



MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, November 3, 2021
4:00 PM

Board Members Present: (In-Person) Joyce Selina Love, Michelle Ye, **(Virtual)** Mike Hammond, Mario Walker, Colin McDoniel, and Deni Reilly

Board Members Absent: Roderick DeBerry, Brett Ragsdale, and Shelia Urevbu

DMC Staff Present: Paul Young, Brett Roler, Christine Taylor, Penelope Huston, Penelope Springer, Abe Lueders, and Jaske Goff,

Guests: James Stokes, Benjamin McMurtry, T. McCullough, Stephen McLeod, Clayton Kemker, and Member of Public.

I-II. Call to Order & Approval of Minutes:

Joyce Selina Love called the meeting to order at 4:32 PM Christine Taylor called roll for attending board members. After quorum was confirmed, Chairman Love explained the meeting process and meeting protocols. Chairman Love called for approval of October 6, 2021, minutes. Michelle Ye made a motion to approve the minutes from the October 6, 2021, DRB meeting as submitted. Mike Hammond seconded the motion, which after roll call passed unanimously.

III. Current Applications:

DRB #21-78 220 Claybrook

Abram Lueders presented the DRB application for new construction for property located at 220 Claybrook. The applicant plans to build a four-story multifamily building on the site with 83 residential units, and parking located on the basement level as well as a small surface lot behind the building. Painted brick is the primary siding material on the building's west and south sides, facing Claybrook and Eastmoreland, respectively. Fiber cement and metal panels are utilized as secondary materials above the first floor (which uses brick alone). The corner of Claybrook and Eastmoreland is addressed by the building's commercial space and leasing office, which features a glass storefront system. Access to the small surface lot to the rear of the building is provided by a drive that passes under two levels of residential on the north end of the building on Claybrook. The entrance to the basement level parking is located on the east end of the building's Eastmoreland frontage. On the west and north faces of the building cement fiber and metal panels are the dominant materials, with a smaller amount of brick primarily used to accent entrances. The building's downspouts are also located on these sides of the building. Exterior lighting for the building includes vertical wall sconces located at the corner of Claybrook and Eastmoreland, as well as wall pack lights on each side of the building. Applicant, Carmen Taylor (Patton Taylor) was present to answer questions. After board discussion, Mario Walker made the

motion to approve the application as submitted with condition that applicant will return for approval of signage and landscaping. Mike Hammond seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

DRB #21-4 **Central Yards**

Abram Lueders presented the DRB application for new construction for property located near the southwest corner of Central Ave and Cooper Street, spanning a total of 5.54 acres. The subject property for the Central Yards project includes 15 parcels near the southwest corner of Central Ave and Cooper Street, spanning a total of 5.54 acres. Central Yards is a large mixed-use project. The planned project will contain four new-construction buildings with a mixture of uses that include 348 residential units, 61,840 square feet of leasable commercial space, and 600 parking spaces. The Central Yards development will include four buildings: Building A: a five-story precast concrete parking garage, joined to a four-story office structure with a rooftop pool amenity. Building B: a six-floor mixed use building with commercial bays on the ground floor and apartments above. Building C: a five-floor mixed use building with commercial bays on the ground floor and apartments above. Building D: a five-floor mixed use building with commercial bays on the ground floor, apartments above, and an additional commercial space intended to be a bar at the fifth floor. Applicant, Clayton Kemker was present to answer questions. After board discussion, Mario Walker made the motion to approve the application as submitted, with condition that applicant will return for approval of exterior lighting, signage, and landscaping. Deni Reilly seconded the motion. Christine Taylor called roll for approval from each attending board member, the motion passed unanimously.

(NOTE: Mike Hammond recused himself from the vote)

IV. Adjournment

Seeing no further business, the meeting was adjourned.