

**DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, September 24, 2013
6:00 p.m.**

The regular meeting of the Design Review Commission was scheduled and held in the Council Chambers of the Municipal Center on September 24, 2013. Vice Chairman Sherman called the meeting to order at 6:05 p.m. requesting the roll call. Ms. Regina Gibson called the roll of the Board and established a quorum:

COMMISSIONERS PRESENT:

Mr. Neil Sherman, Vice Chairman; Mr. Paul Bruns – Secretary; Alderman Greg Marcom; Ms. Robbie Ann Pahlow; Mr. Henry Porter; and Mr. Eric Alter

DEVELOPMENT STAFF PRESENT:

Mr. Andrew Pouncey, Economic and Development Services Director; Ms. Regina Gibson, Administrative Secretary and Mr. Robert McLean, Attorney

1. Approval of Minutes for August 27, 2013

Alderman Marcom moved to approve the Design Review Commission minutes of August 27, 2013, seconded by Mr. Alter, with no further comments or discussions.

ROLL CALL: Mr. Alter - Yes; Mr. Bruns – Yes; Alderman Marcom – Yes; Ms. Pahlow – Abstain; Mr. Porter – Yes; Vice Chairman Sherman – Yes.

MOTION PASSED

2. 6797 Poplar Ave. (Kirby Farm House) – Request Approval to Demolish Buildings within the OG-1 Old Germantown District.

BACKGROUND: The property is the site of the Nelson-Kirby Farm House, which is listed on the National Register of Historic Places.

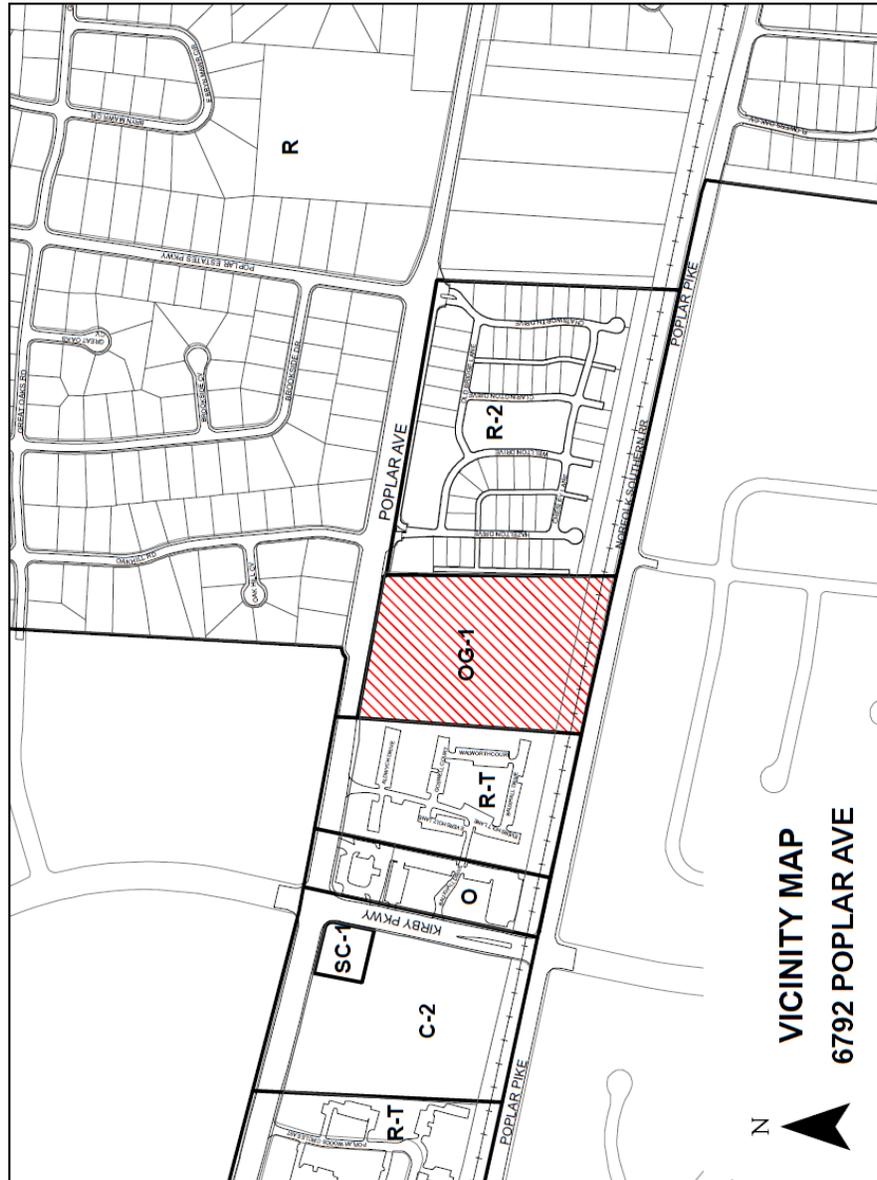
In 1989, the Zoning Ordinance was amended to establish the “OG-1” Old Germantown Zoning District. This property is the only one with that zoning designation. On June 19, 1990, the Design Review Commission (DRC) granted Final Plan approval for the Kirby Farm Inn. The approved plan consisted of five (5) separate buildings with 20 rooms each, in addition to ten rooms to be added to the Kirby Farm House. Construction on the inn was never initiated.

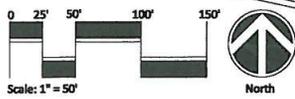
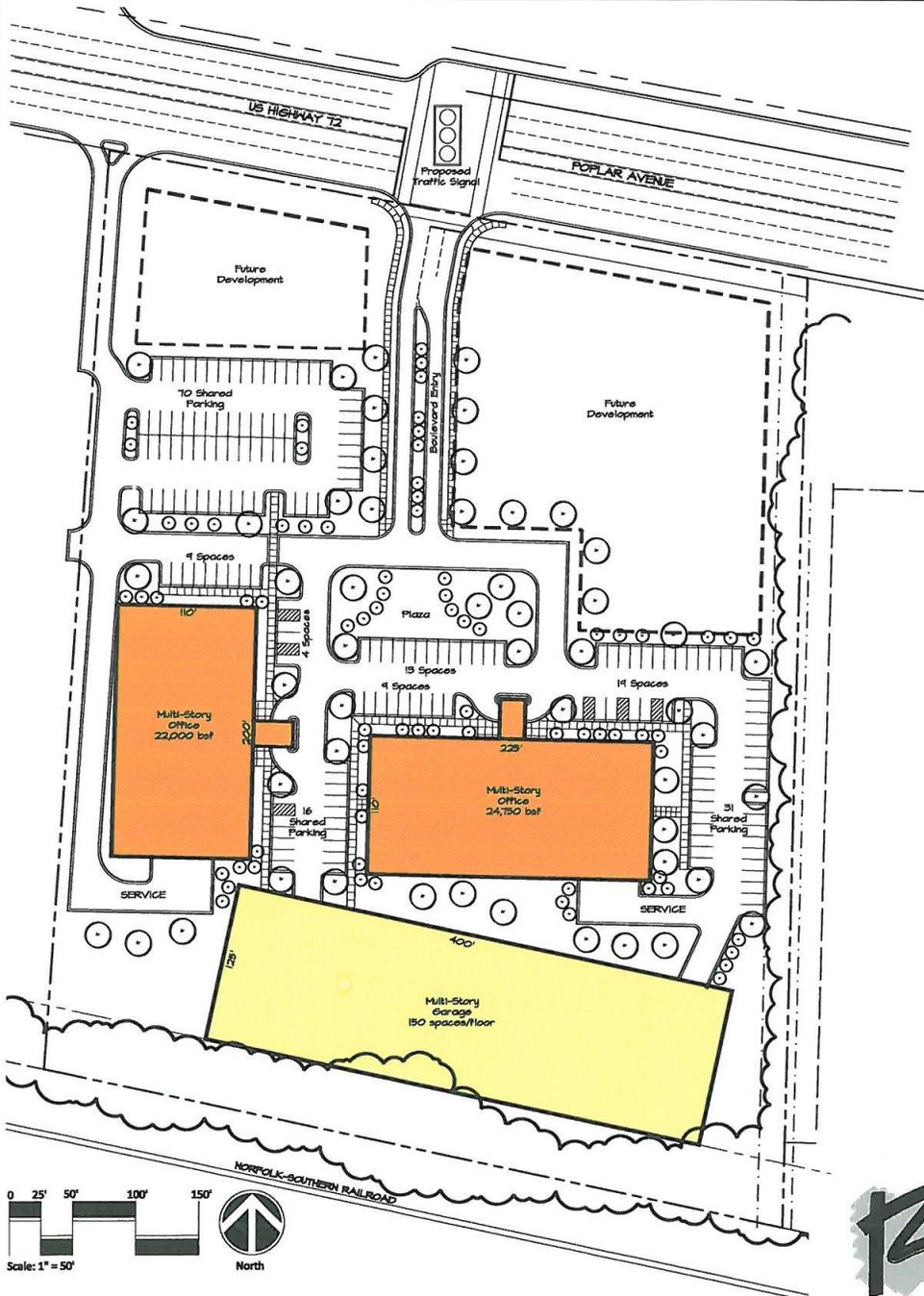
A request for the Hilton Garden Inn was heard by the DRC on July 28, 1998 and was denied on the basis that the proposal did not meet the requirements of the Ordinance, in terms of a country inn or bed and breakfast. The applicant appealed the decision to the Board of Mayor and Aldermen on October 12, 1998, where the decision of the DRC was upheld.

The DRC approved a Change in Use for the property from a farm house to a country inn and restaurant use on July 23, 2002. That plan consisted of a 28,000 square foot, three (3) story country inn and restaurant. The country inn was to have 110 rooms and a 125-seat meeting facility, with the existing house incorporated into the 80-seat restaurant. The Planning Commission approved the preliminary site plan on September 3, 2002. Final site plan approval was never requested.

DISCUSSION: The applicant has provided a written justification for demolition or removal of the structure; and a development plan detailing the proposed redevelopment of the property, as required by the OG-1 district rules.

The DRC can either approve the demolition or determine that the proposed demolition/removal is not in the best interest of the City or OG-1 district and deny the request. If the DRC denies the demolition permit, a written recommendation will be transmitted to the Board of Mayor and Aldermen recommending that the city acquire a specified appropriate protective interest in the property, or promote such acquisition by other private civic groups, interested citizens or public boards. If the Board of Mayor and Aldermen votes against that recommendation or if, within 90 days after transmission of such a recommendation, no action has been initiated to acquire such protective interest, a notice to proceed shall be issued to the applicant.





March 2013
Conceptual Office Park
 Germantown, Tn

Renaissance Group
 9700 village circle, ste. 100
 lakeland, tn 38002
 901.332.5535
 fax: 901.332.5534

DISCLOSURE OF OWNERSHIP INTERESTS

In order to assist staff and appointed and elected officials of the City of Germantown in complying with Ordinances of the City relating to conflicts of interest, the following information is required to be furnished:

1. For Profit Entities. If the applicant submitting this Application ("Applicant") is a for-profit entity, i.e. general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Applicant must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Applicant. (If another business entity owns 10% or more of the ownership interests in the Applicant, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Applicant, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Applicant: Gill Poplar, G.P.

Persons or Entities Owning 10% or More of the Ownership Interests of the Applicant:

Name	Business or Home Address
<u>TRAY GILL</u>	<u>8130 MACON STATION STE 114</u> <u>Memphis, TN 38018</u>
_____	_____
_____	_____

2. For Profit Entities: If the owner and any lessee of the land which is the subject of this Application ("Owner and Lessee") is a for-profit entity, i.e. general partnership, limited partnership, corporation, limited liability company, R.E.L.T., a trust, or any other form of for-profit business entity, the authorized representative of the Owner and Lessee must list below the respective names and business or home addresses of all persons or entities which own 10% or more of the ownership interests in the Owner and Lessee. (If another business entity owns 10% or more of the ownership interests in the Owner and Lessee, all persons owning a 10% or more interest in such last mentioned entity must be identified by name and business or home address.) (If a trust owns a 10% or more interest in the Owner and Lessee, all beneficiaries of 10% or more of the trust assets must be identified by name and business or home address.) The amount of ownership interest does not have to be disclosed.

Owner and Lessee: _____

Persons or Entities Owning 10% or More of the Ownership Interests of the Owner and Lessee:

Name	Business or Home Address
_____	_____
_____	_____
_____	_____



09.16.2013



09.16.2013





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PROPOSED MOTION: To approve the demolition of all existing structures at 6797 Poplar Ave. (Kirby Farm House), within the OG-1 Old Germantown District.

Mr. Bruns recused himself from this item.

After much discussion, Vice Chairman Sherman called for a motion.

Mr. Alter moved to approve the demolition of all existing structures at 6797 Poplar Ave. (Kirby Farm House), within the OG-1 Old Germantown District and seconded by Mr. Porter.

ROLL CALL: Alderman Marcom – Yes; Mr. Porter - Yes; Mr. Alter – Yes; Ms. Pahlow – Yes; Mr. Bruns – Recused; Vice Chairman Sherman – Yes.

MOTION PASSED

OLD BUSINESS: Andy Pouncey reported that the Planning Commission would be meeting Tuesday, October 1, 2013 to review the West Gateway Plan. He explained that there are two Design Review Commissioners representing and making recommendations for the DRC on this plan as well as the Summerset Subdivision.

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Vice Chairman adjourned the meeting at 6:25 p.m.