



1. MEETING ANNOUNCEMENTS

*Today's Design Review Board meeting will commence at 8:30 a.m. and a break is scheduled at 12:00p.m. The meeting will resume at 12:30 p.m.*

2. WORK SESSION ITEMS

3. CALL TO ORDER

4. ROLL CALL

- **Design Review Board Members present:**
  - Richard Kramer (Chairman)
  - Frank Schwing (Vice Chairman)
  - Erik Rowen
  - Pat Corkill
  - Jennifer Sprayberry
  - Richard Owens
  - Holly Palmer
  
- **Staff Present:**
  - Bret Schroeder, Code Enforcement Manager
  - Elle Taylor, Planning + Zoning Coordinator
  - Joel Carnow, GIS Specialist/Special Projects Planner

5. PLEDGE TO THE FLAG

6. ITEMS FROM STAFF

7. ITEMS FROM BOARD MEMBERS

1. DRB Meeting Minutes of May 16, 2025

- ❖ Board Member Palmer offered a motion to approve.
  - Vice-Chair Schwing seconded the motion.
  - Motion carried (7-0).

8. PUBLIC HEARING

1. Public Hearing Procedure

2. DRB250020 MPT LLP 178 South Main St

Applicant was not present at the meeting. No action was taken.

3. DRB250023 Ivy Kids 3455 Webb Bridge Rd

Applicant presented review new exterior changes.

- More Rectangular Façade.
- More Modern look.
- Provided color samples.
- No water table.
- Brick columns with wider base.
- Building Signage.

There was discussion from the Board.

- Height of porte-cochere.
- Possibility of resizing to make more proportional.
- 1/3 to 2/3 proportion for signage area.
- Roof Material.
- Building Signage.
- Dumpster enclosure.
- No monument sign.
- Light pole to be moved.

There was no public comment.

- ❖ Vice-Chair Schwing offered a motion to approve Elevations and Materials and the Building Sign with the following conditions:
  1. Regarding the porte-cochere, Applicant will increase the height of the column bases to the bottom of the window height, top the of the porte-cochere will be scaled to be one third of the total height of the porte-cochere. The sign will be scaled to fit the new size.
  2. Applicant will use a black metal roof on the flatter roof section vs. shingles.
  3. Applicant will work with Staff on a lighter paint shade than "Nearly Brown" for the body of the building.
  4. And lastly Applicant will work with Staff to upgrade landscaping.
    - Board Member Corkill seconded the motion.

- Motion carried (7-0).

4. DRB250021 **McManus 350 Brady Place**

Applicant present review of new exterior and landscaping.

- South Main LCI
- Art District area.
- Color Samples.
- Pink door.
- Green trim.
- Site Plan.
- Garden House is attached to the house by covered walkway.
- Garage is covered by breezeway.
- Parking Court material.
- Garage will be prominent feature off of Maxwell Rd.
- Landscaping.

There was no public comment.

After presentation and discussion:

- ❖ Vice-Chair Schwing offered a motion to approve the Site Plan as presented.
  - ❖ Board Member Rowen seconded the motion.
    - Motion carried (7-0).
- ❖ Vice-Chair Schwing offered a motion to approve the Elevations and Materials as presented with the clarification that the Argyle color that was shown in the original package will not be used. The sashes will be Sherwin Williams "Extra White".
  - Board Member Palmer seconded the motion.
  - Motion carried (7-0).
- ❖ Vice-Chair Schwing offered a motion to approve the Landscaping as presented with the following condition:

Applicant will work with Staff on a permeable driveway material.

- Board Member Sprayberry seconded the motion.
- Motion carried (7-0).

Chair Kramer called a five minute recess at 10:33 a.m.

Chair Kramer reconvened the meeting at 10:38 a.m.

5. **DRB250022 The Shipping Post 312 North Main St**

Applicant presented a review of new exterior, monument sign and landscape.

- **Elevations**

- Bringing back front porch feature as an enclosed conditioned space.
- Transparent, clear glass.
- Commercial storefront system.
- Vertical Mullions are located behind the wooden posts.
- Folk Victoria Style.
- Painted Brick.
- Presented color samples.
- Package Deliveries.
- Dumpster will be shared with northern neighbor.

- **Monument Sign**

- Location.
- Base painted Panda White.
- Double sided aluminum cabinet
- 1/2 inch deep acrylic letters.
- SW 2914 for background. Factory Finish.
- Rendering.
- 

- **Landscaping**

- Plant palette.
- Mulch areas.
- Creeping Phlox Wall.

- Buffer Requirements.
- Not irrigated yet.
- Screening of AC Unit.
- Plan to remove fence.
- Dumpster will be shared with the northern neighbor.

Chair Kramer read 16 Council Conditions.

There was discussion of planting spacings.

There was no Public Comment.

- ❖ Board Member Rowen offered a motion to approve the exterior improvements of the building as presented with assurance that the storefront framing will be concealed by the exterior porch detailing.
  - Board Member Palmer seconded the motion.
  - Motion carried (7-0).

There was discussion during the motion that the Applicant plans to remove the chimney.

- ❖ Board Member Owens offered a motion to approve the landscaping, for the landscape as we have discussed for the top of the wall where phlox is shown to be by itself, we recommend a variety of other evergreen things that would compliment what phlox is intended to do, without using phlox by itself and also review the massing of some of the planting so that there are broader spaces with shrubs instead of only having small amounts of them.
  - Board Member Palmer seconded the motion.
  - Motion carried (7-0).

There was discussion during the motion about varieties to compliment the phlox.

- ❖ Board Member Palmer offered a motion to approve signage as presented today.
  - Board Member Sprayberry seconded the motion.
  - Motion carried (7-0).

## 9. ADJOURNMENT

Chair Kramer adjourned the meeting at 11:24 a.m.