

**Historical Preservation Commission
&
Architectural Review**

March 10, 2014
5:00 p.m.
Community Development Office

Minutes recorded by Kelly Hall, Administrative Assistant.

Commission members present: George Ewing, Mike Ballard, Tara Lytal and Tim McCartney, Bettye King

City Officials: None

Guests: Tim Getti/Dean & Dean Architects

The meeting was called to order at 5:00 p.m. by Mrs. King.

The minutes of the February 10, 2014 meeting were reviewed. There being no further changes, motion was made by Tara Lytal, seconded by Mike Ballard, to approve the minutes as written. The vote was unanimous in favor and the motion carried approving the minutes of the February 10, 2014 meeting.

Fairfield Inn – Site Review: The site plan for the new Fairfield Inn to be built on Hampstead Boulevard, next to Home Depot, was reviewed. Mr. McCartney asked if this project will include a restaurant; Ms. Lytal said they are working to bring in a restaurant that will be separate from the hotel but on the adjacent property. Mr. Ewing expressed concern that the landscaping plan has too many River Birch trees. These trees require a lot of maintenance, clean-up and do not age well as they are very brittle and tend to lose limbs. The plan also calls for Crepe Myrtle trees; Mr. Ewing would like to know what type of Crepe Myrtle trees will be used and suggested Country Red, Natchez White or Watermelon Red. He also feels that a little more variety is needed and recommended repetition of plant material from front to back. Bigger trees such as Oaks or Elms are needed along the Hampstead Boulevard side. Across the front of the hotel six small or four large trees are needed to satisfy ordinance requirements. Drainage from the site will go to either the water retention area by Home Depot or to a smaller retention area (that eventually feeds into Baker's Creek). Mrs. King asked if the various departments from the City had approved the plan and was told they would review it prior to the Planning & Zoning Committee's meeting. Mike Ballard made the motion to forward this to the Planning & Zoning Committee with our recommendation for approval of the site plan as long as the City's department heads also sign off on the site plan; the motion was seconded by George Ewing. The vote was unanimous in favor and the motion carried to forward this to Planning & Zoning with a recommendation for approval, pending approval by the appropriate City departments.

Miss. College East Campus – Site Plan Review: Tim Gettie from Dean and Dean Architects was present to answer questions related to the site plan for the new student housing on the East Campus between Fairmont Street and East College Street. He noted that the rows of dormitories have been changed from an east-west orientation to a north-south orientation on the property in order to accommodate future plans for academic buildings. They are in the process of getting soil borings done. There will be a large parking area for residents on the east side, a small parking lot on the northwest side and some parking along the fronts of each residence hall. There will be a green space in the center of the complex. There will also be a street connecting Fairmont Street and East College Street that would be maintained by the College. Several of the committee members expressed concern about this street and suggested the use of access control gates to keep it from becoming a shortcut to and from Kroger. Mr. Ballard expressed concern about the proximity of the mechanical building/yard to the residences on East College Street; when the project was first proposed Mrs. Ann Macke, who lives in the first adjacent property, voiced strong opinions about the amount of noise and light this project would create. Mr. Ewing expressed concern that the design does not reflect the character of the neighborhood and feels that the large parking lot on the east side is too far away from the residence halls. Several committee members felt that this is overbuilding for the space available. Mr. Gettie noted that the topography of the land limits their design. After further discussion related to concerns about the new connecting street, the mechanical building/yard and the parking availability, Mrs. King asked for a motion in order to send this to the Planning & Zoning Committee. No motion was made but the committee agreed to forward this to Planning & Zoning with our concerns.

Meme's Brick Street Bakery – Sign Review: The drawings of the two signs for the new bakery on West Leake Street were presented for the committee to review. The committee felt the sign that will hang from the eaves on the porch was satisfactory but felt that the sign to be posted near the public sidewalk was too plain. Ms. Tillman suggested adding a two-line border and the same cupcake symbol that is used on the main sign. A motion was made by Debbe Tillman and seconded by Tim McCartney to approve the signs with the provision that the sign by the sidewalk have the two-line border and cupcake symbol added. The vote was unanimous in favor and the motion carried.

Other Business: None..

Mrs. King noted that the next regular meeting, if needed, would be scheduled for Monday, April 14, 2014, at 5:00 p.m.

There being no further business to come before the committee, Tim McCartney moved to adjourn and was seconded by Debbe Tillman. The vote was unanimous in favor and the motion carried to adjourn at 6:15 p.m.