

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

August 23, 2018

Members Present

George Davis
Courtney Nicholas
John Ranson
R.J. Lackey
Jonathan Hackworth

Members Absent

Sheri Chaney
Peyton Keesee

Staff

Ken Gillie
Bryce Johnson
Lisa Jones
Clark Whitfield
Ryan Dodson

Chairman Davis called the meeting to order at 4:00 p.m.

ITEMS FOR PUBLIC HEARING

1. *Request a Certificate of Appropriateness at 610 Craghead Street to install a 2'6" x 18" projecting sign between the 1st and 2nd floors*

Mr. Davis opened the Public Hearing.

Mr. Gillie stated that the applicant was here at the last meeting. He had a vacation scheduled for Las Vegas so he could not attend today's meeting. He is very apologetic and he would have been here if he could. I was supposed to tell the board that.

Mr. Davis stated does everyone see the sign that is being proposed. Are there any questions for Mr. Gillie?

Mrs. Nicholas stated so even with the sign, though it says there is going to be approved signage elsewhere, but it's not going to be subject to review. Then it's not going to be more than the approved square footage.

Mr. Gillie stated no, it will comply with the square footage requirements. The other sign is just replacing what Brewed Awakening had. Since it is a new sign, they had to come here and they are still within the square footage guidelines.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas made a motion to approve the item as requested that it meets the guidelines and issue a Certificate of Appropriateness. Mr. Ranson seconded the motion. The motion was approved by a 4-0-1 vote. (Mr. Davis Abstained)

2. *Request a Certificate of Appropriateness at 534 Bridge Street to install a 4' x 14' banner, and a 0.917' x 7.833' temporary banner.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Vincent Puccio, part owner of Dry Fork Fruit Distillery. Mr. Puccio stated we are hopefully going to open next month and we need a coming soon banner. We are going to put it on the outside of the building where an old window use to be and it is all boarded up. The banner will look better than that window I think. That is what we are going to do.

Mr. Davis stated is the building the Burton Condominiums?

Mr. Puccio stated no, it is further East; we are the last building on the corner called Union and Bridge.

Mr. Davis stated the dimensions are a little peculiar to me.

Mr. Johnson stated that was me being specific with the square footage and then I didn't change it back to normal ones when I did the report. I won't do that to you guys again.

Mrs. Nicholas stated the request for the 4'x14' banner is there intent that it will stay there or will there be a permanent sign? Not the temporary banner but the other one.

Mr. Puccio stated there are two banners, one that says coming soon and the other one that says Dry Fork Distillery. We will probably keep it up there a couple of months and we might move it around the corner for a while. We intend to eventually get a regular sign above the door in the front.

Mr. Davis stated which means you will have to show up again.

Mr. Puccio stated it will be a whole lot smaller than the banner.

Mr. Ranson stated is there a time limit on banners?

Mr. Johnson stated if you put one on there.

Mr. Hackworth stated we have a business that has had a banner up for two years.

Mr. Davis stated do we want to put some kind of timeframe on this?

Mr. Hackworth stated I would suggest maybe six months.

Mr. Davis closed the Public Hearing.

Mr. Lackey stated I would think that we would want a timeframe and I would say three months, because of coming soon verses the River District might be coming soon for two years or six months.

Mr. Hackworth stated the only reason I suggested six months is that once you get close to the initial opening that something might pop up on old buildings.

Mr. Puccio stated we will take the little sign coming soon down and leave the other one up for six months probably.

Mr. Lackey stated it is against regulations wouldn't it? I guess are we going to allow banners instead of signs.

Mr. Hackworth stated I think what he means it that he will take the coming soon down until he has the permanent sign up.

Mr. Lackey stated if it is operational are we going to allow banners to replace signs for the operational Businesses for a period of time as opposed to getting a permanent sign. I love that big banner that say we are coming soon but then the business is opened are we going to allow them to have a big banner over everyone else's smaller sign?

Mr. Hackworth stated Delano's had their banner up until they got a permanent sign.

Mr. Lackey stated yeah, and I did not like that and this is why I am raising the issue.

Mr. Hackworth stated personal preference and what is allowed is two different things.

Mr. Davis stated technically they could operate without having a sign at all.

Mr. Lackey stated if you are opening up a restaurant and they get to put up a large sign for six months or a year and they are called banners as opposed to a bigger sign, is that fair competition? I do not think it is, that is why I raise the issue. I'm fine with the coming soon but the other big banner that we approved was for the Downtown Development Association and again I think that is different. If you can get around it by coming here and saying here I want a banner for a year here is why and we approve it to me it is unfair to the competition, folks that are relegated to a sign. So again the coming soon banner, I don't have a problem with but the minute that they open that should have to abide by the signs that their competitors have to.

Mr. Davis stated how long would you feel is a reasonable time for a banner?

Mr. Lackey stated I would do six months or until opening.

Mrs. Nicholas what do you count as opened or soft opening? There are some companies that are soft opening for four months.

Mr. Lackey stated if they have the public coming in there to me they are open and they are competing with other people in the district.

Mrs. Nicholas stated I think that is unfair to a lot of businesses that are getting everything ready to open and you are still working the kinks out.

Mr. Lackey stated it is an easy ploy around the rules and to me you are competing unfairly with the people in the District that are following the rules. That is why we have five people not one.

Mrs. Nicholas stated there is no true competition because there is not another business like this.

Mr. Whitfield stated how long can you leave the banner up?

Mr. Gillie stated its really up to them.

Mr. Whitfield stated I was just asking how long or what the code says?

Mr. Hackworth stated is there no city code that regulates that?

Mr. Johnson stated no, that is up to you guys.

Mr. Lackey stated so a different board could put it up there for two years. This is why I don't like it.

Mr. Davis stated are we okay with the size of the sign?

Mr. Hackworth stated I don't have an issue.

Mrs. Nicholas stated I don't have an issue.

Mr. Davis stated so the issue right now is how long?

Mrs. Nicholas stated six months is a reasonable amount of time from when it is hung.

Mr. Lackey stated so again they can open and put banner up for six months.

Mrs. Nicholas stated sure I'm willing to let everybody do that.

Mr. Hackworth stated I'm willing to let everybody do that.

Mrs. Nicholas stated for a new business sure.

Mr. Lackey stated I think it's unfair to the businesses that are already there.

Mrs. Nicholas stated they should have established their clientel by then.

Mrs. Nicholas made a motion that the two banners meet the code as specified. However, the banners must be removed within six months of their placement and must be fixed both at the top and bottom of the banners. If all of that is fulfilled then they should be granted a Certificate of Appropriateness. Jonathan Hackworth second the motion. The motion was approved by a 4-1 vote.

3. *Request a Certificate of Appropriateness at 101 S Ridge Street to install two 2'2" x 6' signs above the first floor.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Leonard Keesee, owner of River City Co Working. Mr. Keesee stated we have leased the bottom floor of Solex Architecture and to try to make things as simple as possible we have basically matched like for like what Solex already has for their signage. Jeff was kind enough to provide the drawing for us showing the same height and designs and exact same materials just a difference that we will have the one sign with the arrows that would be on the side of Ridge Street and the other sign will be on the back of the building.

Mr. Ranson stated are there three signs?

Mr. Keesee stated there are two signs. One is for Solex Architecture and the other two are our signs.

Mr. Lackey stated I have a question for Mr. Gillie. I'm unclear of the collective amount of signs on a building and collective square footage rules.

Mr. Johnson stated it complies, there's not a limit on the number of signs just a limit on the square footage and we double checked with the square footage that was allowed and between the two, they comply.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas made a motion that these two signs meets the guidelines as presented and issue a Certificate of Appropriateness. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

APPROVAL OF MINUTES

The July 12, 2018 minutes were approved by a unanimous vote.

With no further business the meeting adjourned at 4:20 p.m.

Approved By: