

**ARCHITECTURAL REVIEW BOARD
MEETING
WEDNESDAY, March 9, 2022
4:00 P.M.**

The Architectural Review Board met on Wednesday, March 9, 2022 at 4:00 p.m. at City Hall located at 500 Main Street.

Board Members Present: Duane Bolin, Joe Pat Hutson, Stan Henley and David Pizzo

Board Members Absent: Bonnie Higginson

Also Present: Dannetta Clayton, Carol Downey, Lindsay Aycock, Mike Daniel, Janson James, Attorney David Perlow, Rakov Aetherus, and public audience.

Chairman Hutson called the meeting to order and welcomed everyone. Roll was called.

Chairman Hutson asked for a motion to approve the minutes from the December 7, 2021 meeting.

A motion was made by David Pizzo to approve the minutes from the December 7, 2021 Architectural Review Board meeting and seconded by Stan Henley. The motion carried unanimously.

Chairman Hutson stated a Certificate of Appropriateness application has been presented by Janson James, applicant/Dark Fired Properties, LLC., owner for 201 Poplar Street.

Carol Downey, Planner with City of Murray, stated the proposed project will involve restoration of the tobacco warehouse to then be converted into high-end office space. The exterior of the office space will be bricked and the buildings will be re-roofed and insulation added. The structure on the southeast corner of the property will continue to serve as a warehouse, with the addition of steel racking, lighting and a fire exit. The dock area will be enclosed, with the addition of 2 hydraulic levelers, new dock doors and a new man door. The interior of the warehouse on the southwest corner of the property will be converted to a parking garage for employees. The exterior of both warehouses will be painted. Windows, doors and gutters will be added and/or replaced as needed. Mrs. Downey presented pictures of the zoning map, the property and the surrounding properties. Renderings of the renovation plans and applicable regulations were also shown. The staff analysis reflected the property is located within the Historic Overlay District and is a non-contributing property.

Chairman Hutson opened the public hearing for discussion and invited the applicant to come forward.

Janson James introduced himself and explained that Dark Fired Properties, LLC is a real estate holding company and their operating name is Murray Sporting Goods. They have been selling sporting goods online since 2016. Recent expansion led them to seek out additional warehouse and office space. They were looking for an existing property and settled on this one with hopes to show off the historical elements of the interior and match that in a similar style with the re-bricking of the exterior. They are excited to invest in downtown Murray and bring this property back to its once former glory.

The Board asked for further explanation on the parking garage. Mr. James explained there is some parking up front but it will not be enough as they grow. They plan to take over the old tobacco warehouse when the current tenant's lease is up June 30th and convert it into an indoor parking garage.

Chairman Hutson asked if anyone else had any questions. Chairman Hutson closed the public hearing and asked for a motion.

David Pizzo moved to approve the Certificate of Appropriateness application as presented by Janson James for the renovation of the property located at 201 Poplar Street as long as a building permit application is submitted to the City of Murray. The applicant shall comply with the regulations set forth by the City of Murray. The motion was seconded by Duane Bolin. The motion carried unanimously.

Comments: None

Chairman Hutson called for a motion to adjourn.

David Pizzo made a motion to adjourn. Stan Henley seconded the motion. The meeting adjourned at approximately 4:16 p.m.

Chairman, Joe Pat Hutson

Recording Secretary, Lindsay Aycock