

The regular meeting of the Design Review Commission was held on August 11, 2022, at 5:00 pm in the Board Chambers of Town Hall, 500 Poplar View Parkway.

The following staff members were present: Development Director, Mr. Jay Cravens; Town Planner, Mr. Jaime Groce; Planner, Ms. Donquetta Singleton; Planner, Mr. Josh Hankins; and Administrative Specialist Sr., Angela Gizzarelli.

ROLL CALL:

Stamps	Donhardt	Hepner	Peeler	Lawrimore	Lawhon	Doss
Present	Present	Absent	Present	Present	Present	Absent

Quorum present.

APPROVAL OF MINUTES

Vice-Chairman Lawhon asked if there were any corrections to the July 14, 2022, minutes.

Hearing none, Vice-Chairman Lawhon called for a motion to approve the minutes from the July 14, 2022.

Motion by Commissioner Lawrimore, and seconded, to approve the minutes.

Hearing no discussion, Vice-Chairman Lawhon asked for a roll call.

ROLL CALL:

Stamps	Donhardt	Hepner	Lawrimore	Peeler	Lawhon	Doss
Abstain	Yes	Absent	Yes	Abstain	Yes	Absent

Motion Approved.

APPROVAL OF AGENDA:

Vice-Chairman Lawhon asked if there were any changes or additions to the agenda.

Mr. Jaime Groce stated there are no changes to the published agenda.

Vice-Chairman Lawhon asked for a motion to approve the agenda as published.

Motion by Commissioner Stamps, and seconded, to approve the agenda.

Vice-Chairman Lawhon asked for a roll call.

ROLL CALL:

Hepner	Peeler	Stamps	Lawrimore	Donhardt	Lawhon	Doss
Absent	Yes	Yes	Yes	Yes	Yes	Absent

Motion Approved

FORMAL AGENDA:

6.a. Case # #53604 – 1025 W. Poplar Avenue (Glide Express Car Wash) – Consideration of a request for a waiver of the Design Guidelines related to screening of rooftop mechanical equipment and the use of inorganic mulching material (rock).

Ms. Donquetta Singleton reviewed the Staff report, which is included in the record as an exhibit. She explained that the DRC has already denied a similar request from this applicant about the screening of the roof top equipment and that rock mulch has not been allowed in this context. Appeals of DRC decisions would go to the BMA on these waivers. Mr. Groce explained that a conditions of approval in the BMA’s development agreement says the rooftop equipment must be screened.

Vice-Chairman Lawhon asked if there were any questions for staff.

Hearing no further questions, Vice-Chairman Lawhon asked the applicant to come forward.

Clint Herrington, 1021 Castle Walk TX spoke to the two waivers that the stone mulch during construction was changed on-site through third party construction decision. The decision was based on water draining towards the retention pond overtime, and the mulch would loosen ending up in the driveway and drainage. The decision was also made for sustainable construction due to utilizing a material that would last over time with the least maintenance. For the roof top units, the decision to use paint was to see how well it would blend in from the visibility of the street.

Vice-Chairman Lawhon asked if there were any questions for the applicant.

Discussion ensued about erosion, and that if it is such a problem then you need to go back to the Town Engineers to have it corrected.

Discussion ensued about screening, and how the existing roof top units were far apart and would need two screens. A reference was made to the Arby’s screen and using one big screen. The applicant was looking into some numbers for that concept. A request was made to have the plans for the Arby’s existing screening material researched and sent to the applicant.

Vice-Chairman Lawhon said he saw no grounds for waivers. Hearing no further discussion, Vice-Chairman Lawhon called for a motion.

Motion by Commissioner Donhardt, and seconded, to recommend

MOTION #1 (BASED ON APPLICANT’S REQUEST): To approve a waiver to allow the rooftop units to be unscreened as shown in Exhibits 3 and 4.

EXHIBITS

The staff report and the following:

1. Staff Analysis of the “Test” for Granting a Deviation from the Design Guidelines
2. Applicant’s Request for Waivers & “Test” for Granting a Deviation from the Design Guidelines (7/19/22)
3. Applicant Site Photos (7/19/22)
4. Staff Photos (11/9/21, 1/20/22 & 4/26/22)
5. Design Guidelines Section I.H.2. Aging Nonresidential Development
6. Design Guidelines Section III.H.1. Service Areas & Appurtenances
7. Design Guidelines Section III.E.1 General Landscape Guidelines
8. Design Review Commission Meeting Minutes (10/8/20)
9. Proposed Landscape Plan (7/19/22)
10. Sheets from Approved Final Site Plan (12/14/20)
 - A. Landscape Plan
 - B. Exterior Elevations
 - C. Site Line Study

Lawrimore	Hepner	Donhardt	Stamps	Lawhon	Doss	Peeler
No	Absent	No	No	No	Absent	No

Motion Denied.

MOTION #2 (BASED ON APPLICANT'S REQUEST): To approve a waiver to allow the use of "cobble rock" in the landscape beds as shown in Exhibits 4 and 9.

ROLL CALL:

Peeler	Lawrimore	Hepner	Donhardt	Stamps	Lawhon	Doss
No	No	Absent	No	No	No	Absent

Motion Denied.

Other Business:

Mr. Groce gave an update on upcoming Staffing Changes Nancy Boatwright has retired, Scott Henninger going to private sector and last day is tomorrow (8/12), and Jay Cravens has announced his retirement leaving at end of September.

The Springs at Ashby Apartments Preliminary Site Plan will likely be on the September DRC Agenda in addition to a non-voting discussion about residential condos on Mt. Pleasant Road, plans to have multi-level condos behind Wilson Furniture.

For the October DRC Meeting, we will likely see the Preliminary Site Plan for the TownePlace Suites at Marriot in the Water Tower District of Schilling Farms.

The meeting was adjourned at 5:26 pm.

Angela Gizzarelli, Administrative Specialist Sr.