



DESIGN REVIEW BOARD

Thursday, March 3, 2022 - 3:30 PM
AGENDA

1. Call to Order
2. Establishment of Quorum
3. Approval of Minutes from the February 3, 2022 Meeting
4. Adjustments to Agenda (*Chair*)
5. New Business (*Planning Director*)
 - A. Façade Review – Troutman Funeral Home (DRB-22-03)**

Property located is at 345 North Main Street; PIN# 4731779297

 - I. Staff Presentation
 - II. Applicant Presentation
 - III. Public Comment
 - IV. Recommendation by DRB to Council
6. Old Business - None
7. Other Business - None
8. Adjourn

**TOWN OF TROUTMAN
DESIGN REVIEW BOARD (DRB)**

BOOK 2

Thursday, February 3rd, 2022

The regular meeting of the Town of Troutman Design Review Board was held in the Troutman Town Hall, 400 North Eastway Drive, Troutman, North Carolina, on February 3rd, 2022 @ 3:30 P.M.

Members Present: Darrell Nantz, Mark Michel (Chairman), Hap Williams, and Paul Henkel (Council Representative/Non-Voting).

Staff Present: Lynne Hair, Planning Director; Andrew Ventresca, Associate Planner

Members Absent: None,

Applicant Representatives Present: Chris Bostic, Kimley Horn, Bob Naegele, PlanWorx, Eric Candee, Widewater, Brian Long, Widewater

Other:

1. THE CHAIRMAN CALLED THE DESIGN REVIEW BOARD (DRB) TO ORDER at 3:37pm

2. NOTICE OF QUORUM

Quorum noted with three (3) voting members present.

3. APPROVAL of MINUTES

Motion made by Williams, second by Nance. Vote was unanimous

4. CONSENT AGENDA

None

6. NEW BUSINESS

c. Façade Review- DeWitt Weathers Creek Multifamily (DRB-22-02) Property located on US21 south of Crosstie Lane; PIN# 4750113122

1. Staff Presentation

Planning Director Lynne Hair briefly introduced the site layout and the proposed location for the multifamily project. She explained that the developer Widewater, Inc. was seeking approval of their elevations for the proposed multifamily buildings within the development. Mrs. Hair stated that the property was zoned HB and apartments are a use by right in this zoning category, so a rezoning was not required for the project. At this point the presentation was turned over to the applicant.

2. Applicant Presentation

Eric Candee with Widewater, Inc. introduced his development team to the Board. Mr. Candee introduced who Widewaters is s a company to the Board. He provided background on their history in developing in the Charlotte area.

Chris Bostic with Kimley Horn presented the site layout to the Board and oriented the Board to the area and how their project related to the it. Mr. Bostic discussed the location of their buildings on the site, the location of the school and the creek located on the on the west side of the property where adjacent to the Charter School. The number of units and square footage of the project was discussed.

Architect Bob Naegele with Planworx presented the building elevation to the Board. He explained that hardiplank and brick would be used as the main building elements. He explained that the buildings would have elevators and would have flat where ac units would be housed and screened with a parapet wall. The elevations of the buildings were discussed and it was stated the buildings would be 20-30 feet higher than the charter school and the rooftop units would be screened from traffic coming up 21 from exit 42. An alternative wall unit was discussed and it was stated that this type of units may be used.

Materials will be fiber cement with batting, with a brick base and fiber cement panels and trim boards. Colors will be white and gray.

3. Public Comments-None

4. DRB Discussion and Recommendation to Council

The Board discussed several items including the "cut" on the site and wanted to ensure that the site would not appear to be significantly higher than adjoining properties, and the mechanical equipment located on the roof and wanting to ensure that it would be screened from Highway 21;

Questions were asked as to how close to Highway 21 will the front building be. Chris Bostic responded that the ROW will be allocated of 100' to future widening and there will be a 10' setback behind the ROW, or 50' off of the road. After widening the building will be 10' behind the sidewalk.

The Board was open to the applicant using either brick or stone as the accent material.

The applicant team was asked about dumpster enclosure. Chris Bostic responded that there would be a screen wall with a gate.

Garages were discussed and the Board expressed concern with end of building and wanted to ensure that the end of buildings facing Highway would be finished and match architecture of other buildings.

The Board requested conditions be added to the approval as follows:

"Material of the garages will be limited to materials used and approved on the main buildings and that the end unit facing Charlotte Highway will have a brick treatment and that garages will have hip and gable roofs."

"Retaining walls on site will be a different material but complimentary color and material."

A motion was made by Williams to approve, seconded by Nance. Vote was unanimous.

7.8. ADJOURNMENT

Mr. Michele made a motion to adjourn at 4:38 pm, the motion was seconded by Mr. Nance. Vote was unanimous.

Mark Michel, Chair

Lynne Hair, Planning Director

Town of Troutman Design Review Board

March 3, 2022 Called Meeting

Staff Report



TO: Design Review Board Members

FROM: Lynne Hair, Planning Director

SUBJECT: Case No. DRB-22-03 Troutman Funeral Home
Request for Review of a Detached Garage

A. Background

Purpose:

Per Section 10.5 (Authority and Duties) of the Troutman Unified Development Ordinance, the Design Review Board shall have the authority to “review and recommend to the Town Council all multi-family and non-residential building facades for compliance with the Unified Development Ordinance, Comprehensive Land Use Plan, and other adopted Town Plans” (Sec. 10.5.1.B). Also applicable is Section 9.5 of the UDO, which provides that “[d]esign review by the Design Review Board shall be required for all proposed new mixed-use development, commercial development of all types, and *multi-family development* (excluding townhomes)” (Sec. 9.5.1.A Applicability).

Location:

The subject property is located at 345 North Main Street (PIN# 4731779297).

Background:

This case is brought before the DRB by staff and at the request of the property owner by the property owners’ contractor, Derek Osborne Builders, for review of the façade treatments on the proposed detached garage that will be used to house funeral service vehicles.

The 1.3-acre site is located within the Troutman town limits and is zoned OI(Office Institutional). The site is currently occupied by an 8,600 sq. ft. building used as a funeral home.

DRB REVIEW:

For this project, the Design Review Board is generally tasked with review of the detached garage, as noted in Section 10.5.1.B. This is a non-residential building that will be reviewed under the requirements of Section 4.3 (General To All Buildings) and 4.5 (Commercial/Mixed Use Design Standards).

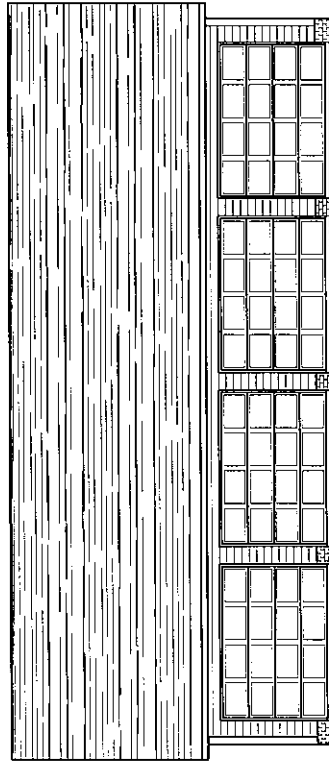
The link below is to the Troutman UDO:

[https://www.troutmannnc.gov/vertical/sites/%7B212D0B0F-A03E-4846-A212-4AB2C3F1B2C5%7D/uploads/Troutman UDO Amended As of 09-10-2020\(2\).pdf](https://www.troutmannnc.gov/vertical/sites/%7B212D0B0F-A03E-4846-A212-4AB2C3F1B2C5%7D/uploads/Troutman%20UDO%20Amended%20As%20of%2009-10-2020(2).pdf)

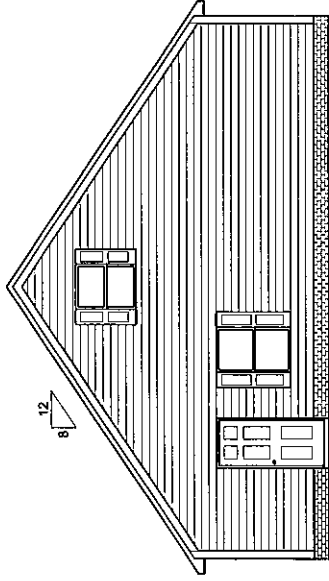
Attached to this report are the segments of Sec. 4 that contains the most applicable design standards: General to all buildings (Sec. 4.3) and Commercial (4.5).

This report also provides attachments from the project's architect containing façade elevations and renderings, and the project site plan currently under review by the TRC. The applicant's agents will be represented at the meeting to make a presentation of these materials, and has been encouraged to provide additional information.

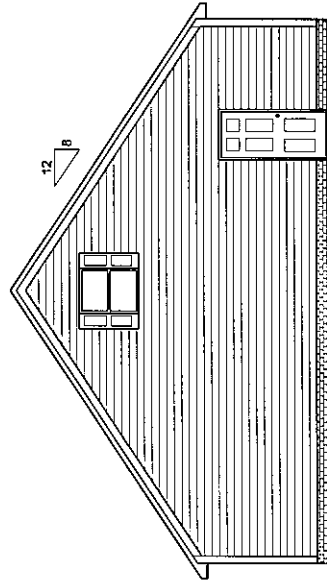
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1. Attachment – Exhibits from the applicant's design team, including building elevations, renderings, and Site Plan



FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

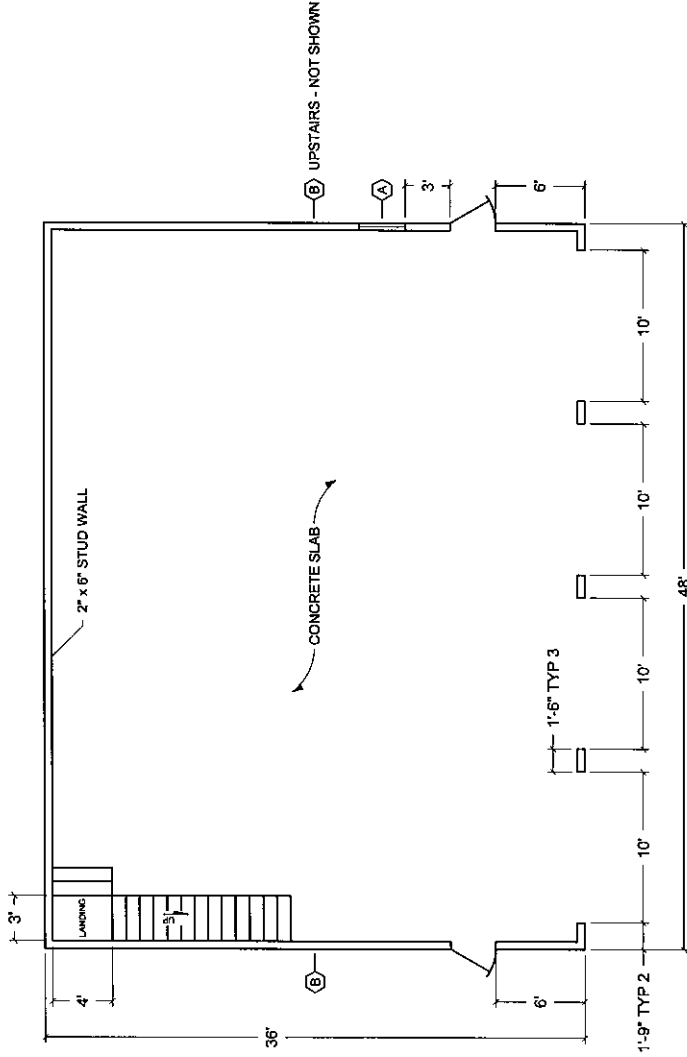


Derek
Osborne
Builders

Troutman Funeral Home
GARAGE - ELEVATIONS

DATE: 01/04/2022
SCALE: 1/8" = 1'-0"

SHEET: 1 OF 2



WINDOW CHART		
LET.	QTY.	WINDOW SIZE (W x L)
(A)	1	3'-0" x 5'-0"
(B)	2	3'-0" x 4'-0" (UPSTAIRS)

1,728 SQUARE FEET



Derek Osborne Builders
Troutman Funeral Home
GARAGE - FLOOR PLAN

DATE: 01/04/2022
SCALE: 1/8" = 1'-0"
PAGE: 2 OF 2

PRELIMINARY FOR REVIEW ONLY

* NOT AN ACTUAL SURVEY *

THIS PLOT PLAN WAS DRAWN FROM EXISTING PLATS AND/OR DEEDS AND A FULL SURVEY WAS NOT PERFORMED AT THIS TIME. ACREAGES AND DISTANCES ARE SUBJECT TO AN ACTUAL SURVEY. A FULL TITLE SEARCH HAS NOT BEEN PERFORMED.

APPROXIMATE STRUCTURAL/IMPERVIOUS COVERAGE:

APPROXIMATE PROPERTY AREA: 57,248.66 SF, 1.314 AC.
 PROPOSED GARAGE AREA: 1,728 SF, 0.040 AC.
 APPROXIMATE EXISTING IMPERVIOUS AREA: 30,997 SF, 0.712 AC.
 APPROXIMATE PROPOSED IMPERVIOUS COVERAGE: 32,725 SF, 0.752 AC, 57.16%

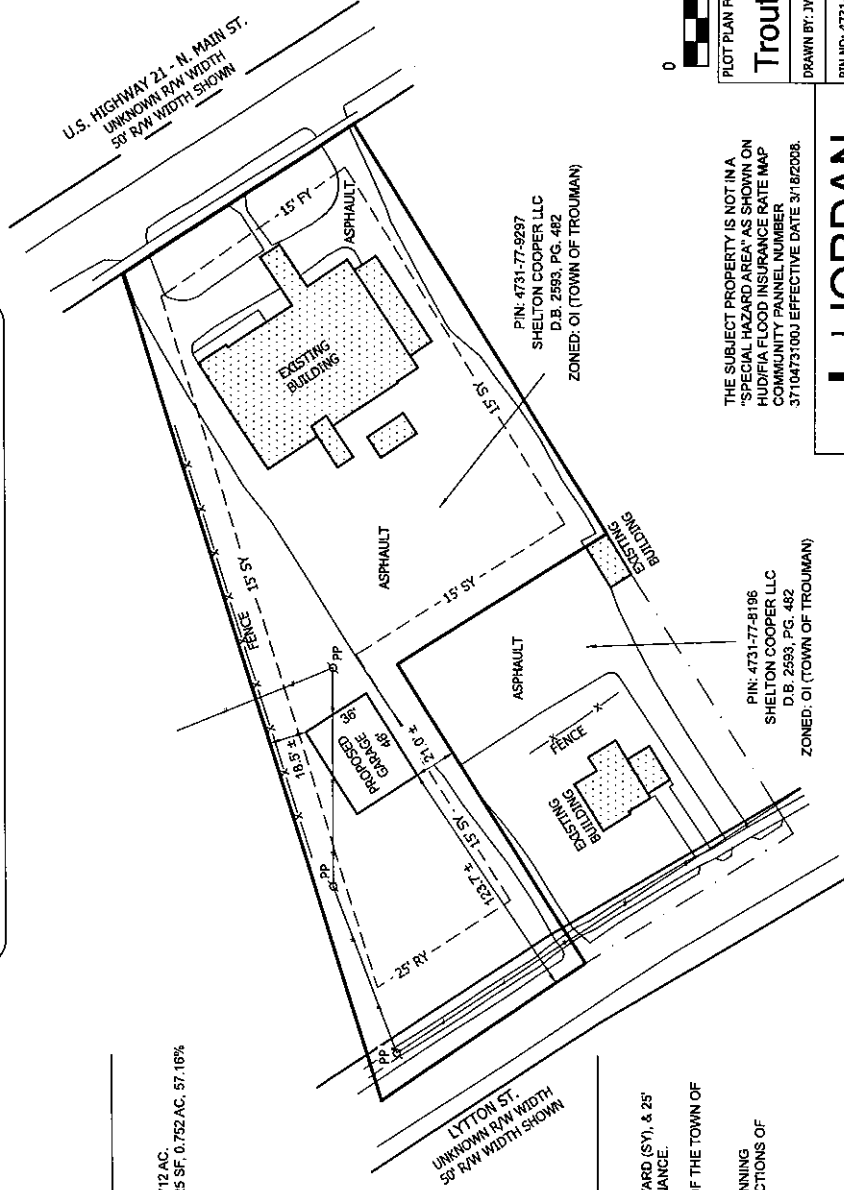
SETBACKS:

PROPERTY CURRENTLY ZONED: OI (TOWN OF TROUTMAN)
 PROPERTY SUBJECT TO A 15' FRONT YARD (FY), 15' SIDE YARD (SY), & 25' REAR YARD (RY) PER TOWN OF TROUTMAN ZONING ORDINANCE.
 FOR ACCESSORY BUILDING SETBACKS SEE SECTION 2.4 OF THE TOWN OF TROUTMAN UNIFIED DEVELOPMENT ORDINANCE.

PROPERTY IS SUBJECT TO ANY AND ALL ZONING AND PLANNING ORDINANCES, EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

LEGEND

FY	FRONT YARD SETBACK
RY	REAR YARD SETBACK
SY	SIDE YARD SETBACK
RW	RIGHT OF WAY
P.B.	PLAY BOOK
PG.	PAGE



THE SUBJECT PROPERTY IS NOT IN A "SPECIAL HAZARD AREA" AS SHOWN ON HUD/FIA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 37104731003 EFFECTIVE DATE 3/18/2008.

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 704-928-7919
 FIRM # P-1227

PIN: 4731-77-8196
 SHELTON COOPER LLC
 D.B. 2593, PG. 482
 ZONED: OI (TOWN OF TROUTMAN)

PIN: 4731-77-9297
 SHELTON COOPER LLC
 D.B. 2593, PG. 482
 ZONED: OI (TOWN OF TROUTMAN)



PLOT PLAN FOR:

Troutman Funeral Home

DRAWN BY: JWE CHECKED BY: WMJ SCALE: 1" = 60'

PIN NO: 4731-77-9297

DEED REF: 2593 - 482

DATE OF MAP: 01-26-22 SURVEY DATE:

REVISION: DRAWING FILE: 2021.01.23

345 N. Main St., Troutman, NC 28166
 Fallsown TWPSP - Iredell County - North Carolina

