

Downtown Code Design Review Committee

Meeting Minutes

December 1, 2022

Members Present:

Dickson, Moore, Mosley, Porter, Hastings, Yearwood, Lustig, Harris

Staff Present:

Hammer, Islas, Williams, Dickerson (Legal), Ladd (Legal), Hattabaugh (NDOT)

Others Present:

Paige Lincoln, Patrick McDonald, Chris Saunders, Blake Daniels, Andrew Eshelman

Location:

800 2nd Avenue South, Development Services Center Conference Room

I. Approval of the October 6, 2022 DTC DRC Minutes

Harris moved and Hastings seconded to approve the October 6, 2022 meeting minutes. (8-0-0)

RESOLUTION

BE IT RESOLVED by the Downtown Code Design Review Committee that the minutes for the October 6, 2022 meeting are approved. (8-0-0)

II. Approval of the November 3, 2022 DTC DRC Minutes

Harris moved and Moore seconded to approve the November 3, 2022 meeting minutes. (8-0-0)

RESOLUTION

BE IT RESOLVED by the Downtown Code Design Review Committee that the minutes for the November 3, 2022 meeting are approved. (8-0-0)

III. Cases for Review

1) Fogg Street Lawn Club

2022DTC-060-001

648 Fogg Street

Staff Reviewer: Jared Islas

Staff Recommendation: Approve with conditions and defer without all conditions

Applicant Request

A request to approve a concept plan and modifications to various DTC requirements for property located at 648 Fogg Street, zoned DTC (0.35 acres), and within the Lafayette Subdistrict of the DTC.

Project Overview

The project proposes an 1,800 square foot shell space on the ground floor, with a new stair and elevator core to an 8,140 square foot rooftop area with a bar and outdoor bowling. The rooftop will sit atop the new shell space as well as the existing building – a one-story structure built prior to the adoption of the Downtown Code, and currently occupied by Bad Axe Throwing. There are currently 11 surface parking spaces on the site along Fogg Street. The expansion of the building footprint will eliminate 10 spaces with one ADA-accessible space to remain. Between 2017 and 2018, a portion of the site was impacted by the closing of the at-grade railroad crossing at the intersection of 7th Avenue South and Fogg Street.

Analysis

A previous version of this project was disapproved (8-0-0) at the November 3, 2022, DTC DRC meeting. At the time, the project proposed the following modifications to the DTC – active use ground floor, build-to zone, minimum façade width, and MCSP.

Since that meeting, the applicant has worked with Planning Staff to address the DRC's concerns with the project's compliance with zoning regulations, resulting in an updated design that includes ground floor active uses on Fogg Street, complies with the MCSP, and meets the bulk standards for portions of the site affected by the expansion. The updated proposal requires no modifications to the DTC regulations.

Staff Recommendation

Planning Staff recommends approval with the following conditions and deferral without all conditions:

1. Prior to building permits, the applicant shall record the proposed ROW dedications with the Davidson County Register of Deeds.

Hastings moved and Mosely seconded to approve the concept plan with Staff Conditions and the added conditions that prior to Final Site Plan approval the applicant confirm that the DTC sill height requirement is being met and that the glazing along Fogg Street may be operable so as long as it does not open over the pedestrian realm. (8-0-0)

RESOLUTION

BE IT RESOLVED by the Downtown Code Design Review Committee that case 1) Fogg Street Lawn Club is approved. (8-0-0)

IV. Adjournment