

Architecture Review Committee
September 15, 2020
Held Virtually through Zoom Meeting App
due to Covid-19 Precautions

Call to Order

Members present: Barry Wood, Mike Cousins, Tom Strayer, Bethany Frost

Members absent: Shirley Jacobi

Others present: William Bryant, Lennar Homes; Ryan Crum, Planning & Building Director; Tonya Galbraith, Town Manager; Jennifer Pack, Planning & Building Administrative Assistant

Approval of Minutes

Ms. Frost made a motion to approve the minutes of the August 18, 2020 meeting. Mr. Strayer seconded the motion. The motion passed 4/0

Old Business

None

New Business

Lennar Homes request for approval of new models/elevations in McCord Pointe

Ty Rinehart with Lennar Homes presented one new model (the Ashbury) with three elevations (A, B, C). This will be built in Section A of McCord Pointe only. It is approximately 1800 sf and the price point is in the low \$300s.

Mr. Strayer likes how the packet is laid out – color renderings, easy to see

Mr. Rinehart then addressed two reservations Staff has regarding the elevations. First, Elevation A only has one window on the front façade while standards require two full size windows with shutters. Mr. Rinehart stated that two full sized windows with shutters makes the facade too crowded and asked the Committee to make an exception for this elevation. Second, the roofline for Elevation B does not conform to standards. Mr. Rinehart pointed out that next to the porch roof is another roof elevation; while it is technically not a gable, it is a second return.

Mr. Crum said that regarding the window, because there is a window in the door and windows in the garage, that the Committee has some ability to make an interpretation that the design does meet the standards. He believes that if it was just the single window with a solid front door and solid garage door there would be no room for the Committee to make an interpretation. Mr. Crum advised the Committee that there is precedent for approving rooflines like the one on Elevation B, stating that there are already similar rooflines in McCord Pointe.

Mr. Strayer stated that in most circumstances, he would consider the hip roof on Elevation B to meet the standards. Ms. Frost agreed and then asked if the door style on Elevation A was required or could a homebuyer choose another style without a window. Mr. Rinehart replied that they can stipulated that that elevation must be sold with the specific door style. After the home is purchased, the owner would need to go before the HOA's architectural review board.

The Committee concurred that after the home was built, it was a matter of the HOA enforcement, and that most homeowners wouldn't change the door and those that do would not think to consult the HOA.

Mr. Strayer said that he would prefer the elevation stand on its own merits instead of relying on exceptions.

Mr. Wood said that he like Elevation A and that he'd prefer it start with windows in the front door and garage door. The other members concurred.

Mr. Crum presented the anti-monotony matrix and said that these elevations are not similar to the existing elevations. The only stipulation is that the same elevations are not near each other.

Mr. Wood made a motion to accept the model and elevations as presented with the stipulation that the same elevations not be next to each other. Ms. Frost seconded the motion. The motion passed unanimously.

Announcements

Next meeting October 20, 2020 if needed.

Adjournment

The meeting was adjourned.