesting approval to demolish the structure, noting they would try to sell salvageable materials such as the oak floors, etc. Chairman Walker noted the house is considered historic and said the City's long-range strategic plan noted a demand for housing in and near the downtown area, and if the structure were demolished, it would change the historic character of downtown and eliminate the possibility of reasonable housing. Committee Member Mullins voted to allow demolition of the structure; Committee Member Myers seconded. The vote was tied with Committee Members Mullins, Myers and Brown voting approval and Chairman Walker and Committee Members Cossart and Bailey against.

6) Discuss including 902/904/906 Ball Street in the downtown district

Mr. Gilmour advised Council discussed the possible inclusion of these properties into the downtown district during the last work session. This was a result of a re-zoning request from residential to commercial property for one of the properties. The owners had indicated they might be interested in being included in the downtown district. A discussion ensued about advising the property owners of the advantages/disadvantages of being included in the downtown district. Mr. Gilmour further advised that to be included in the downtown district an ordinance would be required. Council had requested the process begin with a recommendation from the committee. Committee Member Mullins voted to recommend inclusion of the properties into the downtown district if the owners so desired; Committee Member Cossart seconded, and the motion carried unanimously.

7) Façade grant guidelines discussion

Ms. Edgemon reviewed the Façade Grants Budget year-to-date, noting that half the grants were requests for signage. She asked the committee to consider reducing the maximum award for signage or possibly tying signage funds with other building improvements as an enticement. The grants are an investment. If the grant is just for signage, and the business closes or moves, the investment is lost; whereas improvements to the building will remain after the business closes or moves. Members reviewed the original intent of the grants, as well as the perspective of a business owner as presented by Committee Member Cossart. Members will review, and the matter will be discussed further at the next meeting.

Other

- 1) Certificates of Appropriateness issued – Ms. Edgemon noted there were no certificates issued during August.
- 2) Available façade grant funding report – Ms. Edgemon reviewed the report.

Old Business

- 1) Review of items in City right-of-way

Chairman Walker reviewed several photos of businesses with items placed outside their structures, some of which hinder people with physical disabilities being able to navigate the sidewalks. If the businesses are not in compliance, there could be ADA issues, aesthetics and possibly liability (risk management) issues. The benches/seating areas that are in the City right-of way provide resting areas for shoppers/tourists and are used often. Other items that could be out of compliance will be discussed with business owners. Committee Member Cossart moved to recommend grandfathering businesses with items on the sidewalk, but that are ADA compliant. Any new businesses would not be allowed items/signs on the sidewalk unless approved by the Design Committee or compliant with code. Committee Member Bailey seconded, and the motion carried unanimously. This information will be passed on to Community Development.

Chairman Items

- 1) A request was received from Gary Moulliet to place two bike bollards in the right-of-way in place of two dead shrubs that had been removed. Several designs were reviewed. Committee Member Cossart motioned to recommend to the City the Belson Oasis Model OAS-2 with black finish and to ask Public Works whether to order in-ground or surface mount. Committee Member Brown seconded. The motion carried unanimously.

- 2) The City is moving forward with replacing the benches around the old courthouse. The Design Committee was asked to make a recommendation. Several backless designs were reviewed. Committee Member Cossart motioned to recommend DuMor model #120, a 6-foot backless bench in a black finish, to replace the benches around the old courthouse. Committee Member Bailey seconded, and the motion carried unanimously.

3. Chairman Walker presented a picture of the corner of Jernigan and Carroll Streets asking the Committee Members to consider alternatives to improving the corner to bring it more into the design with the rest of Carroll Street. Chairman Walker has visited with Rebecca Moody relative sidewalk improvements she is receptive. She asked Committee Member Mullins to e-mail the previously proposed design of the 700 block of Carroll Street to all the members.

Member Concerns/Issues

Committee Member Cossart provided a copy of the signage for her new location, noting that the design meets the guidelines and, therefore, would not need approval. The committee complimented her on the design.

Adjourn: There being no further business to come before the board, the meeting was adjourned at 1:03 p.m.