



MINUTES OF THE DESIGN REVIEW BOARD (DRB)

Wednesday, May 4, 2022
4:00 PM

Board Members Present: Joyce Selina Love, Michelle Ye, Mike Hammond, Colin McDoniel, Mario Walker, Brett Ragsdale, and Roderick DeBerry

Board Members Absent: Shelia Urevbu and Deni Reilly

DMC Staff Present: Christine Taylor, Brett Roler, Katie Koleini, Penelope Huston, Sam Caldwell, and Abe Lueders

Guests: James Stokes, William Garavelli, Amin Zaki, Jimmie Tucker, Neil Streb (Daily Memphian), and Sean Hare

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

Joyce Selina Love called the meeting to order at 4:03 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 April 6, 2022, minutes. Michelle Ye made a motion to approve the minutes from the April 6, 2022, DRB meeting as submitted. Rod DeBerry seconded the motion, which after roll call passed unanimously.

III. Current Applications:

DRB #22-21 1030 Poplar Avenue

Abe Lueders presented the DRB application for lighting, landscaping, and exterior design revision for property located at 1030 Poplar Avenue. The subject property is an existing multifamily development that received a CCRFC PILOT to assist with an extensive renovation of the property. There are three design elements the Board is being asked to consider: Architectural Lighting, landscaping, and a modification to the original exterior design. Architectural Lighting - Slim recessed LED downlights will be installed under the soffits on the east and west side of the south building, as well as the south side of the north building. Landscaping - The landscaping plans for the property include small landscaped buffer areas planted with Maiden Grass, concentrated on the southeast corner of the site, as well as two landscaped courtyards at the center of the development's two buildings. Exterior Design Modification - The original design submitted to the Board featured a modern metal façade that significantly changed the appearance of the building's Poplar Ave frontage. Due to rising material costs, the applicant is now proposing a less dramatic refresh of the façade. Rather than covering the entire façade with metal panels, metal panels will only be used on two central pillars. Applicant Amin Zaki was present for brief comments and answer questions. After board discussion, Mario Walker made the motion to approve the application as submitted, with

the condition to return for signage and lighting approval. Michelle Ye seconded the motion. Christine Taylor called roll for approval; the motion passed unanimously.

IV. Design Guidelines Review

Brett Roler introduced Sean Hare and Jimmie Tucker to present the Design Guidelines review. Sean Hare presented an overview of the Design Guidelines & Principles update. Jimmie Tucker made a few brief comments on the process and current approach. Board members had a few questions before closing.

V. Adjournment

Seeing no further business, the meeting was adjourned.