

Old Conway Design Review Board

May 2010 Meeting Minutes

City Hall - Downstairs Conference Room, May 27, 2010, 7:00 p.m.

Roll Call

Velton Daves, Chairman - present
 Melissa Headrick - absent
 Mary Etta Qualls - present
 David Carolina - absent
 Betty Pickett - present
 Barbara Stroope, Secretary - present
 Rod Miller – (present for review #3 & #4)
 George Covington, Sr. - present
 Sandra Mabry – absent

Finding of a Quorum

56board members were present

April 2009 Minutes

Change “November 2009” to “March 2010” of previous minutes

- Motion to accept by George Covington
- Second by Mary Etta Qualls

Approved unanimously

New Business

Weaver Single-family Homes (2) 1938 Weems Review

Mr. Weaver passed out printed copies of detailed floor plan to board. He stated that it is a similar plan to the one presented last month, but he changed front windows a bit from the 2017 Weems home. The air conditioner on both homes will be in rear. The sidewalk will be around both sides. The two houses are similar. But on one of them the porch comes out to the side. One of the homes has straight columns.

The board discussed placement of the sidewalks. The lines on p. 13 of the site plan actually show the property line. There are usually about 10 more feet between the property line and the curb. The sidewalks will be closer to the curb.

Recommendations

1. Home shall be generally constructed as submitted May 27th.

2. The front (west) and side (south) setback shall be approximately 25' from property line as submitted.
3. Concrete driveways shall be 10 feet maximum in width and located generally as submitted.
4. A 4 foot wide sidewalk shall be constructed along the Weems and Watkins Street frontages 5.5' from the curb.
5. Existing chain link fence shall be removed.
6. Efforts shall be made to preserve all trees with the exception the 36" hickory in the center of the yard. One understory tree shall be planted along Weems Street.
7. The finished floor height shall be a minimum of 18" above the **final grade**.
8. Ceiling height shall be 9 feet above the rough floor.
9. Porch depth must be a minimum of 6 feet. Columns on the porch of the corner lot home shall be tapered as shown on the submitted plan. The interior lot home shall have non-tapered columns with a finish trim dimension of 8" by 8".
10. Carports must be setback as far to the rear of the homes centerline as possible.
11. Door, window trim, and detailing shall be in a craftsman style.
12. Roof shall be asphalt composition.
13. Fiber cement siding such as hardiboard is encouraged.
14. HVAC unit(s) shall be on the rear or side of the home and shall be screened with a low fence or shrubs if visible from Weems Street. Gas and electric service shall be on the side or rear of the home.
15. Driveways and sidewalks are to be laid out to avoid damaging existing trees.

- Motion to accept with the above conditions was made by George Covington
- Second by Mary Etta Qualls

Approved unanimously

Weaver Single-family Home (1) 2017 Weems Review

Mr. Weaver passed out printed copies of detailed floor plan to board. He stated that this plan changed a bit from original submission during the

previous month. The home will have a 6 foot porch and craftsman style windows. On the plan, Mr. Weaver moved the carport back as far as possible. Carport will be on the opposite side of the plan submitted. This lot already has a sidewalk in place. AC unit will be in rear.

Recommendations

1. Home shall be generally constructed as shown on plans submitted on May 27.
2. The front setback at the porch line shall be approximately 18' from property line as submitted.
3. Concrete driveways shall be 10 feet maximum in width and located generally as submitted.
4. Existing chain link fence shall be removed.
5. Efforts shall be made to preserve all trees with the exception the 24" silver maple in the center of the yard. This silver maple shall be remediated with the planting of a canopy tree in the rear yard.
6. The finished floor height shall be a minimum of 18" above the **final grade**.
7. Ceiling height shall be 9 feet above the rough floor.
8. Tapered columns shall be used as shown on submitted plans.
9. The carport must be setback as far to the rear of the homes centerline as possible.
10. Door, window trim, and detailing shall be in a craftsman style.
11. Roof shall be asphalt composition.
12. Fiber cement siding such as hardiboard is encouraged.
13. HVAC unit(s) shall be on the rear or side of the home and shall be screened with a low fence or shrubs if visible from Weems Street. Gas and electric service shall be on the side or rear of the home.

- Motion to accept with the above conditions was made by George Covington
- Second by Mary Etta Qualls

Approved unanimously

Rossi Carport Enclosure

Shawn Pratt spoke on behalf of Ms. Rossi. Garage will continue same look as house. Will continue white vinyl siding that is also on the house...with the same lap, color. It will have a garage door on the front and two windows on the side with a door.

Recommendations

1. Carport enclosure shall be generally constructed as submitted.
2. Door, window trim, and detailing shall be made to match existing trim.
3. Siding that matches the existing home shall be used.
 - Motion to accept with the above conditions was made by Betty Pickett
 - Second by George Covington

Approved unanimously

Other Discussion

Bryan has been working on sidewalk recommendations for suburban zones. The board will read the recommendations sent by Bryan Patrick.

Meeting Adjourned