



**ACTION REPORT
DESIGN REVIEW BOARD
NOVEMBER 4, 2014
WORK SESSION 5:30/PUBLIC HEARING 6:00pm**

1) Call to order and Pledge

2) Introduction of Board Members

Members present: Rich Johnson, Ed Parsons, Tim Bryan, Marty Littleton, Tony Sheppard

3) Approval of agenda

Motion to approve: Tim Bryan

2nd: Rich Johnson

Vote: 5-0, Motion passed.

4) Approval of October action minutes

Motion to approve: Rich Johnson

2nd: Tim Bryan

Vote: 5-0, Motion passed.

5) Demolition reviews

a) 13365 Hopewell Road, Steve Powell

Motion to defer until next month: Marty Littleton

o Arborist to visit site to look at trees affected by demo

2nd: Ed Parsons

Vote: 5-0, Motion passed.

b) 76425 Lively Road, Kevin Plemmons

Motion to approve: Marty Littleton

2nd: Rich Johnson

Vote: 5-0, Motion passed.

c) 16360 Puckett Road, Joe Hiott



Motion to approve: Rich Johnson

2nd: Tim Bryan

Vote: 5-0, Motion passed.

6) Final reviews--none

7) Courtesy reviews

a) **V14-020**, 12632 Lcoma Trace, Crabapple Crossroads, Eric Taylor

Requests(s):

- To allow a pool, pool deck, and pool equipment to be closer than 10 feet from the north property line (Section 64-1609,b,i,a)

Comments:

- Is there a way to position the pool so that you don't have to ask for a variance? It is possible to do that.
- Provide letter from lots 9 and 13 saying that they are ok with the pool.
- Provide true landscape plan.
- Find out if egress from front to back is granted to both lots. Access shall be incorporated into landscape plan.

b) **V14-021**, 683 Dunbrody Drive, Crabapple Station, Kris Elliott

Requests(s):

- To allow a subdivision pool, pool deck, and pool equipment to be closer than 100 feet from the west, south and east property lines (Section 64-1069,2,b)
- To allow a subdivision recreation area to be constructed without the required parking (Section 64-1410)

Comments:

- Parking and fire truck access is an issue to be resolved on a City level.
- The community as a whole should be in support.
- Ensure available parking for residents on the street.
- May be beneficial to put no parking signs on the pool side of the street.
- Hold a community meeting to discuss issues.
- Provide letters from affected properties.

c) **U14-03/VC14-03**, 14250 Birmingham Hwy, Lauren Dillon

Request:

- To operate an artist studio (Sec. 64-1843) within an existing building and to request a concurrent variance to allow outside storage (Sec. 64-1843(b)(1))

Comments:

- Good example of home business; no reason to not go forward with the business.
- Applicant should do some kind of sound proofing on the metal building.

- Suggest that we defer until we can get a definite answer as to what the noise levels are. Applicant shall have the noise/vibration levels tested and return to the DRB for the December meeting.

d) **RZ14-15/VC14-04**, 3501 Bethany Bend, Bajun American Properties, L.P.

Request:

- To rezone from AG-1 (Agricultural) and TR (Townhouse) to TR (Townhouse) to develop 77 townhomes on 10.17 acres. A two part concurrent variance to reduce the perimeter side and perimeter rear setbacks (Sec. 64-669(h)(2)(a) and Sec. 64-669(h)(3))

Comments:

- Seems like the density is too high. Suggest no more than 6 units to the acres.
- Can't fathom all the development that is going in that corridor, with only a round-about. McGinnis Ferry really needs to be a four lane road. We have to be responsible.
- 77 homes, 17 of them are in the buffer (setback). Why? It seems to be a function of the orientation of the homes. If you turn them the other way, they would be out of the setback. Setbacks serve a purpose.
- Along Bethany, all other townhomes have a visual buffer. Yours do not. These are right up on top of the road.
- Facing Bethany is an important step.
- How does this incorporate with what Forsyth is incorporating across the street? Would like to see the bigger picture. How do the two projects tie in together?
- Concerned with the properties neighboring the proposed development, and the proposed houses in the setback. These houses should be moved out of the setback. Figure out a plan to honor the setbacks.
- Create a landscape screen.
- Try to get away from the t-form of the roads.

8) New business

a) Review of new approval guidelines and penalties for demo permits

- Supports the proposed wording.
- Would like to revise the time to 'up to 5 years.'

b) Election of a new Vice chair

Motion to nominate Laura Wysong as Vice Chair: Marty Littleton

2nd: Rich Johnson

Vote: 5-0. Motion passed.

c) From the Chair—Suggests that each Board member takes a turn running the meeting.

9) Adjournment