



Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
July 20, 2022, 6:00 PM

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:02PM.

2. Roll Call

Jonathan Love
Brian Gregory - absent
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.1 Minutes of June 15, 2022

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of June 15, 2022, as submitted. Motion Carried: 4-0

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to appoint Jacquie Smyth as secretary pro tem. Motion Carried: 4-0

4. New Business

4.1 3414 Rainey Avenue

Accessory Dwelling Unit

Background:

Jamila Brown has submitted an application seeking approval to construct an accessory dwelling unit located at 3414 Rainey Avenue. The ADU is one story, height not provided, approximately 525-square feet with a porch of approximately 150-square feet for a total of 675-square feet including the porch. The ADU contains one bedroom, kitchen, bathroom, and laundry. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the application with the following conditions:

Decision of the square footage: the board has concluded that this building falls under the purview of an accessory building and includes the entire footprint (heated enclosure + porch). The applicant agrees to reduce the front porch to 70-square foot maximum.

Applicant agrees to add parking and denote height to their application and acknowledges the need for an arborist for the landmark tree.

Motion Carried: 4-0

4.II 573 North Central Avenue

Addition

Background:

John R. O'Connell has submitted an application seeking approval for the renovation of an existing building and a 199-square foot addition to the rear of the building located at 573 North Central Ave. The addition will be approximately 17' high and will be an extension of the commercial kitchen. Exterior materials will include brick including a brick soldier course to match. The property is zoned U-V, Urban Village, and is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application as submitted. Motion Carried: 4-0

4.III 300 Porsche Avenue

Accessory Structures

Background:

Brian West of Kimley Horn on behalf of Porsche Cars North America has submitted an application seeking approval to install a control building, guardhouse, pavilion building and canopies for the expansion projects located at 300 Porsche Avenue. The pavilion building is a structure cold formed metal stud structure with a black, composite metal panel exterior (same material as the Classic Car Restoration Facility) and has a white TPO roof membrane. The guardhouse has half-glazed 16 ga galvanized steel exterior walls with a white elastomeric roof membrane (same as the neighboring Porsche property) The Control Building has half glazed 16 ga galvanized steel exterior walls with a white elastomeric roof membrane. The canopies have steel columns, photovoltaic modules, and glass panels. The property is zoned B-P, Business Park.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the application as submitted. Motion Carried: 4-0

4.IV 651 North Avenue

New SF Dwelling

Background:

David Cook has submitted an application seeking approval for the construction of a 2,774-square foot 4-bedroom, 4.5-bathroom single family dwelling with an attached garage to be located at 651 North Avenue. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application with the following conditions:

- Applicant agrees to address all deficiencies in the Planners Report
- Single window in upstairs bedroom aligned with outer edge; center middle window
- Sloped soffit on the dormer
- Recommendation of the board and agreed flattening the metal gable (shed roof) over the porch to expand the second-story windows
- Recommend either wrapping brick around 2' on either side of the front or reducing the brick to the water table

The Committee also granted the following design exceptions:

- Front porch column distance to exceed 8'
- Porch less than 80% of façade
- Sidewalk not required

Motion Carried: 4-0

4.V 3419 Hamilton Avenue**New SF Dwelling****Background:**

David Cook has submitted an application seeking approval for the construction of a 2,297-square foot 4-bedroom, 4.5-bathroom single family dwelling with a detached garage to be located at 3419 Hamilton Avenue. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, John Stalvey seconded to approve the application with the following conditions:

- Applicant agrees to address all deficiencies in the Planners Report
- Brick will turn corner on the left elevation for 2' and wrapping brick water table 2' around right elevation
- Front door and two windows will be one trimmed unit
- Align front left windows on the exterior
- Ensure 4" trim for all exterior windows

The Committee also granted the following design exceptions:

- Front porch column distance to exceed 8'
- Porch less than 80% of façade
- Allow for metal railing

Motion Carried: 4-0

4.VI 3299 Sims Street**New SF Dwelling****Background:**

David Cook has submitted an application seeking approval for the construction of a 2,297-square foot 3-bedroom, 2.5-bathroom single family dwelling with a detached garage to be located at 3299 Sims Street. The property is zoned R-1, One Family Residential, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application with the following conditions:

- Applicant agrees to address all deficiencies in the Planners Report
- Wrap water table 2' on right elevation, wrap full brick height 2' on left elevation
- Committee recommends aligning header of full-length windows in loft to match windows in master

The Committee also granted the following design exceptions:

- Front porch column distance to exceed 8'
- Porch less than 80% of façade
- Allow for metal railing

Motion Carried: 4-0

4.VII 3532 South Fulton Avenue

Cabana

Background:

Carol Cahill has submitted an application seeking approval to install an accessory structure (cabana) located in the rear yard at 3532 South Fulton Avenue. The proposed accessory building is 42' 6" x 8' 8" (340-square feet). The proposed structure will have a polycarbonate roof panel and metal columns. The property is zoned U-V, Urban Village, and within A-D Arts District Overlay, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to move the application to the end of the agenda

MOTION ITEM: Jonathan Love made a motion, Gregory Morgan seconded to approve the application with the following conditions:

- Applicant agrees to address all deficiencies in the Planners Report
- Fall protection needs to be 36"

The Committee also granted the following design exceptions:

- Style of the cabana is different than the original structure

Motion Carried: 4-0

5. Next Meeting Date – Wednesday, August 17, 2022, at 6:00PM

6. Adjourn

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 7:23PM. Motion Carried: 4-0

Respectfully submitted by,

Jacquie Smyth, Secretary Pro Tem

Jonathan Love, Chairman