

Architectural Review

October 09, 2017

5:00 p.m.

Members Present: Bettye King, Tara Lytal, Melanie Greer, Eric Zmitrovich, & Brian Hudson

City Officials Present: Roy Edwards, Community Development

Minutes Recorded By: Taylor Seaton, Community Development

Call to Order

Architectural Review was called to order at 5:02 by Bettye King

Approval of Minutes:

Motion by Tara Lytal to approve the minutes of the October 11, 2017 meeting

Second by Melanie Greer

Unanimous approval

New Considerations

Conditional Use – Clinton Crossing – 107 HWY 80 East

Upon presentation by Roy Edwards –

Clinton Crossing represented By Jason Toole & Claire Vitto

Bettye King asked if it will be facing the parkway.

Jason Toole stated that it will not be facing the parkway

Melanie Greer asked if part of the building would be a drive thru restaurant.

Jason Toole stated that it would be.

Eric Zmitrovich about the elevations of the retaining wall and side walk

Jason Toole stated that it would be 8 ft. to 9ft. difference

Brian Hudson asked if there will be anything done with parking?

Roy Edwards stated that they meet the handicap requirements

Jason Toole stated that there they are seeking a variance from parking requirement

Tara Lytal stated that she would like to change the flower type they have picked currently.

Motion by Eric Zmitrovich to approve as presented with the recommendation of changing the flower type of landscaping

Second by Brian Hudson

Unanimous approval

Conditional Use – Willowood Developmental Center, 116 Clinton Blvd.

Upon presentation by Roy Edwards –

Willowood Develop. Center represented by Laci Pittman and Curtis Alford

Eric Zmitrovich asked how many employees will be there.

Curtis Alford stated they will have around 7 or 8 employees.

Eric Zmitrovich asked if the canopy chosen is metal or cloth.

Curtis Alford stated that the canopy is metal
Melanie Greer asks about the color of the canopy.
Curtis Alford stated the color will be brown.
Eric Zmitrovich suggests using a good paint when painting the awning so that the paint lasts longer and does not chip or fade.

Motion by Melanie Greer to approve as presented
Second by Eric Zmitrovich
Unanimous approval

Site Plan – Cook Out Restaurants – 650 HWY 80 East

Upon presentation by Roy Edwards –
Cook Out Restaurants represented by Rod Lindsey
Eric Zmitrovich asked if the Nichiha has held up well with other Cook Out Restaurants.
Rod Lindsey stated yes, it has held up great on the coast with the coastal environment.
Eric Zmitrovich asked what will be used to cover the refrigeration.
Rod Lindsey asked for an opinion on what should cover the refrigeration.
Eric Zmitrovich recommended using the Nichiha to conceal refrigeration.
Eric Zmitrovich asked what the roof access is needed for
Rod Lindsey and William both stated for cleaners to have access to do any necessary cleaning.
Eric Zmitrovich suggested not having a roof access ladder permanently placed.
Eric Zmitrovich asked if the brick will be prefinished
Rod Lindsey stated yes, and also it will be on every corner

Motion by Eric Zmitrovich to approve as presented with an addition to adding Nichiha panels to conceal refrigeration and also taking away the roof access ladder.
Second by Tara Lytal
Unanimous Approval

Alford Perryman – Conditional Use – 101 Johnston Place

Upon presentation by Roy Edwards –
Conditional Use represented by Shannon Melton, Lonny Melton, and Alford Perryman
Eric Zmitrovich asked what the size of the boiler room would be.
Lonny Melton stated it would be 10 x 20
Tara Lytal asked would you be able to drive around the building.
Lonny Melton stated that you would not be able to drive around the building

Motion by Eric Zmitrovich to not approve with recommendation to come back with more information.
Seconded by Brian Hudson

Cowboy Maloney's - Architectural Review – 941 HWY 80 East Building M

Upon presentation by Roy Edwards –

Cowboy Maloney's represented by Jason Renkenburger

Eric Zmitrovich asked if the mechanical units will still be there.

Jason Renkenburger stated yes, they will be.

Bettye King asked if it will have the same paint as the rest of the mall.

Jason Renkenburger stated that it would be the same; they will be matching the colors to be exact

Tara Lytal asked if they would be doing anything to the metal front of the building

Jason Renkenburger stated that they will be painting the front.

Eric Zmitrovich, Tara Lytal and Brian Hudson expressed concerns about the damage of the metal on the front of the building.

Motion by Eric Zmitrovich to table

Seconded by Melanie Greer

Hillman Commons - Rezoning – NE Corner of East Leake Street and East Street

Upon presentation by Roy Edwards

Hillman Commons represented by David Kelly

Tara Lytal asked if the brick will be painted.

David Kelly stated that it would be painted and distressed.

Bettye King asked if the paint will be white.

David Kelly stated it is more of a crème color

Eric Zmitrovich asked what the material is for the cap.

David Kelly stated it will be E.I.F.S

Bettye King asked how many units?

David Kelly stated there will be 95 units

Eric Zmitrovich will the units be rental or permanent ownership.

David Kelly stated that they are lofts and not for sale right now

Motion Tara Lytal to approve as presented

Second by Brian Hudson

Unanimous approval

Other Business

There was no other business

Next Meeting

The next meeting will be November 13, 2017

Adjournment

Motion by Eric Zmitrovich to adjourn at 5:20 p.m.

Second by Bettye King