

Proposed Revisions to the 2018 Architectural Guidelines

Periodically, the Architectural Review Committee updates the Architectural Guidelines for The Landings. These guidelines are then approved by the Association's Board of Directors.

Below are the proposed changes for review.

1.2 Architectural Review Committee:

Addition in last sentence of the first paragraph: The Landings Association Architectural Design and Development Guidelines are considered the governing directive in all actions taken and decisions made by the ARC.

1.4 Plan Review Administrator:

Change to read: **1.4 Community Development Department Staff**
Community Development Department staff should be considered...

Change: Plan Review Administrator to Community Development Department staff throughout the document.

2.4 Accessory Structures/Detached Garages:

Current Wording: The maximum height allowed for accessory structures and detached garages is seventeen feet (17') from finished grade. In order to be considered attached, the garage must be integral to, or abut the house, or be connected to the house by an enclosed area that contains heating, air conditioning, and electrical service. No accessory structure or detached garage may have an exterior staircase.

Proposed Revised Wording: The maximum height allowed for accessory structures and detached garages is seventeen (17') from finished grade.

In order to be considered attached, the garage must be integral to or abut the house, or be connected to the house by a covered breezeway. *(The sentence makes exceeding seventeen feet allowable)*

The restriction regarding detached garages was to preclude adding a rentable room above the garage which is prohibited in the covenants. That is no longer a concern because of the heavy fine levied for such use.

2.6 Doors, Windows, and Shutters

Current Wording: Dwellings on patio lots must have a blank side wall (no doors, windows or other view openings including porches, decks, or screened structures) which faces the side of the lot with the smaller side setback as shown on the plat.

Proposed Revised Wording: Dwellings on patio lots must have a blank side wall (no doors, windows or other view openings including porches, decks, or screened structures 8" or more above grade) which faces the side of the lot with the smaller side setback as

shown on the plat. *(Adding the 8" above grade clarifies that a paver patio at ground level does not violate the blind side restriction.)*

2.8 Colors and Finishes:

Current Wording: Homes must have a minimum of two colors. Homes that are currently monochromatic may be repainted the same color without ARC approval. If a new color scheme is proposed, it must comply with these Guidelines. The use of any particular color elsewhere in The Landings does not guarantee its acceptance in other applications. Homes in the Midpoint area must have color schemes typical of historic homes and as approved by the ARC. Color samples are required for review prior to approval. Physical samples must be a minimum of 8"x8".

Delete: Three colors are preferred.

Proposed Revised Wording: Homes should have a minimum of two colors (siding and trim). Homes that are currently monochromatic may not be repainted the same color without ARC approval. Repainting homes which meet these Guidelines using the same colors does not require ARC approval. If a new color scheme is proposed, it must comply with these Guidelines and receive ARC approval. The use of any particular color elsewhere in The Landings does not guarantee its acceptance in other applications.

EXCEPTIONS: There exist some home designs where a monochromatic color scheme presents a unique, attractive and compatible architectural statement when viewed in context with other homes in a given area. Application for a monochromatic (siding and trim) color scheme with contrasting shutters will be considered on a case by case basis.

Color samples are required for review prior to approval. Preferred samples are those painted on actual samples of the siding and trim. Alternative samples must be a minimum of 8"x8". Samples not meeting this criterion will be refused by staff.

3.2.1 Single Family Lot Coverage

Current Wording:

Coverage under roof- the footprint of conditioned and non-conditioned areas covered by a roof structure.

Marshwood, Plantation, Oakridge and Deer Creek - 20% Maximum

Oakridge Lots 4181-4208 – 30% Maximum

Midpoint – 15% Maximum

Moon River Landing – 25% Maximum

Pools, pool fences, decks and patios more than 8" above grade- a combined maximum of 5% of the total lot square footage for single family homes.

Fences- a total of 4% of the total lot square footage for single family homes.

Proposed Revised Wording:

Coverage under roof is the footprint of conditioned and non-conditioned areas covered by a roof structure. Percentages vary within The Landing's phases as follows:

Marshwood, Plantation, Oakridge and Deer Creek – 20% maximum

Oakridge Lots 4181-4208 – 30% maximum

Midpoint – 15% maximum

Moon River Landing – 25% maximum

Coverage not under roof includes pools, pool fences, decks and patios more than 8" above grade and is 5% maximum for all phases.

NOTE: When coverage under roof is less than the prescribed maximum, coverage not under roof may be increased up to the total of the combined percentages.

Fences – a total of 4% of the total lot square footage.

3.3.1 Setback Variances

Current Wording: In addition to the requirements found in section 5.13 "Variance Request"

Correction: In addition to the requirements found in section 5.11.4 "Variance Requests"

3.6 Driveways

Delete: C. Driveways should not be located closer than 20 feet from a side property line. Variance requests will be required for driveways closer than 20 feet from a side property line. Approval of any such encroachments generally will require additional landscape buffering and/or use of pervious materials. Exceptions - Patio lots and narrow entrance lots.

3.8 Fences

Current Wording: D. The Standard Swimming Pool Code, adopted by Chatham County, requires that swimming pools must be enclosed or fenced.

Proposed Revised Wording: D. The Standard Swimming Pool Code, adopted by Chatham County, requires that swimming pools must be enclosed or fenced. The maximum allowable square footage for pool fences is 5% of total lot square footage.

Proposed Addition: E. For single family dwellings, the maximum allowable square footage for fences other than pool fences is 4% of total lot square footage.
(*Re-letter current items e. through g. as f. through h.*)

3.11.2 Propane Tanks - Proposed Addition

Propane tanks, other than those that are portable, are prohibited.

3.17 Playground Equipment

Current Wording: Playground equipment is defined as any exterior recreational item such as tree houses, play houses or swing/gym sets 4 feet or more in height (or any size if permanently anchored to the ground or a structure), trampolines or basketball goals if permanently anchored to the ground or a structure, putting greens, etc. Such equipment must not encroach the setbacks and requires approval of the ARC prior to installation. Playground equipment should be of an earth tone in color or match the color of the home and should be maintained or removed if not in use. Playground equipment should be screened from neighbors, streets, and golf courses. The ARC may require the use of shrubs or other material for screening.

Proposed Revised Wording: Playground equipment is defined as any exterior recreational item such as tree houses, play houses, swing/gym sets or trampolines. Such equipment must not encroach the setbacks and requires approval of the ARC prior to installation. Playground equipment should be of an earth tone in color or match the color of the home and should be maintained or removed if not in use. Playground equipment should be screened from neighbors, streets, and golf courses.

Basketball goals by their very nature require proximity to a hard surface such as a driveway or patio. Basketball goals require approval of the ARC prior to installation and should be placed in the least visible location from street, neighbors or golf course consistent with their functionality. The ARC may require the use of shrubs or other material for screening.

(The request for basketball goals is increasing with the increase of homeowners with children and our practice of denying anything other than portable goals seems unrealistic. Portable or not they are still standout units normally visible from the street.)

4.2 Landscape Plan Review/Approval

Current Wording: A landscape plan is required for all new construction and when developed properties alter more than 25% of the total lots' landscaping. A conceptual landscape plan must be submitted with the preliminary application to the ARC. A preliminary landscape plan must be submitted with the final application to the ARC. A final landscape plan must be submitted prior to requesting a framing inspection.

Proposed Revised Wording: A landscape plan is required for all new construction and when developed properties alter more than 25% of the total lot's landscaping. All tree removal must be approved as authorized by the Departmental Director and has the sole authority for final approval of all landscaping plans.

A draft landscape plan must be submitted with the Preliminary Application to the ARC. Its purpose is to show intent regarding tree removal, driveway coverage, pervious or impervious paths, and any hardscape plans affecting the overall appearance of the lot and the home's footprint.

A final landscape plan approved by a staff member as authorized by the Departmental Director and must be submitted with the applicants Final Application.

4.5 Tree Classification and Removal

(Corrections to 4.5.3 and 4.5.4 is a reiteration of “The Landings Association Tree Preservation Policy” dated September 4, 2007 (Revised) and should remain intact with changes to penalties as follows)

Current Wording: 4.5.3 Group 1 Trees; Penalties – A penalty of up to \$1,000 per tree...

Correction: 4.5.3 Group 1 Trees; Penalties – A penalty of up to \$4,000 per tree...

Current Wording: 4.5.4 Group 2 Trees; Penalties – A penalty of up to \$1,000 per tree...

Correction: 4.5.4 Group 2 Trees; Penalties - A penalty of up to \$2,000 per tree...

Current Wording: 4.5.6 Prohibited Trees; See Appendix 8.3 for photos...

Correction: 4.5.6 Prohibited Trees; See Appendix 8.2 for photos...

4.9 Synthetic Turf

Move the following paragraph to the end of the Synthetic Turf section:

Living plant material (i.e. flower beds, tree wells, groundcover beds, etc.) shall include shrubs, vines, trees and flowering groundcovers and must incorporate at least 25% of the landscaped area.

4.14 Outdoor Fire Pits/Fireplaces

Proposed Addition to the end of the paragraph: Fire pits and any accompanying seating must not encroach into the setback and must be screened by vegetation.

5.4.3 Construction Timeline/Expiration

Current Wording: Extension requests must be submitted to the Plan Review Administrator in writing prior to the expiration of the work permit. Extensions will be granted on a case by case basis, as determined by ARC.

Proposed Revised Wording: Extension requests must be submitted to the Community Development Department no later than 30 days prior to expiration of the permit. Failure to meet this deadline may result in forfeiture of deposit money. Extensions will be granted on a case by case basis as determined by the ARC.

5.11.1 Conceptual Design Submissions

Current Wording: The ARC does not approve to deny conceptual review applications.

Correction: The ARC does not approve **or** deny conceptual review applications.

5.11.3 Final Design Submissions

Current Wording: C. Landscape & Exterior Lighting Plan – A preliminary landscape and lighting plan is required for all Final New Construction Applications.

Proposed Revised Wording: C. Landscape & Exterior Lighting Plan – A final landscape and exterior lighting plan must be reviewed and approved by a staff member as authorized by the Departmental Director prior to the ARC meeting for final approval.