



**Design Review Board (DRB)
Staff Report**

Exterior Renovation
Submitted for Approval at the July 6, 2022 DRB Meeting

Case # 22-22: Soul and Spirits Brewery
845 N. Main
Memphis, TN 38107

Applicant: Blair Perry
Soul & Spirits Brewery
845 N. Main
Memphis, TN 38107

Property Owner: Belz Enterprises
100 Peabody Place, Suite 1400
Memphis, TN 38103

Background: The subject property is a craft brewery located in a 39,000 SF industrial building in Uptown. The applicant received approval for a CCDC Exterior Improvement Grant at the March 23, 2022 CCDC Board Meeting. The grant will fund improvements to the lot on the south side of the building, which will be converted into an outdoor beer garden with shade and seating.

Project Description: The proposed outdoor beer garden will consist of the following improvements:

- A new commercial-grade tubular steel fence on the east side of the lot, with two gates providing access to the gravel pad and patio (described below).
- A 1,710 sq. ft. gravel pad on the south end of the site with access to the street to accommodate food trucks.
- Paving the remaining area of the lot with concrete to create an outdoor seating area.
- A metal awning for shade attached to south end of the building and supported by wood columns, covering 2,855 square feet of the patio, including the existing stair and ramp. String lights will be hung underneath the awning.
- A 200 sq. ft. artificial turf pocket dog park on the southwest corner of the lot.

Staff Report:

The Downtown Design Guidelines encourage the creation of outdoor dining spaces and other open spaces that contribute to the vibrancy of the public realm in Downtown. While Soul and Spirits already functions as a gathering place for the neighborhood, this social activity is largely confined to the building's indoor spaces. The proposed outdoor beer garden will help add visual interest to the property, create an inviting outdoor social space for the neighborhood, and contribute to an increased sense of comfort and safety for pedestrians.

Staff Recommendation:

Staff recommends approval.