



**ACTION REPORT
DESIGN REVIEW BOARD**

January 7, 2014

**WORK SESSION 5:30/PUBLIC HEARING 6:00pm
COUNCIL CHAMBERS**

1) Call to order and Pledge

2) Introduction of Board Members

Members present: Bruce Smitherman, Steven Check, Laura Wysong, Marty Littleton, Tim Bryan, Rich Johnson

3) Approval of agenda

Motion to approve revised agenda: Bruce Smitherman
2nd: Tim Bryan
Vote: 5-0, Motion approved

4) Approval of December action minutes

Motion to approve: Tim Bryan
2nd: Marty Littleton
Vote: 6-0, Motion approved

5) Demolition reviews

- 2000 Mountain Road/16555 Freemanville Road, Thomas Wasson

Motion to approve: Tim Bryan
2nd: Steve Check
Vote: 6-0, Motion approved

- 16027 Birmingham Highway, Dennis Venezia

Motion to defer until next month: Steve Check
2nd: Tim Bryan
Vote: 6-0, Motion approved

6) Final reviews

- a) Blue Valley Amenity Package, 16397 Waxmyrtle Road, Ron Peiffer



Motion to defer until next month: Rich Johnson

2nd: Steve Check

Vote: 6-0, Motion approved

7) Courtesy reviews

a) **V13-016**, 14700 Taylor Valley Way, Keith Crandall

Request(s):

- To allow an accessory structure (pavilion and outdoor fireplace) to encroach into the rear setback (Section 64-416.2,i)

Comments:

- With the letter from the neighbors, we have no issues.
- Don't cut down trees if you don't have to. Maintain the natural vegetation as much as possible.
- Maximum 28" encroachment into the 50; setback

b) **RZ13-20**, West side of Birmingham Hwy (South of Blue Valley), Christopher Perry

Request:

- To rezone from AG-1 to CUP to develop 52 single family residences. REVISED SITE PLAN.

Comments:

- The lots abutting Birmingham Highway shall maintain the 40/20 rural viewshed setback. These houses shall be subject to architectural review by the City Architect.
- The park/open space area should be more usable. Currently, it is broken up, which inhibits the use of the park.
- Detention ponds shall be natural, shallow, with more of a rural landscape.
- If a reduction in side setbacks to 10' is approved, the houses should be required to be 50' apart.
- The tree density should not include the trees in the stream buffer.
- There are a number of specimen trees on the property.
- The 52" oak between lots 34 and 35 should be preserved, per Arborist's determination of its health.
- Clearing should save clusters of trees as much as possible. New plantings should be clustered, as well.
- Applicant should meet with neighboring residents to tray and address their concerns.
- Narrow the range of square footage of the houses.
- Staff should review the designs for all houses to be built in the neighborhood.

8) Other business

a) Election of 2014 officers

- 2014 DRB Chair—Marty Littleton
- 2014 DRB Vice Chair—Steve Check

9) Adjournment