Town of Walden
Design Review Commission
February 25, 2025

I. CALL TO ORDER

The February meeting of the Design Review Commission (DRC) for the Town of Walden was called to order at 5:03 PM by Chairman Tom Bartoo. The following interested citizens were present: Grace Mynatt and Dan Reynolds.

II. ROLL CALL

Town Administrator Mariah Prescott called the roll, noting the presence of Tom Bartoo and Joey Riles. Ashley Gates, Walden's consultant from Southeast Tennessee Development District (SETD), was also present. Commissioner (Comm) Fred Decosimo was absent at roll call but joined the meeting at 5:11.

III. ADOPTION OF AGENDA

COMMISSIONER JOEY RILES MOVED TO ADOPT THE AGENDA FOR FEBRUARY 25, 2025, SECONDED BY CHAIRMAN TOM BARTOO, AND UNANIMOUSLY APPROVED BY THE MEMBERS PRESENT FOR THE WALDEN DESIGN REVIEW COMMISSION.

IV. CONSIDERATION OF THE MINUTES

COMMISSIONER JOEY RILES MOVED TO APPROVE THE MINUTES FOR JANUARY 28, 2025, SECONDED BY CHAIRMAN TOM BARTOO, AND UNANIMOUSLY APPROVED BY THE MEMBERS PRESENT FOR THE WALDEN DESIGN REVIEW COMMISSION.

V. COMMUNICATION FROM CHAIR AND COMMISSIONERS

There were no communications from the chairman or commissioners.

VI. UNFINISHED BUSINESS

A. Design Review Standards – Articles 1-3

Chairman Tom Bartoo noted that the Design Review Standards (DRS) will be approved as a whole, not as individual articles. There is no further discussion on Articles 1-3.

VII. NEW BUSINESS

A. Design Review Standards – Article 4

Article 4 of the DRS is attached as an exhibit (Appendix A) to these minutes. Ashley Gates summarized her recommended edits to Article 4. No action was taken on this article, but the DRC discussed several topics found within it, including but not limited to:

- The allowance of double garage doors
- Whether or not garages would be allowed to face a public road
- Parking lot design
- Dimension of parking spaces

- Definition of "Planting Strip"
- Length of a "Block" – 300 or 600 feet
- Max length of dead-end streets

B. Amendment to Bylaws – Public and Applicant Comments

Ashley Gates summarized the proposed amendments to the DRC Bylaws. These bylaws are attached as an exhibit (Appendix B) to these minutes. Chairman Tom Bartoo suggested the order of public comments be as follows:

1. Walden / SETD Staff Presentation
2. Applicant Presentation
3. SETD Staff Recommendation
4. DRC Discussion
5. DRC Vote

Grace Mynatt spoke on this agenda item. Her comments are attached as an exhibit (Appendix C) to these minutes. There is no action taken on this item – it is tabled until the March meeting.

VIII. Hearing of persons having business with the Commission

Grace Mynatt noted several typos in the various DRS Articles, which were all noted for correction.

IX. ADJOURNMENT

COMMISSIONER FRED DECOSIMO MOVED TO ADJOURN THE MEETINGAT 6:32 PM, SECONDED BY COMMISSIONER JOEY RILES, AND UNANIMOUSLY APPROVED BY THE WALDEN DESIGN REVIEW COMMISSION.

Respectfully submitted:
Stacy Stewart

Approved:
Mariah Prescott, Town Administrator

Approved:
Tom Bartoo, Chairman