

Architecture Review Committee

October 20, 2020

**Held Virtually through Zoom Meeting App
due to Covid-19 Precautions**

Call to Order

Bethany Frost nominated as temporary chair, Shirley seconded, passed 3-0

Members present: Tom Strayer, Bethany Frost, Shirley Jacobi

Members absent: Barry Wood, Mike Cousins

Others present: John Issacs, Ryan Crum, Planning & Building Director; Tonya Galbraith, Town Manager; Jennifer Pack, Planning & Building Administrative Assistant

Approval of Minutes

There was not a quorum to approve the September meeting minutes because Ms. Jacobi was not at the meeting last month and needs to abstain. The minutes from September will be presented at the next meeting for approval.

Old Business

None

New Business

M/I Homes' request for approval of new models/elevations in Pine Vail Estates

John Issacs presented for the petitioner. Mr. Issacs stated that M/I presented a number of models and elevations, but after discussions with Staff, they are pulling two Drake elevations that do not meet the Town's standards. Mr. Issacs, Staff, and the Board discussed the wainscoting height and where on the grade it would be measured from. After discussion, it was agreed that the wainscoting height will be measured from the driveway.

Anti-Monotony Review

Ainsley A and Ainsley D – Too similar. These will remain on the matrix.

Cayhill C and Glendale C – Different

Clayton B and Clayton C – Different

Clayton B and Clayton E – Different

Clayton B and Clayton H – Different

Clayton B & Kentmore B – Different

Clayton C and Clayton E – Too similar. They must remain on the matrix.

Clayton C and Clayton H – Too similar. They must remain on the matrix.

Clayton C and Cheswicke – Different

Clayton E and Clayton H – Different

Clayton G and Cheswicke B – Different

Clayton G and Cheswicke C – Different

Clayton H and Cheswicke G – Different

Cheswicke C and Kentmore B – Different

Drake C and Drake E – Different

Kentmore A and Kentmore B – Too similar

During the anti-monotony discussion, Mr. Issacs brought up the concern that only certain lots can handle ranch homes, and that while M/I rarely has ranches next to each other, having a too restrictive anti-monotony matrix will make selling lots difficult and an accident will occur at some point.

Mr. Strayer stated that residents have asked the Town to ensure that new homes aren't all the same and difficulty in administering the anti-monotony matrix is not a reason to step away from that mandate.

Mr. Strayer made a motion to approve the over all package with the condition that wainscoting be measured from the driveway grade. Ms. Jacobi seconded. The motion passed 3/0.

Mr. Strayer made a motion to accept the anti-monotony matrix with the 4 noted elevation combinations on the anti-monotony matrix. Ms. Jacobi seconded. The motion passed 3/0.

Fischer Homes' request for approval of a new addition to their production line-up

Mr. Crum noted that the representative for Fischer's was not present, possibly because he neglected to send out a reminder. He asked if the Board would continue the agenda item. Amanda not present

Ms. Jacobi made a motion to continue the item to the November meeting. Mr. Strayer seconded. The motion passed 3/0.

Announcements

Next meeting November 17, 2020.

Adjournment

The meeting was adjourned.