



Hinesville Downtown Overlay District Design Review

Name of Project:

Name of person completing this checklist:

Required Submittals

- | | |
|---|--|
| <input type="checkbox"/> Site plan showing, at a min., buildings, parking, landscaping & utilities
<input type="checkbox"/> Building elevations in color and with indication of materials to be used | <input type="checkbox"/> Sample of building materials
<input type="checkbox"/> Floor plan |
|---|--|

This checklist below is a summary of the design review guidelines for the Historic Urban Core in the District. Applicants are encouraged to read the actual guidelines for clarifications and examples of the items below.

	Complies			Design Guidelines	Notes
	Yes	No	N/A		
Utilities				Utilities are placed underground where feasible.	
				Length of underground facilities does not exceed 1 mile.	
Parking	General Requirements				
				Off-street parking spaces are 9' by 18'.	
				Two-way driving lanes are 24' wide, one-way lanes are 10'.	
	Parking Lot - Perimeter Landscaping (between lot and street curb)				
				Perimeter landscaped area is 15' wide.	
				One (1) canopy tree per 40' of frontage is planted and trees are a min. 3" caliper and 12' tall.	
				One (1) accent understory tree per 50' of frontage is planted.	
				33 shrubs per 100' of frontage are planted.	
			There is a 5'-wide grassed strip between curb and sidewalk (for Level 2 corridors).		
			There is a min. 8'-wide sidewalk.		

	Complies			Design Guidelines	Notes
	Yes	No	N/A		
Parking (cont'd)	Parking Lot - Interior Landscaping (for parking areas > 1,500 SF)				
				Rows of parking do not exceed 12 spaces without an island.	
				Islands are at least 400 SF.	
				Islands contain at least 1 canopy tree.	
				Other interior areas have shrubs, ground cover, grass or other landscaping material.	
				Trees or shrubs planted within 2' of edge of the interior landscaped area are ≤ 2' tall.	
	<p><u>Note #1:</u> If the above requirements limit the function of the parking lot, the interior landscaping may be located near the perimeter of the paved area. <i>(This is in addition to the required perimeter landscaping.)</i></p> <p><u>Note #2:</u> 2' of the interior landscaping area or walkway may be included as part of the required depth of each abutting parking space.</p>				
Landscaping	General				
				Where driveways intersect roads, planting are 2½' - 6' from the property line.	
				Landscaping is not closer than 3' to the edge of any accessway pavement except for ground cover.	
				Sight distances are maintained pursuant to GDOT Regulations for Driveway and Encroachment Control.	
	Canopy Trees				
				Average mature spread or crown of trees are > 20'.	
				Trees are native to coastal Georgia.	
				Tree trunks can be maintained in a clean condition with over 5' of wood.	
				Immediately after planting, trees will be at least 12' tall, 4'-5' spread and 2" caliper.	
				A cabbage palm tree is substituted for a large canopy tree at a ratio of ≤ 3:1 and such trees don't fulfill more than 30% of the required canopy trees.	
				If roots are known to likely cause damage to roads or utilities, then trees will be planted at least 6' from the public works unless the root system is completely contained within a barrier with min. interior dimensions of 20' x 20' x 5'.	
	Shrubs and Hedges				
				Immediately after planting, shrubs and hedges will be at least 2' tall and have a 2' spread in a 3-gal. container.	
			Within 1 year of planting, shrubs and hedges should form a 3' tall continuous and solid visual screen.		

	Complies			Design Guidelines	Notes
	Yes	No	N/A		
Architectural Standards - Historic Urban Core	General				
				New structures should include similar design motifs (texture, color, arch. elements) to four identified image markers: (old) Liberty County Courthouse, Old Jail, Heritage Bank & Coca-Cola Building.	
				Parking lots are behind the new structure.	
				There aren't free-standing, flat-roofed canopies.	
				Roofs for all buildings or canopies are contiguous and match in color, material and texture.	
				Commercial buildings have brick facades.	
				Window fenestration mimic image markers (see above).	
				Modified storefronts use traditional materials unless excessive cost is an issue.	
				Consider storefront as a frame for windows.	
				There is more glass on the lower façade than the upper story facade.	
				The storefront "fits" inside the original opening created by the pairs of pilaster of the building and does not extend beyond the storefront.	
				Pilasters are masonry and are uncovered and match upper façade.	
				Bulkheads have aluminum framing and a plywood panel clad with aluminum.	
				Storefront rests on a masonry or concrete base generally 6" - 12" above the curb height.	
	Continuity				
				Existing pattern of building widths is maintained.	
			Building is not visually divided into a number of smaller facades.		
			Façade improvements use traditional storefront design and similar architectural features (i.e. color, canopy, window treatment).		
Alignment					
			Existing alignment of storefronts from the sidewalk edge is maintained.		
			Entrance and portico may be recessed provided the dominant portions align with the sidewalk.		
			Front display windows are a significant percentage of the storefront.		

	Complies			Design Guidelines	Notes
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Architectural Stds. - Historic Urban Core (cont'd)	Canopies (platforms or awnings suspended over the pedestrian zone)				
				Aluminum canopies are not used.	
				Flat canopies are "dressed up" by using a 1' - 2' awning valance.	
				Unattractive features are disguised by an awning while maintaining the proportions of a traditional storefront.	
	Windows and Transoms				
				Storefront windows are recessed at least 6" into the opening.	
				Storefront windows are framed with dark, anodized aluminum, painted or wood framed.	
				Transoms are stained, clear or opaque glass.	
				Closed transoms should be used in re-design.	
				Transoms can incorporate signage.	
	Cornices				
				Cornices should be provided on new structures.	
				Cornices should be restored to its original historic appearance on existing structures.	
				Cornice is made of sheet metal and sloped over wooden frame (to shed water).	
	Entrances				
				All entrances should be recessed from sidewalk when possible.	
				Entrance doors should have large glass panels.	
	Kickplates				
				Storefront kickplates are encourages as they enhance the historic appearance of a building.	
				Masonry kickplates are used.	
				Height of kickplates align with kickplates of adjacent buildings.	
Upper Stories					
			Signs do not dominate the surface of the upper stories.		
			Upper story windows are not boarded up or panted over.		
			The size, proportion and "rhythm" of the upper story windows are similar to that of the surrounding buildings.		

