

City of Columbiana
Architectural Review Committee
March 1, 2016

MINUTES

The members of the Architectural Review Committee met on March 1, 2016 at 6:55 P.M., with Mayor Stancil Handley presiding. The meeting was held at Columbiana City Hall in Council Chambers immediately following the regularly scheduled Council meeting.

The following members were present:

Stancil Handley, Leslie Whiting, Barbara Moore, Ricky Ruston, Kim King, Ouida Mayfield.

The following members were absent: None

The meeting was called to order. The purpose of the meeting was to review the proposed retail development by The Broadway Group at 310, 314 and 316 W. College Street. The plat was approved during the February 16th Council meeting after the Planning and Zoning Commission's recommendation.

The Architectural Review Committee (ARC) looked at building plans presented by Kelly Walker, with The Broadway Group. The building presented for approval was a flat roof, commercial metal building with approximately 2/3 of the front bricked and a central entry door with small awning over the doorway. The committee stated that they would like to see an amended plan that would include at least 2 windows and awnings flanking the front door along with a Texas False Front in order to create the illusion that the building doesn't have a flat roof. They also would prefer if there was brick skirting on the sides of the building. The ARC expressed concern that the plan presented by the Broadway Group looked clinical and didn't reflect the current vision of the City.

There was discussion about the Architectural Committee and their authority to dictate exterior facades. Prior to this meeting, Mayor Handley discussed the details of the committee's authority with our City Attorney. Legal counsel advised that the specific requirements for future buildings were never placed into the zoning ordinance when the Architectural Review Commission was formed in 2006. This committee was established in order to facilitate zoning requirements for all new construction. The details of architectural requirements were to be updated in the new zoning ordinance in the near future; however the zoning ordinance was never updated to reflect this commission's authority to dictate exterior design and approved materials.

Due to the committee's apparent lack of authority; the ARC expressed an understanding that these voluntary proposed changes would incur an additional cost to the developer. The commission offered to make concessions in order to aid in deferring cost of fulfilling the requested changes to the façade in the form of work on the ROW and any other legal means available.

Mrs. Walker stated that she would be unable to provide any approval for changes requested during this meeting; however she would take this request back to her boss and let the commission know what they would be willing to do. There being no further business the meeting was adjourned at 7:42 PM.

Respectfully Submitted:


City Clerk, J. Mark Frey