

**Architectural Review Board Meeting
APRIL 2, 2019 3:30 PM
MINUTES**

MEMBERS PRESENT: Ed Johnson, Georgene Brazer, Courtney Ainsworth, Shannon Baughman, Jon Seagraves

COUNCIL PRESENT: Bill Donahue

STAFF PRESENT: Scott Allison, Randy Dykes, Amanda Styer

GUEST PRESENT: Michael Bean, Charles Way

APPROVAL OF MINUTES:

1. Approval/Disapproval of the meeting minutes from the March 5, 2019 ARB meeting. Shannon Baughman made a motion to approve the minutes from the March 5, 2019 ARB meeting; Georgene Brazer motion seconded by and carried by all.

SIGN REVIEW:

1. Review of the freestanding sign for Perfect Pools to be located at 8989 Ford Avenue.

Assistant City Manager Scott Allison explained the area for the freestanding sign is tight because the widening of Hwy 144 brought the road closer to the building. Mr. Allison explained they believed a variance would be needed, but Michael Bean with the sign company went out to the property just before the meeting and located the Right-of-Way markers which show there is enough room for the sign without requiring a variance.

Georgene Brazer asked if the building is Ford Era and Zoning Administrator Amanda Styer replied no.

Georgene Brazer asked about a landscape plan and Assistant Planning Director Randy Dykes replied that the applicant understands the street yard buffer requirements.

Ed Johnson asked if the post on the sign will be painted white and Michael Bean replied yes, the sign will be similar to the Magnolia Realty sign.

Georgene Brazer asked if the sign will be sandblasted and Michael Bean replied the sign will be HDU composite sandblasted.

Courtney Ainsworth made a motion to approve the freestanding sign for Perfect Pools to be located at 8989 Ford Avenue; motion seconded by Shannon Baughman and carried by all.

RECOMMENDATION TO PLANNING COMMISSION:

1. Recommendation on the site plan for Citizens Bank to be located on Lot 1B, Plantation Village.

Jon Seagraves recused himself from the meeting due to a conflict of interest.

Mr. Allison explained Charles Way is acting as representative for the owner. He went on to say that this site has been referred to as "the bank site" for about 5 years. Mr. Allison added that staff has reviewed the plan for compliance and it meets all regulations.

Stormwater will be handled through an existing easement agreement across Town Centre Drive to a future pond on the City property.

Charles Way explained the building will be a two-story structure, but will be screened. Mr. Allison added the building will be set back from the road more than the nearby apartments are.

Georgene Brazer asked what size the building will be and Mr. Way replied around 3400 sq.ft.

Courtney Ainsworth asked when construction should begin and Mr. Way replied the project should begin around July of this year and should go vertical in September or October.

Mr. Way explained the building elevations weren't quite ready for this meeting yet, but will be presented to the board at their next meeting.

Courtney Ainsworth made a motion to recommend approval of the site plan for Citizens Bank to be located on Lot 1B Plantation Village; motion seconded by Georgene Brazer and carried by all.

Georgene Brazer made a motion to close the meeting; motion seconded by Shannon Baughman and carried by all.

With nothing further, the meeting closed at 3:53 pm.

Respectively submitted by,



Amanda Styer
Zoning Administrator