

# Old Conway Design Overlay District Review Board March 2009 Meeting Minutes

City Hall  
March 26, 2009  
7:00 p.m.

## Roll Call

*David Carolina* – present  
*Velton Daves*, Chairman – present  
*Melissa Headrick* – absent  
*Rod Miller* - present  
*Betty Pickett* – present  
*Mary Etta Qualls* – present  
*Barbara Stroope*, Secretary – present

## Finding of a Quorum

Four board members present.

## Approval of previous minutes

None – Bryan Patrick will provide the February, 2009 meetings at the next meeting in April, 2009.

## Old Business

None

## New business

None

## Reviews

### Rhoades New Residence Review

#### Board Discussion

Recommendations from Planning Department:

Note: Items highlighted in grey below are items added by the board during the discussion.

1. Residence location shall be generally as shown on the submitted site plan. The front setback of approximately 42 feet from the back of curb is appropriate. Front setback should fall between 34 and 46 feet from the back of curb.

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2. Sidewalk(s) shall be required along Center Street. Sidewalks shall be constructed along all street frontages. If the applicant does not own all corner frontage, then a sidewalk shall be built along the 90 foot street frontage property line. If the OCDRB feels that a sidewalk is impractical, an in-lieu fee equivalent to \$12 per foot may be paid into the Old Conway sidewalk fund. If the frontage is found to be 90 feet, this fee will be \$1350.
3. Trees as shown on the site plan shall be preserved.
4. An additional window or double windows shall be provided on the side facades (north and south elevations). One window will be added on the North side and one on the South side.
5. The garage shall be recessed as shown on the alternate recommendations between 4 to 6 feet.
6. An additional gable shall be required on the front façade (east elevation) as shown on the alternate recommendations.
7. Craftsman style, wide trim shall be used
8. Roof shall be asphalt composition
9. HVAC units shall be screened with a low fence or shrubs.
10. Siding will be Hardiboard.

### Discussion of home by Bonnie Rhoades

- The previous home on the lot burned down.
- Ms. Rhoades plans to live in the home.
- Betty Pickett said that agree with the recommendations proposed by the planning department.
- Board discussed preferring Hardiboard to vinyl siding.
- North and south sides will have

### Certificate of Appropriateness

- Motion to approve as read by *Betty Pickett*
- Second by *Mary Etta Qualls*
- Approved
  - *David Carolina* – approve
  - *Velton Daves*, Chairman – approve
  - *Melissa Headrick* – absent
  - *Rod Miller* - approve
  - *Betty Pickett* – approve
  - *Mary Etta Qualls* – approve
  - *Barbara Stroope*, Secretary – approve

### Meeting adjourned