

TIME: 5:00 p.m.

PLACE: J.V. Stone Council Chambers

ATTENDANCE:

Present: Chair Ed Ross, Vice Chair Tom Ovington, Dick Hoback, Frank Holloway, and Chris Papakirk. Also present were City Planner Ian Vanness, Economic Development Administrator Joey O'Brien, Councilmember Duke Lunsford, and Assistant Clerk of Council Donna Fiori.

Jason Lincoln, Vita Modern Homes was also present for the meeting.

Mr. Ross called the meeting to order at 5:00 p.m.

170 South Main Street, Major Site Plan

Mr. Vanness announced the purpose of the meeting was to provide architectural feedback with respect to a potential Major Site Plan in the Architectural Preservation District. The subject property is approximately .4 acres and is currently vacant. The developer owns the property and is contemplating building three (3) two-and-a-half story townhomes.

Mr. Lincoln shared these would be owner occupied condos with an HOA. He indicated multiple color options were contemplated.

Mr. Lincoln, board members, and staff discussed:

1. Window frame material is painted wood trim.
2. Design is impressive but does not fit into the district.
3. Request for developer to preserve the large tree in NE corner of lot.
4. Potential issues with garage access in back due to raised front patio. Mr. Lincoln noted the front will not have four steps as presented.
5. Concerns with scale of building related to height, possibility of curtain wall opposed to punch windows, flat roofs over patio not with character of neighborhood try pitched roof or pergola, change railings.
6. Architectural style is a blend of modern and older style transitional.

A more modern rendering was presented to the BAR. Members expressed the desire to see the more traditional rendering mentioned by the developer.

Mr. Ross adjourned the work session at 5:36 p.m.

Submitted By: Donna Fiori

Ed Ross

Approved – Chairperson

11/15/2023

Date