



## Community Development Department

P. O. Box 900  
Locust Grove, Georgia 30248  
Phone: (770) 957-5043  
Facsimile (770) 954-1223

# Item Coversheet

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**Item:** Resolution approving the architectural plans submitted for Springs Apartments, to be located on Price Drive

**Action Item:**  Yes  No

**Public Hearing Item:**  Yes  No

**Executive Session Item:**  Yes  No

**Advertised Date:** NA

**Budget Item:** No

**Date Received:** July 24, 2023

**Workshop Date:** August 21, 2023

**Regular Meeting Date:** September 5, 2023

### Discussion:

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Continental Properties of Menomonee Falls, Wisconsin has submitted building elevation renderings for a proposed apartment community to be located on Price Drive. The Springs Apartments will be located on what was formerly the Tellus apartment site and will be in substantial compliance with the previously approved site plan.

As part of the requirements for building permits for new structures or major renovations, it is necessary for the Mayor and City Council, acting in their capacity as the Architectural Review Board, to review the proposed building exterior elevations for comment and approval.

The proposed development will consist of 2 and 3-story multifamily residential structures featuring “modern farmhouse” architectural styling. Exterior materials include fiber cement board-and-batten siding with stone accents, all in a neutral color palette.

Chapter 15.44 Architectural Review

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15.44.050 - Exterior materials standards.

A. Except where otherwise provided in this chapter or in the Code of Ordinances, the exterior architectural features of buildings and structures within multifamily, office/institutional, commercial, and industrial zoning districts shall adhere to the following minimum standards:

1. All primary/accent exterior siding materials shall be limited to:

Primary: Four sides majority brick on all commercially zoned projects, with remaining façades consisting of natural stone including granite, marble, sandstone, field stone, or any other natural stone approved by the Architectural Review Board. Structures located in areas having a historic designation shall maintain acceptable architectural character of the respective area. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the Architectural Review Board.

Accent: Clay tile with baked-on enamel finish; architecturally treated decorative concrete block; architecturally treated slabs or block either fluted or with exposed aggregate; stucco; EFIS; masonry siding such as cement fiberboard siding ("hardiplank"), wood; or acceptable substitute approved by the board. "Tilt-up" concrete shall be permitted as a primary exterior siding material for buildings in industrial zoning districts or acceptable substitute as approved by the board.

2. All exterior siding material such as aluminum, steel, vinyl, mirrored or reflective glass, cinderblock, unfinished concrete, fiberglass or plastic are prohibited except that architectural fiberglass or plastic can be used to such extent that such material is used as detailing and decorative trim if approved by the board.

3. Fifty percent of the width of the front facade of the building shall consist of fenestration. All fenestration comprised of glass shall be multi-paned in appearance. Single-paned plate glass windows greater than six square feet in surface area without the appearance of being multi-paned shall be prohibited unless approved by the board.

4. All exterior painted surfaces, where visible from the public street shall be painted in earth tones. Colors shall be non-primary colors including darker and cooler shades of green, red, such as brick, yellow including beige, and lighter shades of brown including tan. However, white may be permitted if approved by the board. Corporate graphics, trademarks, corporate logos, corporate service marks and corporate branding items may be permitted by the board to the extent used for decorative trim or for signage as part of the overall exterior features.

5. Roofs on multifamily and commercial or office buildings shall generally consist of a pitch of 7/12 or greater with exception of porches and porticos and be comprised of asphalt, cedar shake, cement tile material. Standing seam metal roofing shall be allowed as approved by the board. Flat roofs shall be permitted in larger commercial and industrial zoning where rooftop equipment is screened from view by raised parapet walls and shall be consistently flat across the building length with exception of features of fenestration to break up building mass and long, monotonous facades. Flat roofs may be permitted on larger multifamily and office buildings as approved by the board.

6. Burglar bars and steel roll down doors or curtains shall not be visible from the public street, with exception to buildings in industrial zoning districts as approved by the board.
  7. Service bays shall be designed so that the openings of service bays are not visible from a public street (i.e., side entry), with exception to buildings in industrial zoning districts as approved by the board.
  8. Fabric and canvas awnings and all other building materials must be of durable quality and shall be compatible with materials used in adjoining buildings.
  9. All exterior building elevations that face public streets and/or customer parking areas shall be designed so that there are no large expanses of blank walls. This requirement can be met by employing the use of architectural features including, but not limited to, the following: Doors, windows, pilasters, columns, horizontal and vertical offsets, material and color variations, decorative cornices, awnings, canopies, murals, and graphics.
- B. Additional requirements. Properties with material changes of structures lying within the historic preservation district overlay shall abide by the certificate of appropriateness process for the historic preservation district and follow the design guidelines as promulgated by the historic preservation commission. Properties within the Gateway Town Center and/or the Locust Grove Town Center LCI area shall abide by the applicable design guidelines in addition to this chapter.
- C. The exterior architectural features of buildings and structures within the office/institutional and commercial zoning classifications shall adhere to the following additional requirement:  
Front facades and any exterior sides facing public streets shall consist of a minimum of seventy percent of brick or natural or manufactured stone or a combination thereof, except where a building over three stories in height and/or greater than twenty thousand square feet in total building area may reduce this requirement as approved by the board where the structure provides adequate fenestration and design features or where a building is designed under LEED Silver, Gold, or Green standards.

**Recommendation:**

**STAFF RECOMMENDS APPROVAL OF THE ARCHITECTURAL BUILDING ELEVATIONS SUBMITTED BY CONTINENTAL PROPERTIES FOR SPRINGS APARTMENTS TO BE LOCATED ON PRICE DRIVE.**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE ARCHITECTURAL PLANS FOR SPRINGS APARTMENTS TO BE LOCATED ON PRICE DRIVE IN ACCORDANCE WITH CHAPTER 15.44 OF THE LOCUST GROVE CITY CODE; TO AUTHORIZE THE MAYOR AND CITY CLERK TO EXECUTE ANY DOCUMENTS NECESSARY TO CARRY OUT THIS RESOLUTION; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES**

**W I T N E S S E T H :**

**WHEREAS**, the City of Locust Grove, Georgia (“City”) adopted Chapter 15.44 (“Chapter”) entitled “Architectural Review”, and;

**WHEREAS**, the purpose of the Chapter is to regulate the aesthetics, quality of exterior building materials and to the promotion of health, safety, prosperity and general welfare of the citizens of Locust Grove, and;

**WHEREAS**, the Mayor and City Council consist of the Architectural Review Board for the City of Locust Grove (“Board”) per Section 15.44.040, and;

**WHEREAS**, Continental Properties of Menomonee Falls, WI submitted building elevation renderings for a proposed apartment community to be located on Price Drive attached hereto and made part thereof as **Exhibit “A”**, and;

**WHEREAS**, the Board may review and make comment on architectural plans and issue approval per Chapter 15.44 (“Chapter”) of the Code of Ordinances for the City of Locust Grove, and;

**WHEREAS**, the Board in the exercise of their sound judgment and discretion, after giving thorough thought to all implications involved, and keeping in mind the public interest and welfare to the citizens of the City, have determined this request for architectural review to be in the best interests of the citizens of the City, that this Resolution be adopted.

**THEREFORE, IT IS NOW RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF LOCUST GROVE, GEORGIA, AS FOLLOWS:**

1. **Finding.** That the Locust Grove Architectural Review Board hereby finds that the Plans submitted by Continental Properties appear to meet the requirements of Chapter 15.44 of City of Locust Grove Code.
2. **Conditions.** That the Locust Grove Architectural Review Board finding in Item 1 above is subject to the following conditions:
  - a. Final Colors. That final colors and type of materials be reviewed and approved by the Community Development Director to meet all requirements of Chapter 15.44

of City of Locust Grove Code as “earth tone” in nature.

- b. Material Changes. That any material deviations in exterior architectural features, materials, or colors as depicted in the plans in **Exhibit “A”** require review and approval by the Architectural Review Board.
  - c. Extension of Approved Plans. That the approval granted herein may be in effect for a period not to exceed eighteen (18) months from the approval date of this Resolution.
3. **Public Purpose.** The Board finds that the foregoing actions constitute a major stem in preserving the health, safety, well-being and economic vitality of the community and are, therefore, consistent with its public purposes and powers.
  4. **Authority.** That the Board hereby authorizes the City Clerk to affix a stamp of the date of approval on the revised architectural plans in accordance with Section 15.44.060 J, to affix the City Seal if necessary, to carry out this Resolution, and to place this Resolution and any related documents among the official records of the City for future reference.
  5. **Severability.** To extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
  6. **Repeal of Conflicting Provisions.** All Board resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
  7. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this 5<sup>th</sup> day of September, 2023.

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ROBERT S. PRICE, Mayor

ATTEST:

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MISTY SPURLING, City Clerk

(Seal)

APPROVED AS TO FORM:

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City Attorney

**EXHIBIT “A”**

## SPRINGS AT LOCUST GROVE ARCHITECTURAL NARRATIVE

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Continental 737 Fund LLC ("Continental") is seeking Architectural Review Board approval for the proposed multi-family development on parcel 112-01013003, to be known as the "Springs at Locust Grove." In November 2022, the property was rezoned from C-2 (General Commercial) to PD (Planned Development). During the approvals process, it was determined that the architectural design for the community should focus on urban farmhouse-style architecture.

The Springs at Locust Grove is a 328-home apartment community including ten residential buildings. The community will also include a clubhouse, detached garages, a maintenance building, a mail kiosk, and a trash enclosure. All the buildings mentioned above were designed to contemplate a blend of traditional, rustic, and modern elements critical to the farmhouse style and consistent with the intent of the original proposal. Specific features to note include:

**Residential Building Types:** Consistent with the original proposal, the Springs at Locust Grove will include a mix of 3-story and 2-story buildings. Homes in the 2-story buildings incorporate private, ground-level entrances for each home. Additionally, eight attached garages are provided in each 2-story building. Homes in the 3-story buildings are provided with a secured, shared-access corridor.

**Gabled Roof and Covered Entrances:** Farmhouse architecture typically features gabled roofs. These roof lines were thoughtfully articulated utilizing this feature, but remained shallow, with slopes being 4:12 along primary sections and 6:12 in isolated areas to provide appropriate articulation while ensuring that the roofs do not pull attention away from the primary architectural interest of the buildings. Every entry is also covered, which mimics a common style often used in the farmhouse design to provide protection from the elements.

**Siding:** The board and batten white siding was chosen as the most predominant design element to carry through the community's building design. The vertical boards add visual interest and texture to the building. Lap siding is utilized as a secondary feature to provide contrast the primary façade utilizing accenting color. All siding materials will be fiber cement siding due to its superior durability and its ability to maintain its high-quality finish.

**Color Scheme:** The color scheme selected for the proposal includes timeless neutrals. In keeping with the farmhouse architectural style, white was chosen as the base for the architecture, with many pops of deep brown and black accents.

**Natural Light:** Natural light is essential to the farmhouse style design. Large multi-paned windows break up the building facade and provide abundant natural light within the homes.

**Private Outdoor Space:** Every home has a patio or balcony, providing each resident with a connection to the natural environment. These spaces also contribute to the overall architectural character and interest.



**Masonry:** The incorporation of light stone at the base of the building columns provides extra architectural detail to accent the dark columns provided.

In summary, the proposed architectural style is consistent with the design intent that was established during the previous entitlement process, and provides a high-quality and timeless design. Continental looks forward to the opportunity to obtain the Architectural Review Board's approval and to bring life to the vision that was laid out for this Planned Development.

Sincerely,

*Max Saichek*

Max Saichek

Development Associate

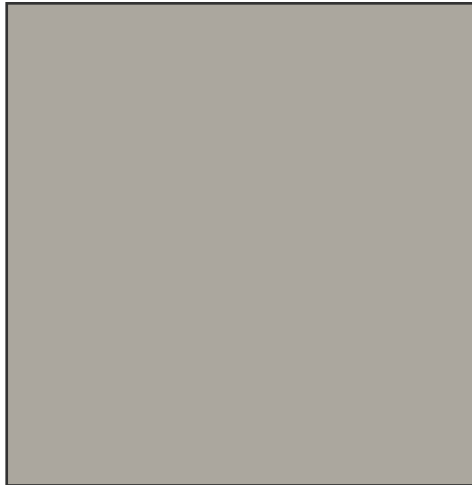
Msaichek@cproperties.com



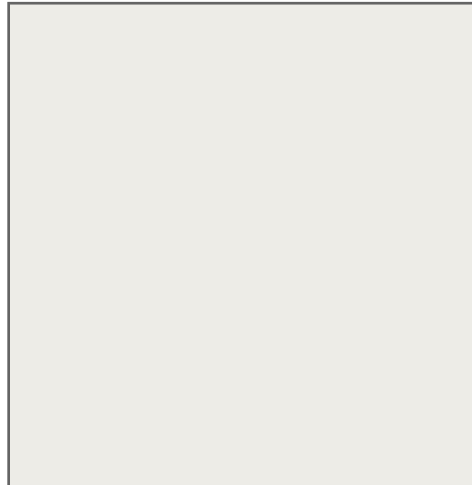
# SPRINGS AT LOCUST GROVE

## ELEVATION COLOR SCHEME

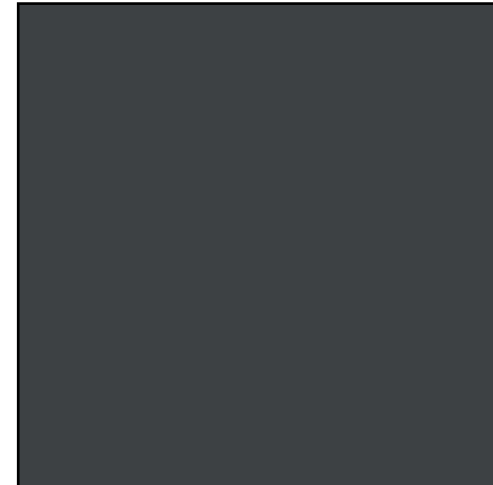
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**SW 7017**  
**DORIAN GRAY**



**SW 7005**  
**PURE WHITE**



**SW 7069**  
**IRON ORE**



**COUNTRY RUBBLE**  
**ANTIQUE CREAM**



**SW 7514**  
**FOOTHILLS**



**ASPHALT SHINGLES**  
**OXFORD GREY**

27'- 7 5/8"

ROOF  
ASPHALT SHINGLES  
OXFORD GREY

METAL ROOF  
GALULUME PLUS

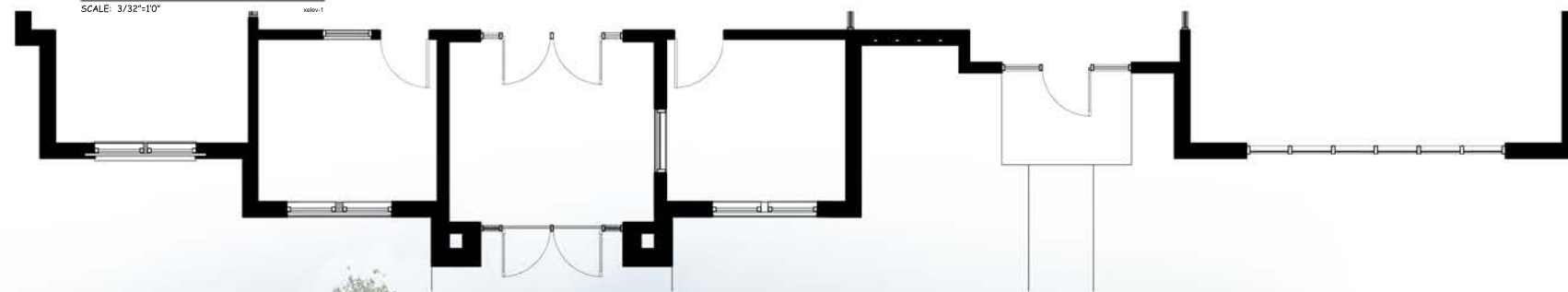
BOARD & BATTEN  
SW 7005  
PURE WHITE

LAP SIDING  
SW 7017  
DORIAN GRAY



**Front Elevation**

SCALE: 3/32"=1'-0"



TRIM  
SW 7069  
IRON ORE

WINDOW PANE  
SW 7005  
PURE WHITE

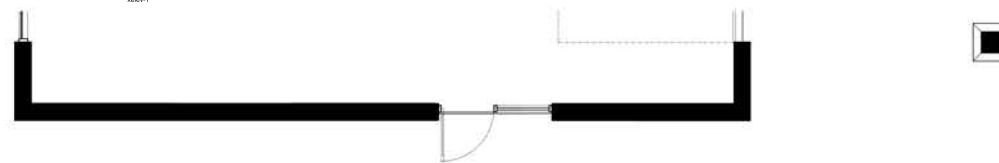
DOORS  
SW 7069  
IRON ORE



COLUMNS  
COUNTRY RUBBLE  
ANTIQUE CREAM

**Right Side Elevation**

SCALE: 3/32"=1'-0"



**CLUBHOUSE**

4340 SQ FT

05-12-2023



ROOF  
ASPHALT SHINGLES  
OXFORD GREY

TRIM  
SW 7069  
IRON ORE

LAP SIDING  
SW 7001  
DORIAN GRAY

BOARD & BATTEN  
SW 7005  
PURE WHITE



**Rear Elevation**

SCALE: 3/32"=10" elev-1



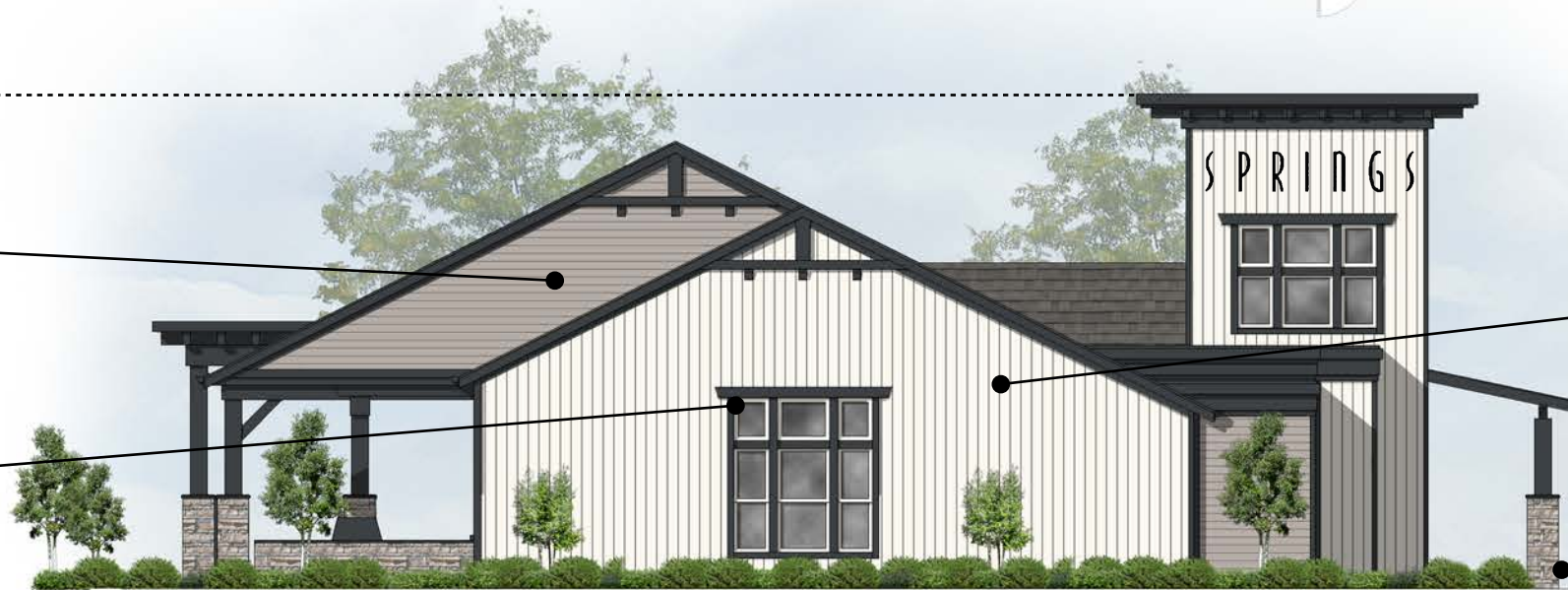
27'- 7 5/8"

LAP SIDING  
SW 7001  
DORIAN GRAY

WINDOW PANE  
SW 7005  
PURE WHITE

BOARD & BATTEN  
SW 7005  
PURE WHITE

COLUMNS  
COUNTRY RUBBLE  
ANTIQUE CREAM



**Left Elevation**

SCALE: 3/32"=10" elev-1



**CLUBHOUSE**

4340 SQ FT

05-12-2023



**BOARD & BATTEN**  
SW 7005  
PURE WHITE

**LAP SIDING**  
SW 7001  
DORIAN GRAY

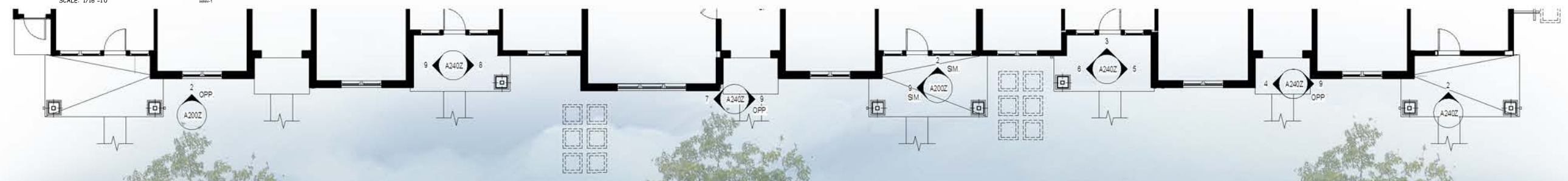
**DOORS**  
SW 7514  
FOOTHILLS

**COLUMNS**  
COUNTRY RUBBLE  
ANTIQUE CREAM



**Front Elevation**

SCALE: 1/16"=10"



**ROOF**  
ASPHALT SHINGLES  
OXFORD GREY

**WINDOW PANE**  
SW 7005  
PURE WHITE

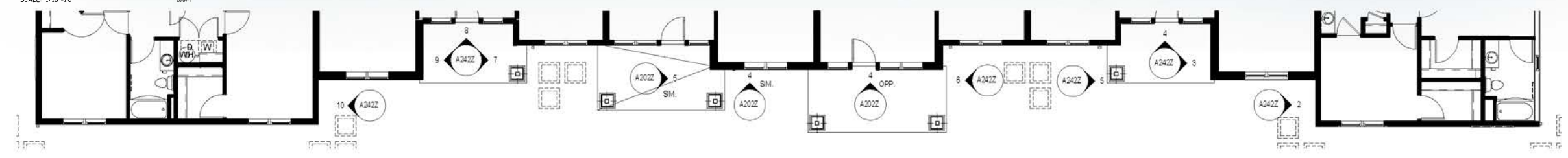
**TRIM**  
SW 7069  
IRON ORE

42'- 8 1/4"



**Rear Elevation**

SCALE: 1/16"=10"



3-Story  
Building  
Z36A  
05-12-2023



**BOARD & BATTEN**  
SW 7005  
PURE WHITE

**LAP SIDING**  
SW 7001  
DORIAN GRAY

**DOORS**  
SW 7514  
FOOTHILLS

**COLUMNS**  
COUNTRY RUBBLE  
ANTIQUE CREAM



**Left Elevation**



42'- 8 1/4"

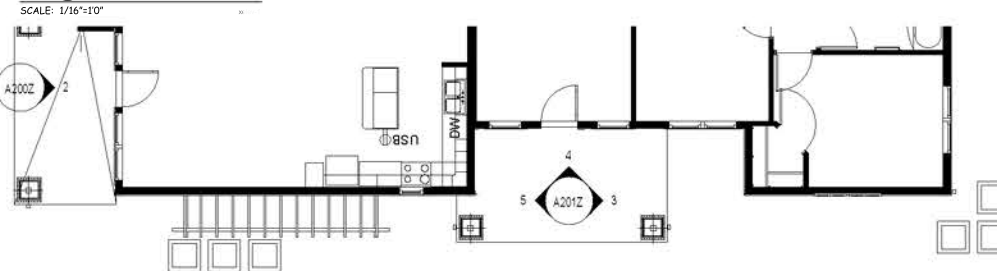
**WINDOW PANE**  
SW 7005  
PURE WHITE

**TRIM**  
SW 7069  
IRON ORE

**ROOF**  
ASPHALT SHINGLES  
OXFORD GREY



**Right Elevation**



**3-Story  
Building  
Z36A**

05-12-2023





3-Story Building Rendering



BOARD & BATTEN  
SW 7005  
PURE WHITE

LAP SIDING  
SW 7001  
DORIAN GRAY

FIRST FLOOR  
DOORS  
SW 7514  
FOOTHILLS

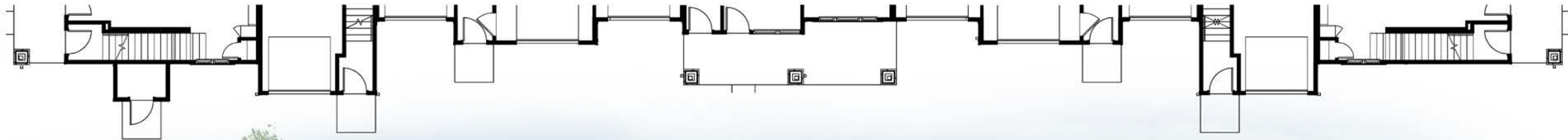
GARAGE DOOR  
SW 7514  
FOOTHILLS

SECOND FLOOR  
DOORS  
SW 7069  
IRON ORE



**Front Elevation**

SCALE: 1/16"=10"



31'-5"

WINDOW PANE  
SW 7005  
PURE WHITE

ROOF  
ASPHALT SHINGLES  
OXFORD GREY

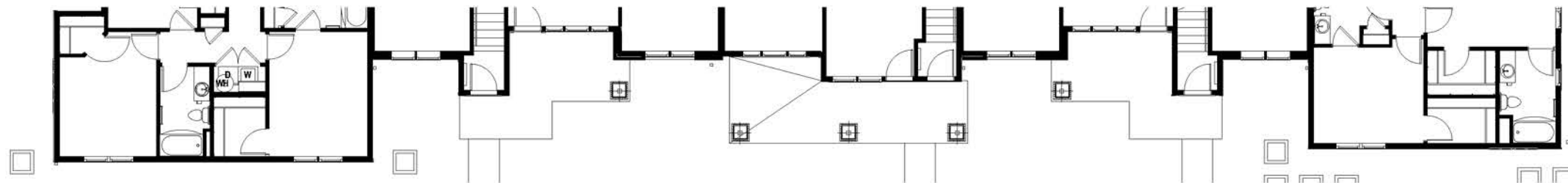
COLUMNS  
COUNTRY RUBBLE  
ANTIQUE CREAM



**Rear Elevation**

SCALE: 1/16"=10"

TRIM  
SW 7069  
IRON ORE



2-Story  
Building  
B20

05-12-2023



**BOARD & BATTEN**  
SW 7005  
PURE WHITE

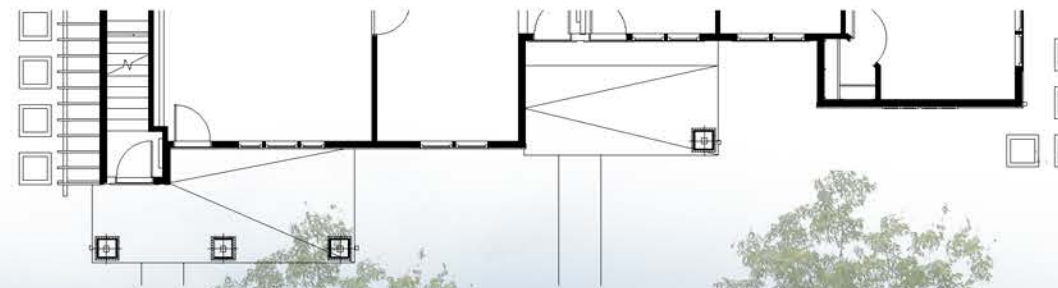
**LAP SIDING**  
SW 7017  
DORIAN GRAY

**SECOND FLOOR DOORS**  
SW 7069  
IRON ORE

**FIRST FLOOR DOORS**  
SW 7514  
FOOTHILLS

**Right Elevation**

SCALE: 1/16"=10" xdbv-1



**TRIM**  
SW 7069  
IRON ORE

**WINDOW PANE**  
SW 7005  
PURE WHITE

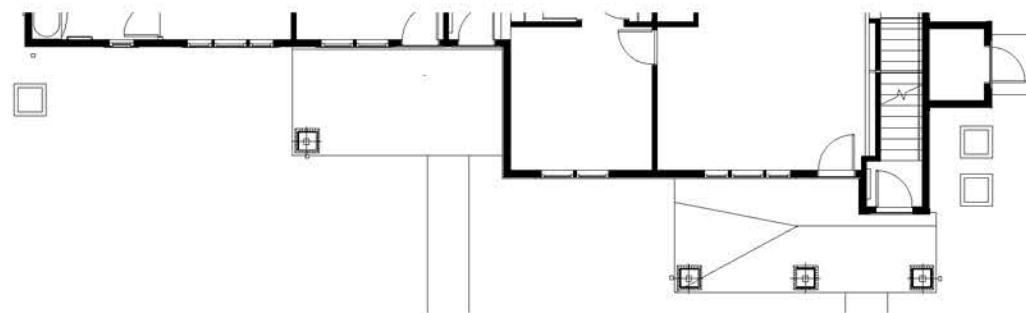
31'-5"

**ROOF**  
ASPHALT SHINGLES  
OXFORD GREY

**COLUMNS**  
COUNTRY RUBBLE  
ANTIQUE CREAM

**Left Elevation**

SCALE: 1/16"=10" xdbv-1



2-Story  
Building  
B20

05-12-2023





2-Story Building Rendering





**Front Elevation**

SCALE: 3/32"=1'0"

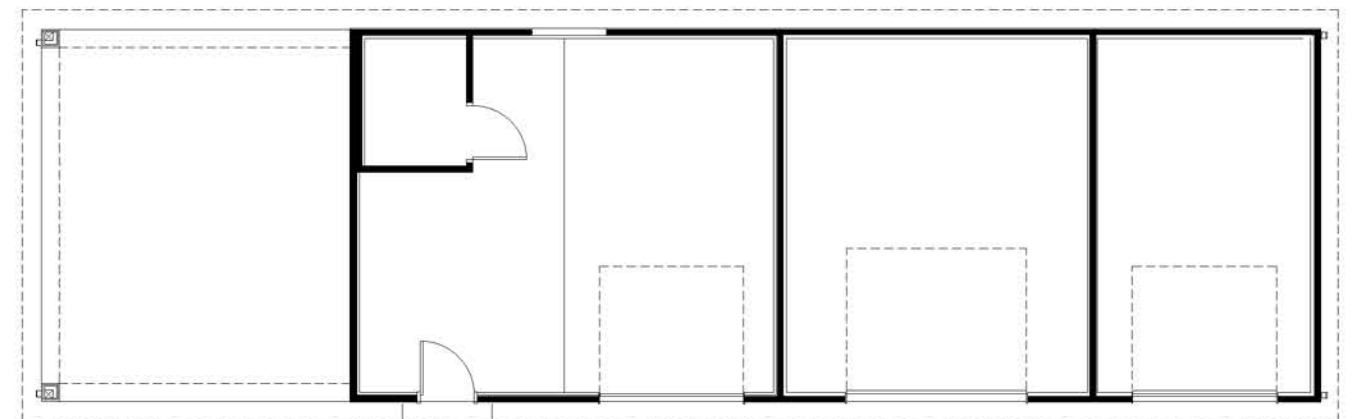


**Left Elevation**

SCALE: 3/32"=1'0"

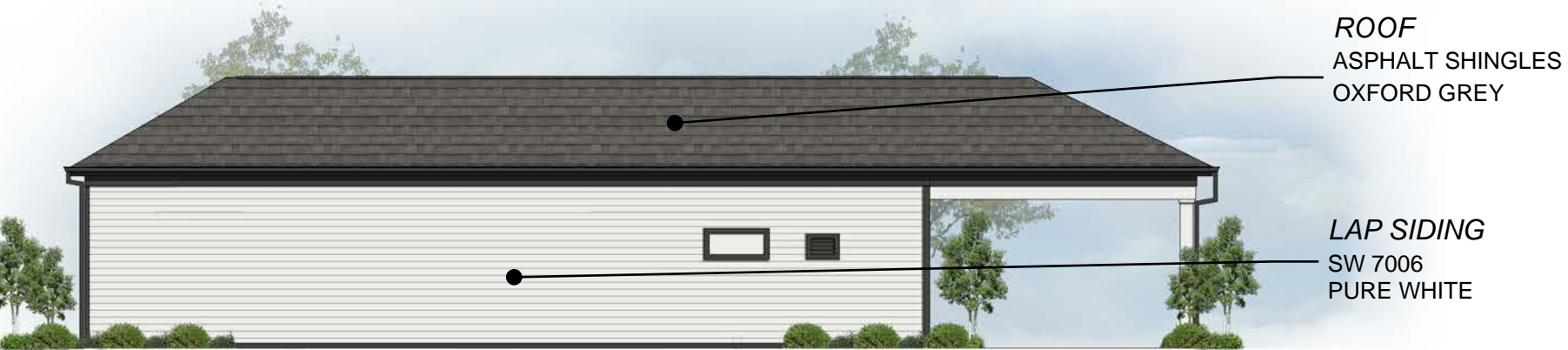
**Right Elevation**

SCALE: 3/32"=1'0"



**Floor Plan Elevation**

SCALE: 3/32"=1'0"



**Rear Elevation**

SCALE: 3/32"=1'0"

MAINTENANCE BUILDING

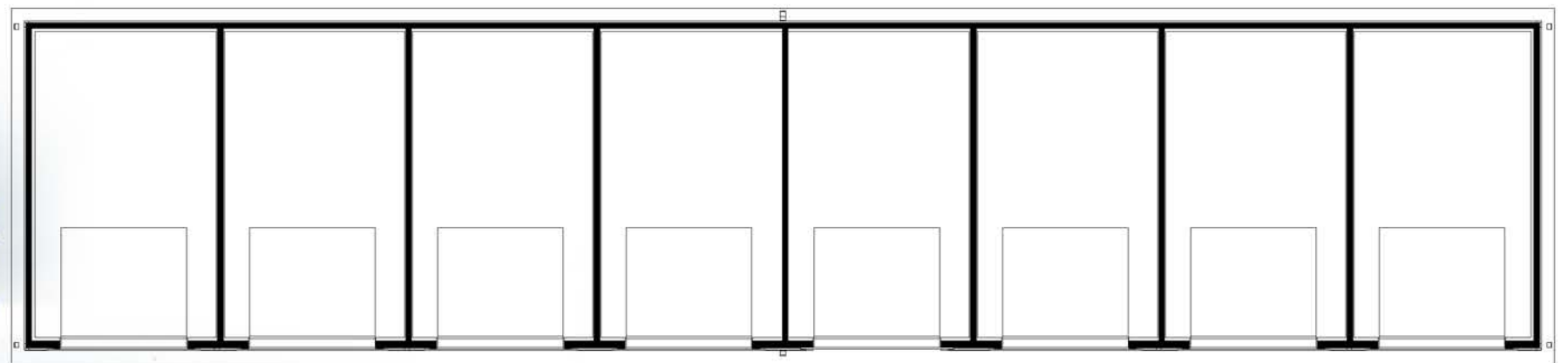


**Front Elevation**  
SCALE: 3/32"=10'



**Left Elevation**  
SCALE: 3/32"=10'

**Right Elevation**  
SCALE: 3/32"=10'



**Floor Plan Elevation**  
SCALE: 3/32"=10'



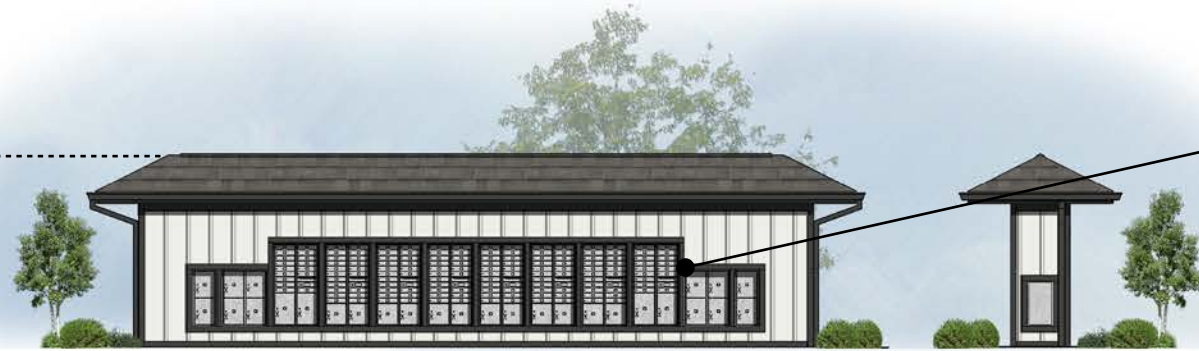
**ROOF**  
ASPHALT SHINGLES  
OXFORD GREY

**Rear Elevation**  
SCALE: 3/32"=10'

**8 BAY GARAGE**  
06-26-2023



10'-7"



**Front Elevation**

SCALE: 3/32"=10' 1/8"=1

**Right Elevation**

SCALE: 3/32"=10' 1/8"=1

*TRIM*  
SW 7069  
IRON ORE

*ROOF*  
ASPHALT SHINGLES  
OXFORD GREY



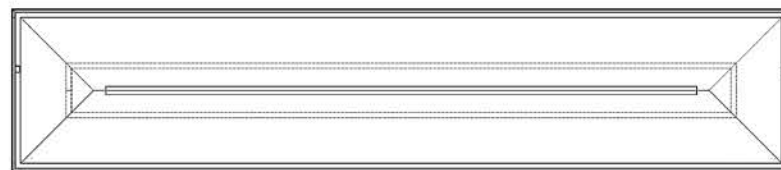
**Rear Elevation**

SCALE: 3/32"=10' 1/8"=1

**Left Elevation**

SCALE: 3/32"=10' 1/8"=1

*BORED & BATTEN*  
SW 7006  
PURE WHITE

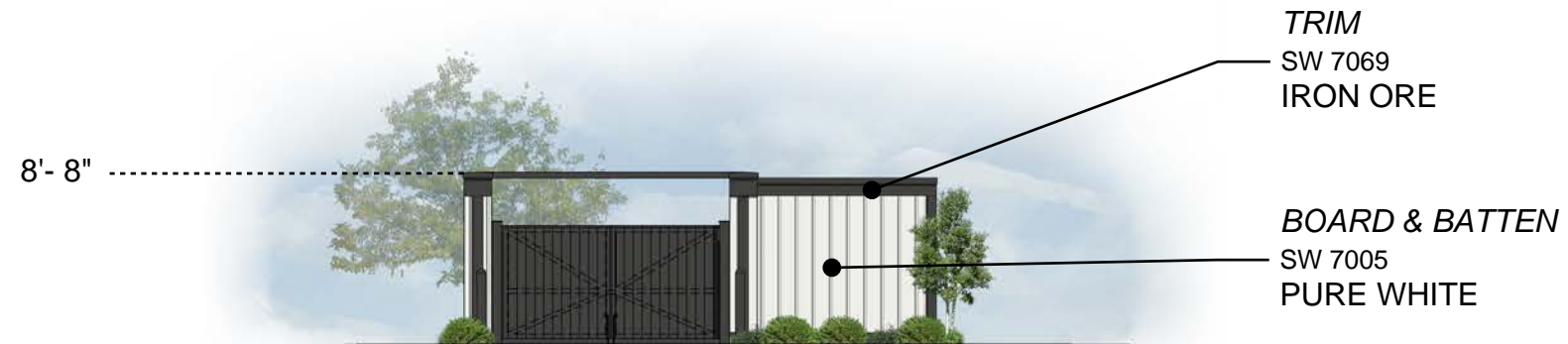


**Floor Plan**

SCALE: 3/32"=10' 1/8"=1

MAIL KIOSK

06-26-2023



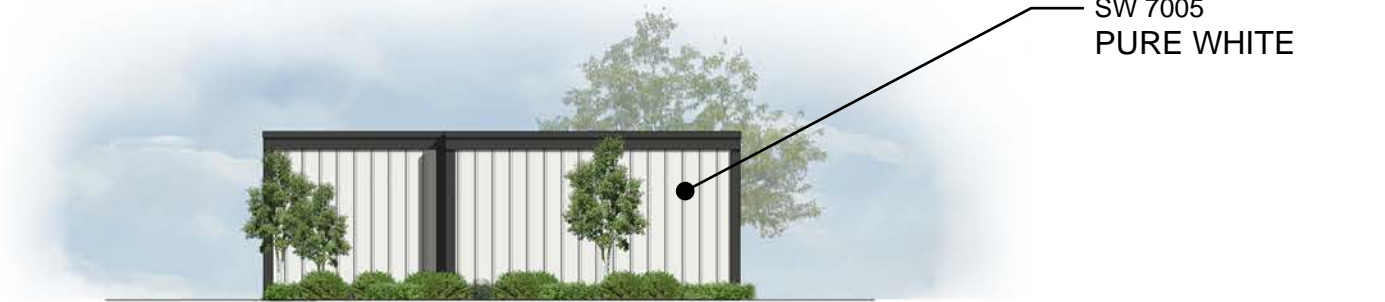
**Front Elevation**  
SCALE: 3/32"=10" REV: 1

*DOOR*  
SW 7069  
IRON ORE

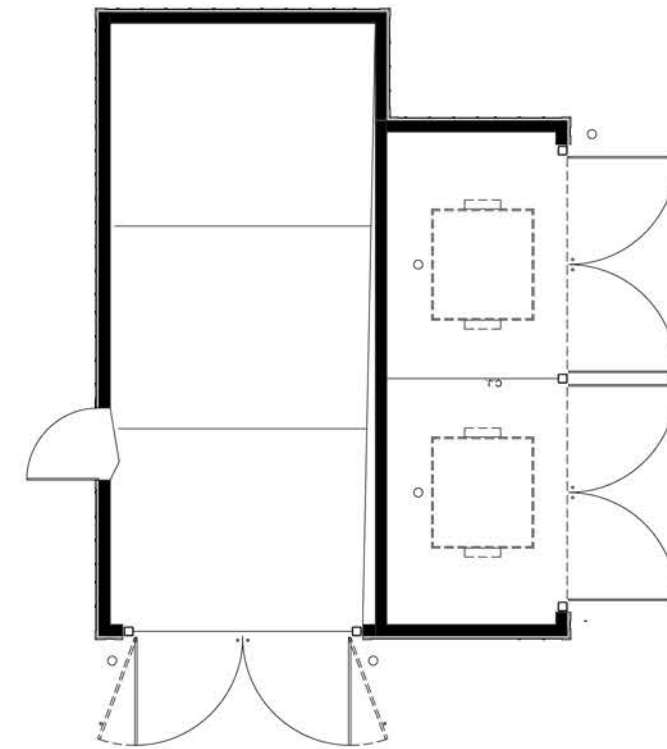


**Left Elevation**  
SCALE: 3/32"=10" REV: 1

**Right Elevation**  
SCALE: 3/32"=10" REV: 1



**Rear Elevation**  
SCALE: 3/32"=10" REV: 1



**Floor Plan**  
SCALE: 3/32"=10" REV: 1

TRASH (CONDENSED)