

**City of Natchez**  
**Preservation Commission Regular Meeting**  
**Wednesday, May 12, 2021 5:15 p.m.**  
**Natchez Convention Center**  
**115 S. Pearl Street**  
**Natchez, MS 39120**

**CALL TO ORDER**

The meeting of Wednesday, May 12, 2021 was called to order by Chairperson Andy Sartin.

**ROLL CALL**

**Commissioners Present:** Andy Sartin, Chairperson  
Marty Seibert, Vice-Chairperson  
Smokey Joe Frank  
Shirley Petkovsek  
Frances Morris  
Charles Hill  
Mac Hazlip

**Commissioners Absent:** Liz Dantone  
Leonardo Lang

**Staff:** Riccardo Giani, City Planner

**MINUTES**

**Motion:** I move to approve the January, February, and March 2021 meeting minutes and defer the minutes from the April 2021 meeting.

**MOTION BY:** Commissioner Seibert

**SECOND BY:** Commissioner Morris

**In favor:** ALL

**Opposed:** NONE

**CHAIRPERSON'S REPORT:** None

## **PUBLIC HEARING APPLICATIONS:**

### **1. Application NPC 21-55. Robert Martin, 207 Linton Ave. Map #41-106A-152: Request for site alterations, parking spaces in side and rear yard.**

Mr. Giani gave staff findings.

**Background:** The applicant is requesting site alterations to add on-site parking to the property. No exterior alterations are proposed for the main building. The subject property is on the Adams County Landmark Inventory with the following description:

“This richly detailed house in an excellently maintained example of the Colonial Revival style which provided Linton Avenue with a wealth of impressive structures. The two-story residence, built between 1904 and 1910, has a one-story porch that curves around and down the left side. The porch has fluted Ionic columns with a balustrade having trend balusters. A similar balustrade, with paneled pedestals above the columns, surrounds the open porch at the second floor level. The large projecting front gable has a Palladian window with colored glass in a design repeating that of the sash in the windows below.”

**Staff Findings:** The applicant is going before the Planning Commission to ask for a 3-unit Bed and Breakfast. To adhere to the Bed and Breakfast regulations, the applicant needs to provide three (3) individually on-site parking spaces, one space per unit. The applicant has submitted a site plan showing the proposed parking arrangement. The applicant is proposing to share a parking space with the neighbor, certified by a lease agreement. This lease agreement will run with the ownership of the land and will expire if either of properties change hands, subsequently requiring a review by the Planning Commission.

When proposing new paving materials on the site, the Natchez Design Guidelines recommends that “area(s) devoted to parking should be as small as possible, and should not compromise the building, and should be as unobtrusive as possible.” (pg. 91) The applicant intends to use crushed limestone for the parking areas, delineating the parking areas with treated logs.

The owner recently installed a “dog-eared” fence in the rear yard. Rear privacy fences allowed in the Historic District must have a flat-top design, or other appropriate design proven through historical evidence. The applicant has discussed the possibility of a wooden sliding gate for access to the alley to the rear. The gate and the fence should be in the same design (flat-top), to ensure consistency in the district.

**APPLICANT COMMENT:** Hayden Kaiser, representative of the applicant, was present to answer any questions.

**PUBLIC COMMENT:** Jim Blough, neighbor at 209 Linton, stated that he is supportive of this project and the intent is to improve the parking areas between these two properties.

**STUDY SESSION:** Commissioner Frank, who lives on Linton Avenue, stated that this property is proposing to be a Bed and Breakfast, and there are major on-street parking issues on this street. Mr. Giani stated that parking congestion is a concern that the Planning Commission will review during the upcoming meeting.

**Motion:** I move to approve application #NPC 21-55, request for the exterior site alterations with the following contingencies:

- Rear fence must be altered to be a flat top design.
- Rear gate matching fence design, flat top.
- Crushed limestone for parking areas.

**MOTION BY:** Commissioner Seibert

**SECOND BY:** Commissioner Petkovsek

**In favor:** ALL

**Opposed:** NONE

**2. Application NPC 21-59. Greg Whitam, 117 S. Dr. Martin Luther King Jr. Street. Map #41-114A-83: Request for a crushed limestone parking are in side yard.**

Mr. Giani gave staff findings.

**Background:** The applicant is requesting a site alteration to create a parking area with 610 crushed limestone. The portion of the property proposed as a parking area is a vacant area of grass. The property is within the On-Top-of-the-Hill Historic District.

The request has been reviewed by the Public Works Department, as this proposal must conform to the Private Street and Driveway Ordinance. Section 122-8(c)(1) of this ordinance states that, “They city engineer’s guideline recommendations for design and construction for concrete and asphalt pavements shall be adhered to in all private street, driveway or parking lot construction.” It has been determined that the limestone driveway will require a 10’ concrete apron to prevent stones from going into the street and into drainage systems.

**Staff Findings:** When proposing a new driveway in the Historic District, the Natchez Historic Design Guidelines recommend brick, concrete, and gravel for surfacing materials. When proposing concrete, the Guidelines recommend that “concrete should be poured within the proper number of expansion joints to prevent cracking and to allow for shrinkage and expansion.” (pg. 92)

**APPLICANT COMMENT:** Greg and Lisa Whitam were present virtually.

**PUBLIC COMMENT:** None

**STUDY SESSION:** Chairperson Sartin stated that the applicant did not include a site plan or dimensions of the proposed limestone area.

Mr. Whitam stated that the lot is about 30' wide and limestone will go towards the back. Commissioner Seibert asked if he knew the exact depth that the limestone poured. Mr. Whitam did not know the exact depth of the lot.

Mr. Giani stated that Public Works, via the Private Street and Driveway Ordinance, does not approve 100% gravel driveways anywhere in the City due to the issues small stones cause in sewer drains. Planning staff worked with the Public Works Director to compromise to a 10' wide apron preventing the spillover of gravel into the street, but also not leading to a huge slab of concrete within the Historic District.

**Motion:** I move to approve application #NPC 21-59, contingent on further review and approval by the Site Plan Review Committee.

**MOTION BY:** Commissioner Hazlip

**SECOND BY:** Commissioner Petkovsek

**In favor:** ALL

**Opposed:** NONE

**3. Application NPC 21-60. Biglane Investments, LP, 33 Silver Street. Map #41-112A-66: Request to replace an existing fence with a different design.**

Mr. Giani gave staff findings.

**Background:** This property is in the Under-the-Hill Historic District. The applicant is proposing to replace the existing fence with a new fence of a different design. The applicant has submitted pictures of the existing and proposed fence to the application.

**Staff Findings:** The existing fence is deteriorated and was further damaged in the recent ice storm in mid-February. Additionally, the current fence is low, and easy to climb causing unwarranted trespassing. The picket is of simple design, reflecting other pickets in the District. The pickets will either be painted a dark gray or be stained with bleach for a weathered look.

When proposing front yard fences the Guidelines recommend that, "front yard fencing should be no higher than three feet and have a pattern with space in between the vertical members to form a translucent surface or see through surface." (pg. 89) The proposed

height of 4' is requested due to the issue of trespassers on the property. The applicant has worked with the Historic Natchez Foundation to ensure that the pickets are properly spaced.

**APPLICANT COMMENT:** Mimi Miller, Historic Natchez Foundation, represented the applicant. Mrs. Miller stated that the fence is in dilapidated condition. Further, it prevents a security hazard as people have been climbing the low fence to congregate in the yard.

**PUBLIC COMMENT:** None

**STUDY SESSION:** Carter Burns reminded the Commission that this is the location of the Lafayette Trails marker, so the fence will be low enough so that it doesn't obscure or block the marker.

Chairperson Sartin asked about the spacing between each picket. Mrs. Miller stated that the pickets will be spaced 2" from each other, like other appropriate picket fences in the Historic District.

**Motion:** I move to approve application #NPC 21-60, request to replace the existing fence with a new fence, with the following contingencies:

- Picket fence that is 4' in height.
- Each picket will be spaced 2" apart.
- Fence color will be stained brown or gray.

**MOTION BY:** Commissioner Seibert

**SECOND BY:** Commissioner Morris

**In favor:** Petkovsek, Hazlip, and Hill

**Opposed:** Frank

**Motion passes 5 to 1.**

**UNFINISHED BUSINESS:**

**1. Application NPC 21-48, William Springer, 205 Clifton Avenue, Map #41-106A-200: Request to relocate and install a front yard fence**

**APPLICANT COMMENT:** Carter Burns, representing the applicant, stated that the new owner was agreeable to setting the fence 1' off of the sidewalk.

**PUBLIC COMMENT:** None.

**STUDY SESSION:** Commissioner Seibert asked the opinion of the Historic Natchez Foundation if they thought the ornate gate was period appropriate for the architectural style of the subject property.

Carter Burns stated that the Queen Anne Style of the house does fit with the gate selected.

Chairperson Sartin asked planning staff if the location of the city right-of-way had been determined. Mr. Giani stated that after further inquiries and personal searches for documents, this is still unresolved. It's unlikely that the city abandoned this right-of-way when the street collapsed, but also likely that some of the other, older, existing fences delineate where the old edge was.

**Motion:** I move to approve application #NPC 21-48, request to relocate the existing fence to the subject property, with a setback of 1' from the sidewalk edge.

**MOTION BY:** Commissioner Hazlip

**SECOND BY:** Commissioner Frank

**In favor:** ALL

**Opposed:** NONE

2. Application NPC 21-50, Smoot's Properties, LLC, 319 N. Broadway St. Map #41-111B-9: Request for a new fence/courtyard enclosure.

*The applicant received approval for a 7' fence at the last meeting, they are looking to amend their approval for a different fence.*

**APPLICANT COMMENT:** Carter Burns stated that the applicant are requesting a 5' wood framed fence, with chicken wire within the framing. The applicant proposed hog wire as an alternative.

Commissioner Seibert confirmed that the hog wire or chicken wire would be encased in a wooden fence frame.

**PUBLIC COMMENT:** None.

**Motion:** I move to amend the approval of application #NPC 21-50, request to construct a 5' high wood framed fence with hogwire, with the following conditions:

- Posts will have no finials
- Wooden Fence
- Stained to match wood on adjacent buildings.

**MOTION BY:** Commissioner Seibert

**SECOND BY:** Commissioner Hill

**In favor:** ALL

**Opposed:** NONE

**ADJOURNMENT:**

**Motion:** I move to adjourn the Preservation Commission meeting of May 12, 2021.

**MOTION BY:** Commissioner Seibert

**SECOND BY:** Commissioner Morris

**All in favor: ALL**

**None opposed: NONE**

**MEETING ADJOURNED**

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_ **Date:** \_\_\_\_\_