

June 9, 2009

The meeting was called to order at 3:00 p.m. with the following members and staff present:

- Mr. Greg Fountain, Chairman
- Ms. Shirley Brown, Committee Member
- Ms. Joanne Connor, Committee Member
- Mr. Kenneth Walter, Committee Member
- Ms. Leslie Statler, Planner I, Staff to the Committee
- Ms. Wendy Wadsworth, Staff to the Committee

Absent:

- Mr. Gaius Bruce, Vice-Chairman
- Mr. Sharon Bryant, Committee Member
- Ms. Sarah Hernandez, Committee Advisor

Mr. Greg Fountain opened the meeting by asking if there was discussion of the minutes from the May 12, 2009 meeting. Ms. Shirley Brown moved to approve the minutes. Ms. Joanne Connor seconded the motion and the Board voted unanimously for approval.

The Board then moved on to consider the first item on the agenda.

Mr. Fountain introduced the first case, CDSM, LLC (2009-NAARB-009). Ms. Debbie Simmons was in attendance to present the project. Ms. Statler referenced an email from Ms. Sarah Hernandez, Committee Advisor. Ms. Hernandez suggested that Scheme C for the columns was her preference. Mr. Walter asked Ms. Connor which column scheme she liked; she stated Scheme C; Mr. Walter asked Ms. Simmons which would be her preference and she stated either Scheme A or Scheme B. The board discussed the columns on the porch; Mr. Walter stated that his preference was Scheme A. Ms. Brown stated that she didn't like Scheme B. The applicant stated that the window on the gable end will be faux. Ms. Connor asked how it would be faux; Ms. Simmons stated that it would be a louvered vent. Ms. Connor clarified that it would be painted. Ms. Simmons stated that the metal choices for roofing are slim; her preference is tan but can't be guaranteed that that it would be available; she would like the option for galvalume. Ms. Simmons also stated that the shingle would either be driftwood gray or a slate gray. Ms. Connor asked where the project is located; Ms. Simmons explained the location in relation to her other projects. Ms. Connor asked about color options on previous projects; Ms. Simmons confirmed the colors. Mr. Fountain asked for a motion.

Ms. Connor made a motion for Scheme A; same-size Hardie board; change window to closed gable louvered vent; metal roofing on the porch only; and colors presented are acceptable. After the motion was made there was more discussion about clarification on color; Ms. Connor had concerns about the galvalume roofing becoming dull. Mr. Fountain asked about landscaping being covered in the site plan. Mr. Fountain asked if the Board had further discussion. They did not. Ms. Connor modified her motion to stipulate dimensional shingles are to be used on the roof and the metal roofing on the porch may be in one of the two colors presented. Mr. Walter seconded the motion and the Board voted to approve the request unanimously.

Mr. Fountain introduced the second case, Lonnie King Construction Co. (2009-NAARB-012). Mr. Lonnie King was in attendance to present the project. Mr. King expressed that his customer wants a bigger house than previously approved. Ms. Connor asked about landscaping; Ms. Statler explained that landscaping isn't required. Mr. Walter asked Mr. King if he intends to brick the entire façade as indicated. Mr. King said yes. The Board discussed styles using brick; Georgian is the only style which allows brick. Mr. Fountain asked if Mr. King could soldier the brick over the windows; Mr. Walter asked if Mr. King could add another vent in the rear gable. Ms. Connor asked about shutters; Mr. Fountain asked for clarification of operable shutters. Ms. Statler confirmed that TC1 and TC2 zoning districts require that shutters be operable. Ms. Connor asked Mr. King if he could add a band or pilaster around the door; Mr. Fountain said that he could use Hardie board to create a pilaster. The Board discussed brick and landscaping.

Ms. Connor made a motion for brick façade all around; soldier details above the windows; operable louvered shutters; door to be banded with pilaster and header; louvered vent centered over door; and landscaping on the front and right elevation using evergreen shrubbery to cover façade of brick at maturity. Mr. Walter seconded the motion and the Board voted to approve the request unanimously.

Ms. Statler then began the discussion about Planning Department matters. Ms. Statler discussed Boondocks. She stated that this project was previously discussed by the Board and that this package was just for informational purposes and that the applicants would come before the Board for color and signage approval at a later date. Ms. Statler also gave the Board an update about the candidates for board membership and where they were at in the process. She stated that Planning and Zoning staff evaluations have been forwarded to the Commissioners for their review.

Mr. Fountain asked for a motion to adjourn. Mr. Walter made a motion to adjourn; Ms. Connor seconded the motion. The motion was unanimously approved.

The meeting adjourned at 4:00 p.m.

Minutes approved by the Board on July 14, 2009