

Memorandum

Subject: Design Review
Fischer Homes
Springbrooke Estates
Lewis Road
Land Lots 975, 976, 1022, 1023, 1024, 1049, 1050

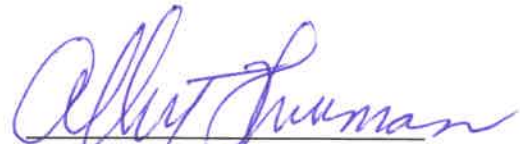
Date: 05/07/18

A motion to approve with conditions.

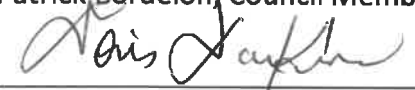
1. The design review conditions set forth herein shall replace and supersede any all prior conditions currently in-place on the subject property.
2. Fifty percent (50%) of the homes shall have brick or stone consisting of forty-five percent (45%) or greater of the front façade.
3. Each home shall have, at a minimum, an attached two-car garage. Additionally, there shall be sufficient room on and within the driveways to park two (2) additional vehicles without encroaching into the sidewalk area.
4. If the UDC is amended after approval of this design review, the specific stipulations of this design review govern unless construction of houses does not begin within one year of this approval or stalls for a period of one year. At that time, a new design review application is required.
5. Floorplans ("Plans") shall not be repeated at a rate greater than the same plan once every three (3) building lots along the same street frontage, nor any one (1) building lot directly across the street. Elevations (of the same floorplan) shall not be repeated at a rate greater than the same elevation once every five (5) building lots along the same street frontage, nor any three (3) building lots directly across the street. No duplication of the same Brick Color is permitted at a rate greater than once every five (5) building lots along the same street frontage, nor any three (3) building lots directly across the street.
6. There shall be a covered porch, stoop, or other entryway feature for the dwelling's primary entrance with a minimum front porch depth of five (5) feet four (4) inches and a minimum area of forty (40) square feet on fifty percent (50%) of the structures.
7. The builder shall meet with the Homeowner's Association prior to applying for building permits.
8. Stucco and vinyl siding shall not be allowed within the development. Builder is permitted to use fiber cement panels on models as a second floor feature only.
9. Fischer Homes shall work with Community Development staff to ensure all model elevations meet the current requirements of the Springbrooke Estates Designer Collection as submitted to the City of Powder Springs and meet the conditions of this design review.

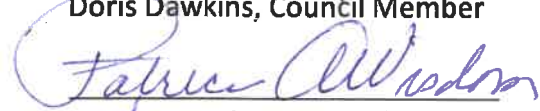
10. Minor modifications to the "Rezoning Sketch Plan", architecture, zoning conditions, and other issues as the application proceeds through the plan and design review process and thereafter may be amended administratively. This condition allows Builder to submit new floorplans, which will be reviewed and approved administratively.
11. That all garage doors include decorative hardware and be consistent with others found throughout the neighborhood.
12. That on any corner lot, the side elevation exposed to the street shall feature at least one window. Builder is permitted to use an eighteen inch by thirty-six inch 18"x36" louvre to meet this condition if a window is not currently on the plan. On any corner lot, the side elevation exposed to the street, the Builder will add additional landscape features of no less than 4 shrubs. On any corner lot, Builder will include side entry garage as standard when grade allows.
13. In lieu of requiring a site plan denoting or identifying model names or architectural elevations that demonstrates compliance with this section at the beginning of the project, the builder agrees to coordinate with staff and manage compliance with all of the above stipulations.

SO MOTIONED this 7th day of May, 2018.



Albert Thurman, Mayor


Patrick Bordelon, Council Member


Doris Dawkins, Council Member


Patricia Wisdom, Council Member


Henry Lust, Council Member


Thelma C. Farmer, Council Member

Attest: 
Kelly Axt, City Clerk