November 12, 2008

The meeting was called to order at 3:00 p.m. with the following members and staff present:
· Mr. Gaius Bruce, Co-Chairman
· Ms. Shirley Brown, Committee Member
· Ms. Joanne Connor, Committee Member
· Mr. Kenneth Walter, Committee Member
· Ms. Sarah Hernandez, Committee Advisory
· Mr. Joshua Dault, Planner III, Staff to the Committee
· Ms. Leslie Statler, Planner I, Staff to the Committee

Absent:
· Mr. Greg Fountain, Chairman
· Ms. Sharon Bryant, Committee Member
· Ms. Julie Seanor, Committee Member

Prior to a quorum being present and the meeting being called to order, the Board members in attendance discussed Ms. Julie Seanor's absences and member terms.

Mr. Gaius Bruce opened the meeting by asking if there was discussion of the minutes from the August 12, 2008 meeting. There was none and the minutes were approved.

The Board then moved on to consider individual cases on the agenda.

The first case was a request for two single family residences (2008-NAARB-013). Mr. Stan Simmons presented the project. The Board discussed the previously approved project (2007-NAARB-002) and the ineffectiveness of the landscaping. They made suggestions as to appropriate screening plants as a clarification of the conditions of approval for the previous project. The NAARB would like the landscape buffer to consist of a minimum of 3 plants, e.g. pampas grass, and 2 of another type along the front of the building to screen the brick; the other type may be indian hawthorn, privet, or loropetalum.

The Board moved their discussion to the new item and its noncompliance with the approved architectural styles noting that the garage element was problematic. Mr. Bruce stated that he does not feel the Board should continue to give approval to projects which do not fit into the design standards. Ms. Hernandez then offered suggestions for redesigning the exterior to comply with an approved style. Mr. Simmons expressed concern over seeking NAARB approval after having engineered plans submitted to Planning & Zoning. Mr. Dault clarified that the comments advised the applicant that there may be additional changes to the site plan pending NAARB's determination.

Ms. Joanne Connor made a motion to deny the project since it does not comply with any of the approved architectural styles. Mr. Ken Walter seconded. The Board unanimously denied the project.

The second case was a request for a commercial building (2008-NAARB-014). Mr. Lonnie King, Lonnie King Construction, represented the project. Ms. Hernandez provided the Board with a to-scale drawing of the drawing that was submitted by the applicant to demonstrate the proportion of the proposal. Ms. Hernandez drawing was based upon the size of the building in the site plan provided by the applicant. The Board reviewed the drawing and discussed the project. The applicant was concerned about enveloping the entire building with a façade. Mr. Dault informed the Board that this would be required since metal buildings are prohibited with the Heart of Navarre and a variance cannot be sought. Ms. Hernandez drew a sketch of the building with neo-classical details. Mr. Bruce suggested the Board approve the concept and the applicant contact Ms. Hernandez for further clarification.

Mr. Walker made a motion to approve the concept as provided with the stipulation that the final rendering along with color palette shall be submitted to Planning & Zoning, who will confer with Ms. Hernandez and make a determination as to the consistency of the plans with the concept which was agreed upon at the meeting. Ms. Joanne Connor seconded. The Board unanimously approved the project.

The Board then moved their discussion to other projects – TC's Front Porch and Tamtech Pools – and asked staff to investigate these projects for compliance. Mr. Dault stated that we would coordinate with Code Compliance and explained that staff levels are lower than in the past, which creates challenges for the one Code Compliance officer. Mr. Bruce asked that Code Compliance be made aware of the changes at TC's Front Porch. Ms. Connor asked that the minutes reflect that these issues have been brought up
by the Board previously in order for staff to investigate and pursue corrective action.

The meeting adjourned at 4:25 p.m.

Minutes approved by the Board on December 9, 2008