



ACTION REPORT
DESIGN REVIEW BOARD
APRIL 5, 2011
WORK SESSION 5:30
PUBLIC HEARING 6:00

- 1) Call to order and Pledge
- 2) Introduction of Board Members
 - Members present: Vince Pisano, Jim Brown, Mark Mekes, Kathi Cook
- 3) Approval of February action minutes
 - Motion to approve: Jim Brown
 - 2nd: Mark Mekes
 - Vote: 4-0, Motion approved
- 4) **Building plan review:** Temporary trailer/Sales office, Crabapple Crossroads, Brian Pettry
 - Motion to approve: Vince Pisano
 - 2nd: Mark Mekes
 - Vote: 4-0, Motion approved
- 5) **Building plan review:** Townhomes, Braeburn, Michelle Horstemeyer
 - Motion to approve with conditions: Jim Brown
 - Condition—Each unit should have a different color of roof.
 - 2nd: Mark Mekes
 - Vote: 4-0, Motion approved
- 6) **Courtesy review:** V11-003, 15390 Little Stone Way, Jennifer Dickenson
 - To allow a house to encroach into the minimum side yard setback
Comments:
 - No aesthetic issues.
- 7) **Courtesy review:** V11-004, IQ Academy, 2864 Webb Road, Pegah Firoozi
 - To reduce the 50' buffer/10' improvement setback to 5' landscape strip along ease property line, for 150' (from back corner of main building south for 150')
Comments:
 - Applicant will have to prove hardship to BZA.
 - A buffer is better than no buffer.
- 8) **Courtesy review:** U11-001/VC11-001, Union Primitive Baptist Church, 335 Cox Road, Todd Loyet
 - To increase the size of the existing Fellowship Hall from 2,060 square feet to 3,000 square feet and a concurrent variance to delete the 50-foot undisturbed buffer and 10-foot improvement setback along the east property lines to allow the encroachment of the existing driveway, basketball court, portion of the fellowship Hall and the cemetery.
Comments:
 - Get letter from adjacent property owners,
 - On site plan, show location of existing buildings on adjacent properties

9) **Courtesy review:** RZ11-002, Highway 9, Ashton Atlanta Residential, LLC, Mike Busher

- To rezone from C-2 (Community Business) to TR (Townhouse Residential) to develop 43 single family residential units on 8.26 acres for an overall density of 5.21 units per acre.

Comments:

- Structures look good, but you'll need to deal with infrastructure issues in a significant way, i.e.
 - Put a street tree on every lot,
 - Light fixtures should be to scale, should be shorter/smaller,
 - High level, quality finishes,
 - No dog eared privacy fences,
 - How you deal with end caps will be critical,
- Pay attention to your adjacency matrix.
- Push for some kind of traffic control, to aid exiting traffic,
- The entry/arrival sequence is critical. Include heavy landscaping, fencing to compliment Crooked Creek,
- Include special consideration for visitor parking.

10) Other business

- Election of 2011 officers, deferred until April meeting

11) Adjournment