Design Review Committee (DRC) Application Fee Guidelines (Effective 6/1)

To streamline the application process and encourage compliance, the following fee structure applies to all Design Review submissions:

No Application Fee Required

- Decorative items (seasonal or permanent)
- Exterior lighting such as solar lights (non-invasive and subtle)
- Painting of Front door (only required when changing the color)
- Trashcan Enclosures

$5 Application Fee

- Black metal edging only -the metal edging shall not be more than 2" above the ground (or below and at grade)

$20 Application Fee

- Brick, Stone, Rock edging
- Steppingstones

$30 Application Fee

- Fence installations
- Major landscaping projects (planting redesigns, bed expansions, etc.)

$40 Application Fee

Applies to structural changes or improvements that may require permits and/or have a more significant visual or structural impact:

- Driveways, patios, or hardscape installations
- Deck additions or extensions
- Structural improvements or exterior additions
- Play structures and Pergola

$50 Application Fee plus the cost of architectural review

- Pools or Hot Tubs
- Any project requiring a permit from the Town of Wendell or applicable municipality

Commonly Not Approved Items

To maintain the aesthetic standards of the community, the DRC does not typically approve the following:

- Uplighting on plants (can be approved with variance due to safety)
- Highly visible uplighting directed toward front building facades
- Runway-style lighting or excessive path lighting in front yards
- Use of river rock to replace mulch in front yards
- Large expanses of river rock in rear yards or on slopes visible from streets or public areas
- Raised landscape edging directly abutting public sidewalks
- Large walls or retaining walls that appear visually intrusive or not integrated into the natural landscape
- Any plantings, hardscape, or modifications within the “devil strip” (the area between the public sidewalk and the curb)

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3/3/2026	In Setback	Private Utility Easement**	Private Stormwater or Drainage Easement	Retaining Wall Easement
Fence***	Allowed	Easement Letter	Easement Letter	Easement Letter
Fence-side street yard	4' height max no variance	Easement Letter	Easement Letter	Easement Letter
Fence-side street yard	Variance if 5' ht max, or 6' with top 12" lattice	Easement Letter	Easement Letter	Easement Letter
Fence-side street yard	Variance if less than 6' from sidewalk	Easement Letter if less than 6' from sidewalk	Easement Letter	Easement Letter
Dry Creekbed	Allowed	Easement Letter	Easement Letter	Easement Letter
Driveway Widen	Variance	Easement Letter	Easement Letter	Easement Letter
Edging/curbing - Concrete/Pavers****	Variance	Easement Letter	Easement Letter	Easement Letter
Edging - Steel	Allowed	Easement Letter	Easement Letter	Easement Letter
Edging - Thin pavers	Allowed	Easement Letter	Easement Letter	Easement Letter
Paving - Patio - Rear yard	Variance	Easement Letter	Easement Letter	Easement Letter
Paving - Patio - side street yard	Variance (in setback or streetyard)*			
Paving - Steppingstones	Variance	Easement Letter	Easement Letter	Easement Letter
Play equipment	Not allowed (unless rear adj to common area via variance)	Not allowed	Not allowed	Not allowed
Walls / Retaining Wall	Variance	Not allowed	Not allowed	Easement Letter
Storm Drainage Piping	Variance	Easement Letter	Easement Letter	Easement Letter
HVAC/Generator Pads	Variance	Not allowed	Not allowed	Not allowed

*Patio Side Streetyards requires variance (and requires fencing or planting to buffer views)
**Public Easements: Very little is allowed to be placed within these areas.
***Fence Submittals: If possible, plat requred with submittals (Ensure fence is drawn on plat plan, not just fence contractors sketch)
****Edging/curbing - Concrete/Pavers: Variance always required if in front yard

REVIEW INTAKE ITEMS:		
FENCE submittal	Do we have a plat/adj info	Homeowner to provide copy of plat plan survey with resubmittal
SETBACK Encroachment	SEE ABOVE	
EASEMENT Encroachment	SEE ABOVE	
HARDSCAPE Elements	Are there dimensions (Impervious area)	Pavers, edging, patio, driveways
LIGHTING: Variance required for placement of any lighting in front yards other than single light pole		
PLAYSET	SEE ABOVE	closer than 10' to property line, over 10' height, or over 14' width or depth?
POOLS: All pools typically require a variance form for placement on lot.		

Landscape Edging in Wendell Falls

Landscape edging requests in Wendell Falls are reviewed on a **case-by-case basis** since every home throughout the community has different elevations, exterior colors, stone accents, and landscaping styles.

The good news? A variety of edging materials may be considered for approval, including:

- ✔ Stone
- ✔ Black Metal borders
- ✔ Brick
- ✔ Decorative landscape edging

...and more!

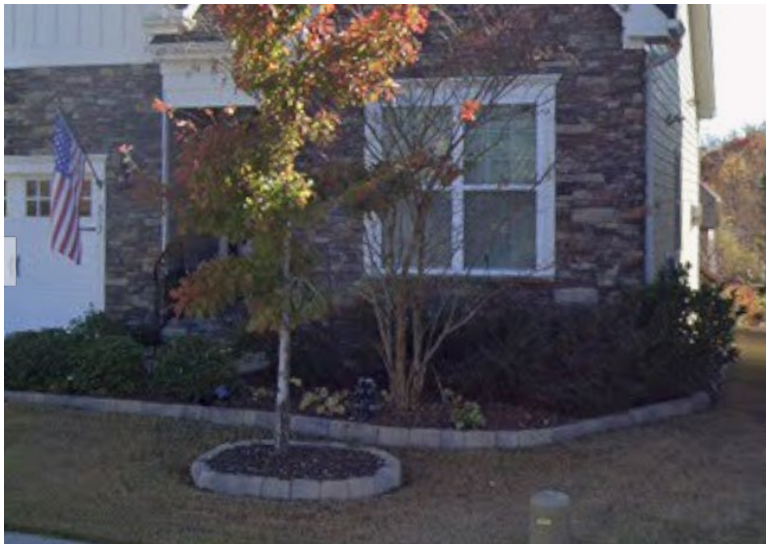
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Over time, the DRC has reviewed and approved many different styles and material combinations through the variance process. As you'll see in the examples below, there is flexibility depending on the overall appearance and how well the edging complements the home.

Helpful Tip for Homeowners:

When selecting an edging material, please make sure it is **cohesive with the existing exterior design of your home**, including the brick, stone, siding colors, and surrounding landscaping. The goal is to create a polished and harmonious appearance that blends naturally with your property and the overall aesthetic of the community.

📌 Please remember that all edging installations still require a DRC application submission and applicable application fee prior to installation.





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