

**DESIGN REVIEW COMMISSION
MUNICIPAL CENTER COUNCIL CHAMBERS
Tuesday, August 26, 2014
6:00 p.m.**

The regular meeting of the Design Review Commission was scheduled and held in the Council Chambers of the Municipal Center on August 26, 2014. Chairman Saunders called the meeting to order at 6:00 p.m. requesting the roll call. Ms. Regina Gibson called the roll of the Board and established a quorum:

COMMISSIONERS PRESENT:

Mr. Keith Saunders – Chairman; Mr. Paul Bruns – Vice Chairman; Mr. Neil Sherman – Secretary; Eric Alter; Mr. Christopher Schmidt; Mr. Ralph Smith; and Mr. John Walker

DEVELOPMENT STAFF PRESENT:

Mr. Cameron Ross, Economic and Development Services Director; Ms. Regina Gibson, Administrative Secretary; and Mr. Robert McLean, Attorney

1. Approval of Minutes for July 22, 2014

Mr. Sherman moved to approve the Design Review Commission minutes of July 22, 2014, seconded by Mr. Bruns, with no further comments or discussions.

ROLL CALL: Mr. Walker – Yes; Mr. Alter – Yes; Mr. Bruns – Yes; Mr. Smith – Abstain; Mr. Sherman – Yes; Mr. Schmidt – Yes; and Chairman Saunders – Yes

MOTION PASSED

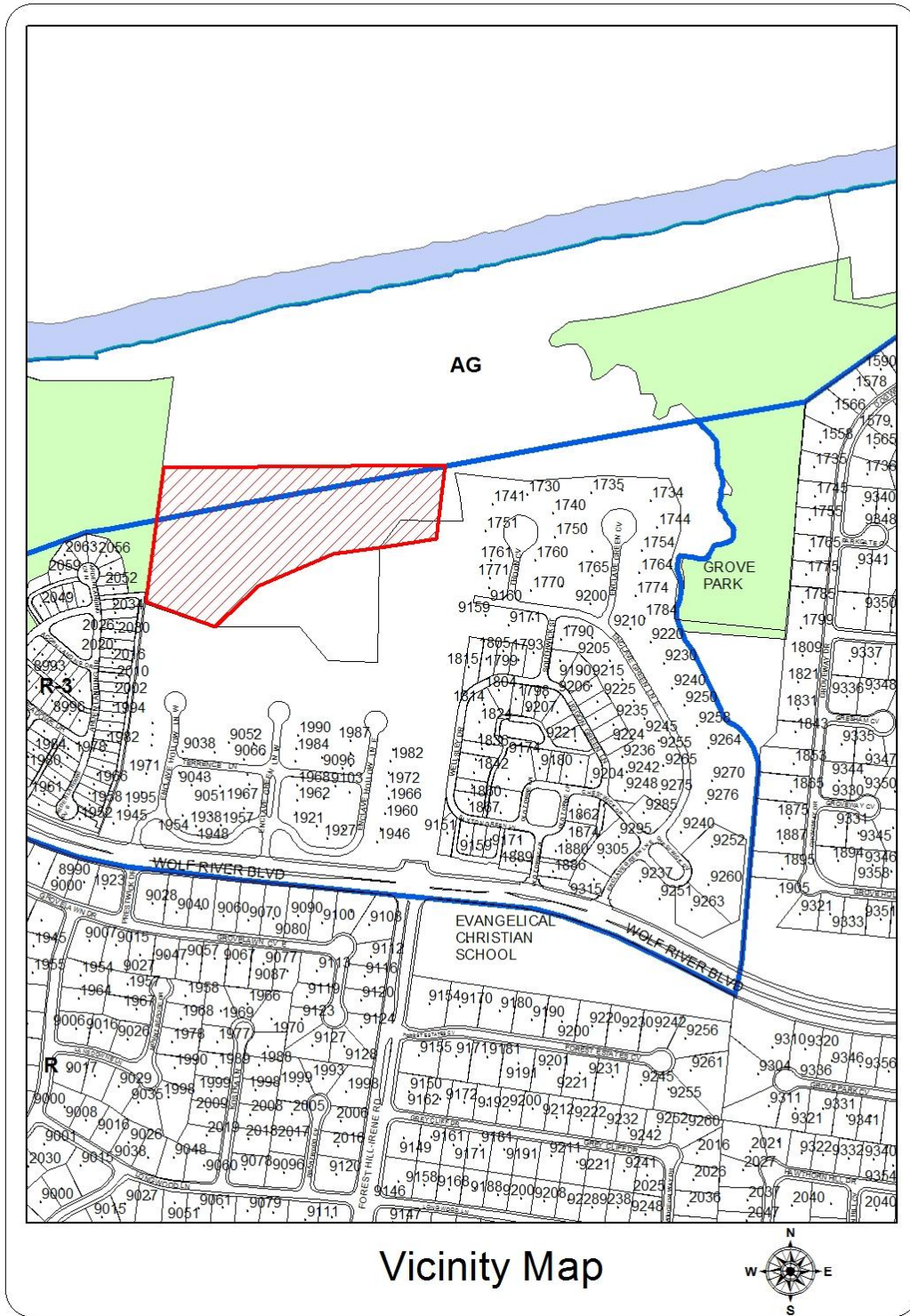
2. The Enclave Planned Unit Development, Phase 6, - Request Landscape Plan Approval.

BACKGROUND: The Planning Commission recommended approval of the Enclave PUD Outline Plan on January 6, 2004, and the Board of Mayor and Aldermen approved the Outline Plan on February 9, 2004. The Planning Commission approved the plan for Phase 6 on July 1, 2014.

DISCUSSION: Phase 6 is the final phase of The Enclave PUD. It consists of 49 lots on a 14.49 acre section of the PUD. It extends the streets in Phase 4 to the south and Phase 5 to the southeast. Two common open space areas, with guest parking spaces provided in the larger, central open space area. The plan proposes trees to be placed along the bank of the borrow pit within the Common Open Space area. A mix of Eastern Red Cedar, Black Gum, Swamp Oak and Bald Cypress are proposed between the northern tier of lots and the borrow pit. The COS in the interior of this phase is proposed to be an open sodded area for recreational use of the residents.

COMMENTS:

1. ECD staff has approved the deletion of street trees in Phases 4, 5 and 6, on condition that 10 additional Bald Cypress are added to the pond area near Phase 6.
2. The Enclave PUD outline plan required the planting of 1 tree in the back of each lot and 1 street tree every 50 feet within the grass strip.
3. Photos of Enclave streets with and without the street trees are included in the folder labeled “Street Tree Photos”.
4. The trees to be planted along the borrow pit bank are equal in number and size to what would be planted within the lots and along the street frontage.



Vicinity Map

PROPOSED MOTION: To approve the landscape plan for Phase 6 of the Enclave Planned Unit Development subject to the comments listed in the staff report.

Mr. Doug Baker, with ETI Corporation explained that he was there to answer any questions that the commission might have concerning the plan.

Mr. John Duke, Managing Partner for the Enclave explained that while marketing the homes, they have found that people are moving here because they do not want trees, leaves, and yard work anymore. Not trying to get out of planting trees they are just asking to plant them on the perimeter.

After much discussion, Chairman Saunders noted that the commission is only modifying one item on the letter dated, November 22, 2013 and that would be item number 2 stating all trees in the rear yards must remain. This item is being modified to allow the trees to be moved to the perimeter. All other items are to remain and Chairman Saunders called for a motion.

Mr. Walker moved to approve the Enclave Planned Development Phase 6 including removing the trees in the rear yard and replacing them in other areas of the property along with the additional trees to be planted in the common area and all other comments, as discussed and subject to the comments contained in the staff report, and seconded by Mr. Schmidt.

ROLL CALL: Mr. Alter – Yes; Mr. Sherman – Yes; Mr. Smith – Recused; Mr. Schmidt – Yes; Mr. Walker – Yes; Mr. Bruns – Yes; and Chairman Saunders – Yes.

MOTION PASSED

ADJOURNMENT

There being no further business, comments, or questions by the Commission, the Chairman adjourned the meeting at 6:39 p.m.