



Attendance: Campbell, Clark-Jones, Marks, Pennington, Senft, Wadsworth, Williams; Staff – Kocher

The March 23, 2021 regular meeting of the Madison Corridor Design Commission was held virtually via GoToMeeting at 5:30 p.m. Chair Pennington noted a quorum was present and called the meeting to order.

<u>Item/Issue</u>	<u>Discussion/Action</u>
<b>Approval of Minutes</b>	Minutes were not available for review.
<b>Approval of Agenda</b>	The Election of Officers noted on the agenda removed as an unintentional holdover from the previous meeting. The remainder of the agenda was approved by assent with no further changes.
<b>Design Review: 1291 Lions Club Rd. Todd Peaster Alliance Corrugated &amp; Display</b>	<p>Todd Peaster, civil engineer with Georgia Civil, presented the application for construction of a secondary building. Mr. Peaster outlined the additional information included since the preliminary review at the January meeting noting the height of the building no higher than the existing, colors to match existing, lighting will be wall packs, and frontage trees will be added to meet the ordinance.</p> <p>Pennington asked if any of the front paving would be removed or if the trees would be in the existing greenspace. Mr. Peaster said they will be planted in the existing greenspace.</p> <p>Staff reviewed the report. Pennington asked if 60/40 impervious/pervious is met. It is.</p> <p>There was no public comment.</p> <p>Motion by Senft to approve the application and plans as submitted and presented based upon the aforementioned reports, reasoning, clarification, and findings; second by Marks; vote to approve motion unanimous.</p>
<b>Design Review: 1930 Eatonton Rd. Vincent Franceschelli Zaxby's</b>	<p>Vincent Franceschelli, project manager with Seven Multi-site Solutions, presented the application for architectural alterations. Mr. Franceschelli outlined the scope of the proposed work.</p> <p>Pennington asked for confirmation that the awnings would have goosenecks</p>

above and bar lights beneath. Mr. Franceschelli said this was true for the side elevation awnings but not the front which would only have goosenecks. Pennington confirmed that there would be not stacked stone.

Staff reviewed the staff report. Senft asked for confirmation that the outdoor seating and sheltering roof would be removed. Confirmed. Senft asked about the number of lights – is there an increase? Mr. Franceschelli said overall there are fewer wall lights. Referencing the staff report, Senft asked about the cross-buck windows, whether this is a branding element. Mr. Franceschelli said it was. Senft said he had no objection to these given the location and number.

There was no public comment.

Motion by Wadsworth to approve the application and plans as submitted and presented based upon the aforementioned reports, reasoning, clarification, and findings; second by Clark-Jones; vote to approve motion unanimous.

**Design Review:  
1821 Eatonton Rd.  
Travis Spicer  
Lowe's**

Todd Simmons, civil engineer with Freeland & Kauffman, and Trent Ferrell, architect with Blue Ridge Architecture presented the application for construction of an addition. Mr. Simmons outlined the scope of the proposed work.

Staff reviewed the staff report. Pennington asked about the door on the front. Will this be an entrance or is it an emergency exit? Mr. Ferrell said it will be a controlled door used mostly for egress. Customers would enter via the main building. Pennington asked if the new square footage would require addition parking. Staff said that the required number of spaces would increase, but that since the store currently has excess parking, no new parking was necessary.

There was no public comment.

Motion by Wadsworth to approve the application and plans as submitted and presented based upon the aforementioned reports, reasoning, clarification, and findings; second by Senft; vote to approve motion unanimous.

With no further business, the meeting was adjourned.