



Hapeville
georgia

CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

DESIGN REVIEW COMMITTEE

700 Doug Davis Drive
Hapeville, GA 30354

August 16, 2023 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I. Minutes of May 17, 2023

Documents:

1. DRC Minutes May 17, 2023

3.II. Minutes of June 21, 2023

Documents:

1. DRC Minutes June 21, 2023

4. New Business

4.I. 3259 Dogwood Drive Mural

Background:

Lorraine Patterson has submitted an application seeking approval for a 10.5' x 27.5' mural to be painted on the north-facing wall at 3259 Dogwood Drive. The application states the materials used are spray paint and latex. The property is zoned V, Village.

Documents:

1. Planners Report 3259 Dogwood Drive - Mural
2. Application - 3259 Dogwood Drive - Mural_Redacted

4.II. 3259 Dogwood Drive Exterior Remodel

Background:

Lorraine Patterson has submitted an application seeking approval for exterior remodeling to an existing commercial building located at 3259 Dogwood Drive. The proposed remodeling includes the modification of the patio walls, relocation of the sign, commercial door replacement, roof replacement, gutters, soffit, and fascia boards and wood accents. The property is zoned V, Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

Documents:

1. Planners Report 3259 Dogwood Drive
2. Application - 3259 Dogwood Drive_Redacted

5. Next Meeting Date - Wednesday, September 20, 2023

6. Adjourn



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
May 17, 2023, 6:00 PM**

MINUTES

1. Call to Order

John Stalvey called the meeting to order at 6:00PM.

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to appoint John Stalvey as Chairman Pro Tem. Motion Carried: 4-0

2. Roll Call

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

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to add two items to the beginning of the agenda. Motion Carried: 4-0

3. Approval of Minutes

3.I Minutes of April 19, 2023

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the minutes of April 19, 2023, as submitted. Motion Carried: 3-0; Jacquie Smyth abstained

4. New Business

5.I 817 Custer Street

Design Modification

Background

Roger Fisher has submitted a request for a design modification for the as-built windows on the single-family dwelling at 817 Custer Street.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the design modification as submitted. Motion Carried: 4-0

5.II 901 Willingham Drive

Design Modification

Background

Ryan Richmond on behalf of Artisan Homes has submitted a request for a design modification for the as-built windows on the new townhome development at 901 Willingham Drive.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the design modification with the recommendation to add windowsill and trim to simulate depth of the windows. Future buildings on the development will follow the plans as originally approved. Motion Carried: 4-0

5.III 801 North Central Avenue

Elevation Change

Background

Matt Vyverberg has submitted a request for an elevation change on the townhomes at 801 North Central Avenue.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the elevation change to allow for the Georgia Power guy wire with the recommendation to remove the middle herringbone window from side elevation B. Motion Carried: 4-0

5.IV 3538 South Fulton Avenue

Front Porch Modification

Background

Timothy Thomas has submitted an application seeking approval of a front porch modification on the existing single-family dwelling at 3538 South Fulton Avenue. The property is zoned U-V, Urban Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Brian Gregory seconded to approve the application as submitted. Motion Carried: 3-0; Gregory Morgan abstained

MOTION ITEM: Jacquie Smyth made a motion, Brian Gregory seconded to move 3303 Sims Street to the end of the agenda. Motion Carried: 4-0

5.V 260 Birch Street

New SF Dwelling

Background:

Thomas Davis III has submitted an application seeking approval for the construction of a new 2,305-square foot single-family dwelling at 260 Birch 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, Jacquie Smyth seconded to approve the application as submitted. The Committee also granted the following design exceptions:

- **Minimum window height above the finished floor elevation.**
- **Minimum front porch post width.**

Motion Carried: 4-0

5.VI 3356 Colville Avenue

New SF Dwelling

Background:

Shanon Hudson has submitted an application seeking approval for the construction of a new 2,555-square foot single-family dwelling at 3356 Colville Avenue. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

- **Front porch is at grade**
- **Front porch is less than 6-feet**
- **Front porch columns exceed maximum spacing width**

- Windowless wall on the lower elevation due to interior configuration and relationship to neighboring property
- Second story windows less than required façade coverage
- First story windows on front elevation exceed the maximum height above the finished floor elevation

Motion Carried: 3-0; Gregory Morgan abstained

5.VII 3637 Elm Street

Exterior Remodel

Background:

Vincent Lucier has submitted an application seeking approval to construct a 470-square foot second-floor addition to the rear of an existing single-family dwelling at 3637 Elm Street. The property is zoned RMU, Residential Mixed Use and is subject to the Neighborhood Conservation Area (Subarea B) of the Architectural Design Standards.

MOTION ITEM: Brian Gregory made a motion, Gregory Morgan seconded to table the application until July 19, 2023. Motion Carried: 4-0

5.VIII 3303 Sims Street

Deck Addition

Background

Joydi Ovalle has submitted an application seeking approval for the construction of a 588-square foot deck at 3303 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: Jacquie Smyth made a motion, John Stalvey seconded to approve the application as submitted. Motion Carried: 3-0; Gregory Morgan abstained

6. Next Meeting Date – Wednesday, June 21, 2023, at 6:00PM

7. Adjourn

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to adjourn the meeting at 7:26 PM. Motion Carried: 4-0

Respectfully submitted by,

Brian Gregory, Secretary

John Stalvey, Chairman Pro Tem



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
June 21, 2023, 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:00PM.

2. Roll Call

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

3. Approval of Minutes

3.I Minutes of May 17, 2023

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to approve the minutes of April 19, 2023, as submitted. Motion Carried: 3-0

MOTION ITEM: Jonathan Love made a motion, Brian Gregory seconded to table the minutes of May 17, 2023, until July 19, 2023. Motion Carried: 3-0

4. New Business

5.I 741 North Central Avenue
Background

Addition

AbdulSattar Khan has submitted an application seeking approval to construct a rear and front addition (closing in a portion of the front porch) to accommodate a bathroom and closet on the existing building at 741 North Central Avenue. The property is zoned V, Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jonathan Love seconded to table the application until the applicant can provide updated plans and speak with staff regarding proposed use of the structure. Motion Carried: 3-0

5.II 522 Oak Drive
Background

Addition

Beaty Capital Group has submitted an application seeking approval to construct a 350-square foot rear addition to the existing single-family dwelling at 522 Oak Drive. Other renovations include replacing existing shutters, removing gable face boards, adding a beadboard ceiling to the porch and adding a porch pendant light. The property is zoned R-SF, Residential Single Family and is subject to the SubArea E, Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to approved the application with the following conditions:

- Address all outstanding items identified in the Planners Report
- Remove chain link fence
- Add new driveway with dimensions to proposed site plan
- Remove existing parking pad

Motion Carried: 3-0

5.III 3034 Springdale Road

New Townhome Development

Background:

Christian J. Lessard on behalf of Lessard Design Inc. has submitted an application seeking approval to construct 59 attached single-family homes (11 buildings) to be located on a newly consolidated parcel at 3034 Springdale Road. The property is zoned V, Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

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

- Address all outstanding items identified in the Planners Report
- Update the architectural drawings on building three
- Design exception granted for the same roof form on all units

Motion Carried: 4-0

6. Next Meeting Date – Wednesday, July 19, 2023, at 6:00PM

7. Adjourn

MOTION ITEM: Jacquie Smyth made a motion, Jonathan Love seconded to adjourn the meeting at 6:37PM. Motion Carried: 4-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman



Department of Planning & Zoning PLANNER'S REPORT

DATE: August 11, 2023
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Mural – 3259 Dogwood Drive

BACKGROUND

The City of Hapeville has received a Design Review application from Lorreine Patterson for a 10.5' x 27.5' mural to be painted on the north facing wall at 3259 Dogwood Drive. The property is located in the V, Village zoning district. The application includes a color rendering of the proposed mural. The application states materials used are spray paint and latex.

CODE

Sec. 93-3.3-29. - Original art murals.

Original art murals are original works of visual art produced by hand that are tiled, painted directly on, or affixed directly to a wall or building. This section is intended to allow and encourage content neutral original art murals. Original art murals may be mechanically produced or computer generated prints or images, but shall not include the use of digitally printed vinyl. Such murals shall not contain electrical or mechanical components or feature a changing image. original art murals cannot contain text, graphics, or symbols.

(a) *Standards for original art murals.* Original art murals shall comply with the following standards:

- (1) The mural shall remain in place, without alteration, a minimum of five years. The applicant shall attest to this standard on the permit application.
- (2) No part of any mural shall extend beyond the building wall or freestanding wall on which it is tiled, painted, or affixed.
- (3) No part of the mural shall extend more than six inches from the plane of the wall upon which it is tiled, painted, or affixed.
- (4) **Only oil based alkyd enamel or polyurethane enamel, or newer 100 percent acrylic exterior paints shall be used to create murals.**
- (5) **Murals executed using spray paint shall be limited to air brushing to ensure that high quality paint is used.**
- (6) **An appropriate clear sealer or a suitable varnish or topcoat shall be applied to the finished mural. Graffiti resistant sealers should be chosen.**

(b) *Prohibited original art murals.* The following forms of original art murals shall be prohibited:

- (1) Any mural that contains an element that moves, rotates, or otherwise creates a changing image or message.
- (2) Any mural that uses flashing or scrolling lights, an internal light source, or other light feature.
- (3) Any mural containing electrical or mechanical components.
- (4) Any mural that is applied to a surface as a vinyl or other non-permanent material.

Sec. 93-3.3-31. - Mural permitting process.

This section establishes administrative permitting procedures to allow re-creation, preservation, and maintenance of historic murals, and creation of original art murals and limited message murals. The procedures set forth herein establish standards for review and approval of applications for new murals or those proposed for repainting or other maintenance to ensure the appropriateness of the mural with the context and compliance with this division. Administrative permits for such applications shall encompass review and approval by the design review committee relative to the following standards; compliance with all other aspects of this Code shall be subject to application of the Code by the city planner.

Standards to be used to process mural applications.

- (1) The design review committee shall consider the size, scale, and relationship of a mural to the historic context in the case of historic murals. Original art murals and limited message murals may or may not bear any relationship to the Hapeville context. The content of a mural shall not be the focus of review.
- (2) Repainting of historic advertising shall be guided by exacting documentation concerning the mural.
- (3) A permanent plan for maintenance and exact repainting according to the plan of the original artist shall be submitted with the application. The exact matching of color and application technique shall be specified in the plan.
- (4) Any mural proposed must be on a wall surface that will not mar a key historic feature and will be compatible with the streetscape. The image of any faded advertising murals shall be stabilized using appropriate preservation techniques and shall remain otherwise unchanged.
- (5) The standards of this division applicable to each mural type shall be considered.

FINDINGS

The proposed mural represents artwork consistent with the intent of this section of the code as original art. The mural will be entirely contained on the building wall on which it is to be painted. The mural can be approved provided the applicant agrees to execute the mural according to the Standards for Original Art Murals, including the materials, topcoat and a plan for maintenance. This includes but is not limited to the stipulations that murals are to remain in place for a minimum of five years and be executed in accordance with the materials and methods described in the Standards for Original Art.

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: JUL 06 2023

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: Lorraine Patterson Contact Number: [REDACTED]
Applicants Address: 3259 Dogwood Drive
E-Mail Address: [REDACTED] Zoning Classification: V/AD
Address of Proposed Work: 353259 Dogwood Drive Hapeville, GA 30254
Parcel ID# (INFORMATION MUST BE PROVIDED): 14009800160048
Property Owner: Lorraine Patterson Contact Number: [REDACTED]
Project Description (including occupancy type): A drawing of a tower will be a painting applied to make integral with the surface of the wall. The painting mural will be located on left side of the building face North Ave.
Contractors Name: M. Kee Art Contact Number: [REDACTED]
Contact Person: Michelle Kee Contact Number: [REDACTED]

I hereby make application to the City of Hapeville, to the Design Review Committee for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.

[Signature]
Applicants Signature

7/4/23
Date

Project Class (check one):

☐ Residential ☒ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☐ Addition to Existing Commercial Building
☐ Addition to Existing Residential Structure ☐ Accessory Structure
☐ Site Plan, Grading & Landscaping ☐ New Single-Family Residential Construction
☒ Other

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: 2400

Estimated Cost of Construction: \$2500

List/Describe Building Materials on the exterior of the **existing** structure: _____

spray paint / latex

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application and dimensioned architectural drawings must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

(Please Print & Initial)

I Lorraine Patterson swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.



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DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

☒ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST

☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.

☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.

☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.

☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.

☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

Lowrene Patterson [Signature] 7/6/23
Printed Name Signature Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.





PLANNER'S REPORT

DATE: August 11, 2023
TO: Tonya Hutson
FROM: Lynn Patterson

RE: Design Review ~ 3259 Dogwood Drive

Key:
Compliant ✓
Not Compliant ✗
Incomplete: 🛑
Not Applicable: ⓪

BACKGROUND

The City of Hapeville has received a revised design review application from Lorreine Patterson for an exterior remodeling to an existing commercial building located in Hapeville at 3259 Dogwood Drive. The proposed remodeling includes the modification of the patio walls, relocation of the sign, commercial door replacement, roof replacement, gutters, soffit, and fascia boards, wood accents and a mural.

The property is zoned V, Village. It is subject to the Commercial/Mixed-Use Architectural Design Standards.

CODE

Chapter 81 - Architectural Design Standards

Sec. 81-1-6 Commercial/mixed-use area.

(a) Site development standards.

- ✓ Except where indicated, setbacks shall be established by zoning.
On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
- ✓
- ⓪ On new buildings in subarea A, where the adjoining buildings were built before 1950, the main facade of the new structure shall align with the average existing building facade line of the two adjoining structures closest to the proposed setback. This will maintain the historic uniform setbacks of subarea A and place buildings close to the public right-of-way, thereby, encouraging pedestrian access.
Except where a greater height is required by zoning, buildings shall provide a minimum height of 24 feet along the build-to line or front setback, including roof parapet walls. One-story buildings meeting this requirement are permitted.
- 🛑
- 🛑 Except where a greater height is required by zoning, the first story finished floor to ceiling slab height shall be a minimum of 12 feet.
- ⓪ Maximum building heights shall be established by zoning, except that buildings within 150 feet of a neighborhood conservation area and without an intervening street shall be limited to a maximum height of 35 feet, and shall meet the transitional height plane requirements.
- ✓ Space able to be occupied requirements shall be as follows:
 - One-family attached and detached dwellings and two-family dwellings shall provide first-story occupiable space for a minimum of the first ten feet of depth along the enfronting facade.
 - Reserved.
 - ✓ All other buildings, including parking decks, shall provide first-story occupiable space for a minimum of the first 20 feet of depth along the enfronting facade.
- ⓪ Individual front facades of one-family detached dwellings within 15 feet of the front lot line or build-to line shall have no more than two corners, excluding bay windows, porches or stoops.
- 🛑 Portions of enfronting facades containing first-story retail or restaurant uses shall be composed as a simple plane with jogs of less than ten feet.
- ✗ Buildings along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall enfront for a minimum of 80 percent of the width of the front setback or build-to line. In no case shall a break in buildings along said streets exceed 30 feet in width. Enfronting facades along said streets shall also meet the requirement of subsection (g)11. for all uses.
- 🛑 Sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated on the "Commercial/Mixed-use Area Sidewalk Table" and shall consist of two areas: a landscape area and a clear area.
 - The landscape area shall be adjacent to the curb and is intended for the placement of trees, street furniture (including utility poles, waste receptacles, fire hydrants, traffic signs and newspaper vending boxes), bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility.
 - The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas. Street trees shall be planted a maximum of 40 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall be a minimum caliper of two and one-half inches measured 12 inches above ground, shall be limbed up to a minimum height of seven feet and shall have a minimum mature height of 40 feet. Variations to this may be reviewed as approved by the city planning commission.
- ✓ The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic-control boxes, and utility structures. The sidewalk clear area shall have a consistent cross-slope not exceeding two percent. No awning or canopy shall extend more than five feet over the clear area.
- ⓪ Where property abuts a neighborhood conservation area without an intervening street, the sidewalk area within 20 feet of such shall taper when necessary to provide a smooth transition to the existing residential sidewalk. In the event that the abutting residential area has no existing sidewalk the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the planning commission.

NOTES:

This is an existing building and no site modifications are proposed.

(c) Supplemental area and fence standards.

Supplemental areas in the commercial/mixed-use area shall limited to the treatments identified in Figure 3 and as otherwise identified in this section.

- ✓ All first story enfronting commercial uses and all enfronting buildings on Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide the "storefront and awning treatment" identified in Figure 3, and subject to the following additional requirements:
 - The supplemental area shall be hardscaped.
 - Temporary or movable fences surrounding outdoor dining are permitted in the supplemental area.
- ✗ Fences, walls or hedges having the same setback as the adjacent building, with provisions for pedestrian access, are encouraged where a parking lot or other un-built area fronts a required sidewalk.
- ✓ All enfronting buildings not along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except in subarea C), or Sylvan Road shall provide any of the treatments identified in Figure 3.
- ✓ "Common yard, porch and fence, terrace or light court," or "forecourt" treatments identified in Figure 3, the supplemental area shall be landscaped and shall include a minimum of one tree every 50 feet of frontage. See list of allowed trees on in section 93-2-14.
- ⓪ For "porch and fence, terrace or light court, stoop-front," or "forecourt" treatments identified in Figure 3:

Fences in the supplemental area are permitted and shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.

Retaining walls in the supplemental area are permitted and shall not exceed 32 inches in height unless required by topography.

- ✓ All street-facing walls shall be faced with stone, full-depth brick, or smooth stucco.
- ⊗ Chain link fencing is not permitted in areas visible from a public right-of-way.
Where a development adjoins the neighborhood conservation area, the development shall provide a physical barrier between the two to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential area. A smooth transition to the adjacent neighborhood conservation area shall be ensured by providing:
 - ⊗ A minimum 20-foot landscaped buffer located within the development site along the boundary with the neighborhood conservation area. Said buffer shall be planted with a minimum of one tree per 40 linear feet. Shrubs, flowers or grasses shall also be provided and maintained to a minimum height of four feet to visually screen new development and provide an attractive boundary that encourages continued investment in adjacent residential zones.
 - ⊗ A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, full-depth brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
 - ⊗ Where a public or private alley separates the development from a neighborhood conservation area the landscape buffer and permanent opaque wall shall be provided adjacent to the alley.

NOTES: *The existing development has parking at the front of the building in the supplemental area. Design Exception required.
The patio walls will be stucco.*

(d) Utility standards.

- ⊗ Mechanical features shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable nonvegetative materials for screening shall include painted wood or those found in section 93-2-5. Said features are encouraged not to be located in the supplemental area.
When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.
- ⊗ Skylights are not permitted facing a public right-of-way.
- ⊗ Street lights shall be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development. This requirement does not apply to projects on lots with less than ten feet of frontage along a public right-of-way.
- ⊗ Trees shall not be planted on top of storm drains.
- ✓ Service areas and dumpsters:
 - Shall be in the rear or side yard of the development; and
 - Shall be screened from the public right-of-way to a height of eight feet with an opaque material on all sides, consistent with a primary building material. Acceptable materials for screening shall include painted wood or those found in section 93-2-5.

NOTES: *Mechanical is existing on roof. No change proposed.
Dumpster is to the left side and has been shown with screening.*

(e) Parking and traffic standards.

- ⊗ Two curb cuts serving two one-way driveways shall be counted as one curb cut.
- ⊗ Public or private alleys or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
- ⊗ New public streets shall not count as curb cuts.
- ✓ Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- ⊗ Circular drives are prohibited, with the exception of hotel and hospital uses.
- ⊗ No curb cuts shall be permitted on North Central Avenue, South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from another street.
- Driveways shall have widths of:
 - ⊗ One-family attached dwellings. A minimum of ten feet for a one-way and a maximum of 15 feet for two-way.
 - ⊗ All other uses. A maximum of 12 feet for one-way and a maximum of 24 feet for two-way.
- ⊗ Carports are only permitted subject to the following requirements:
 - ⊗ Carports shall be located in the rear or side yard and shall not be visible from a public right-of-way.
 - ⊗ Carport roofs shall be supported by columns with a minimum width and depth of eight inches.
 - ⊗ The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three feet above grade.
- ⊗ Parking is prohibited in the supplemental area and between a building and the adjacent street. This shall not be interpreted as restricting on-street parking.
- ✗ A continuous off right-of-way landscape buffer with a minimum width of ten feet shall be provided between parking and the adjacent sidewalk. This requirement shall apply when existing sidewalks not meeting this requirement are repaired or replaced.
- ✗ Parking decks shall conceal automobiles from visibility and have the appearance of a horizontal storied building on all levels; parking structures must be faced in full-depth brick, stone, cast stone, or precast concrete faced in or having the appearance of brick or stone. Retail or restaurant fronted decks are encouraged.
- ⊗ Underground parking is allowed when possible.
- ⊗ Drive-through windows and all vehicular queuing, when permitted by zoning, shall be placed to the rear or side of the building facade, shall not be visible from any public right-of-way, and shall not be located within 25 feet of the back of the required sidewalk.
- ⊗ Gasoline and service stations shall place all fuel dispensing, service canopies and service entry doors to the rear of the building and away from the public right-of-way. Said facilities and associated queuing shall not be visible from any adjacent street or located within 25 feet of the sidewalk.

NOTES: *Parking is in the supplemental area and there is no 10' landscape buffer between the parking and the adjacent sidewalk. Design Exception required.
Driveway existing, design exception required.*

(f) Roof and chimney standards.

- ⊗ Principal building roofs for one-family detached dwellings shall have a minimum usable life of 30 years, per manufacturer's warranty.
- ✓ Roof shingles shall be slate, cedar, or asphalt.
- ⊗ Roof tiles shall be clay, terra cotta or concrete.
- ✓ Street-facing gutters shall be copper, aluminum or galvanized steel.
- ✓ Downspouts shall match gutters in material and finish.
- ⊗ Metal flashing, where utilized, shall be copper or factory-finished sheet metal and shall be of a color that blends with other building materials.
- ⊗ Chimneys visible from a public right-of-way shall not be faced in wood or fiber cement siding and shall not be a metal or ceramic pipe. Chimneys shall be wrapped in a full-depth brick, stone or masonry finish material.
- ⊗ Chimneys located on an exterior building wall shall begin at grade.

- ✓ Flat roofs shall be permitted.
- ⊗ Buildings with sloped roofs not completely screened from the adjacent street by a parapet shall have a pitch between 4:12 and 12:12. Mansard roofs are prohibited. Pitched-roof materials are limited to roof shingles, natural slate, wood shake, factory-finished sheet metal, and terra cotta tile, unless determined to be historically appropriate by the planning and zoning manager.
- ⊗ Roof-mounted lights and flagpoles are prohibited. Roof-mounted satellite dishes or telecommunication devices shall be screened from public view and shall blend with the background of the building as practical.
- ⊗ In subarea A roof lines shall appear flat from the adjacent street and roof structures shall be vertically screened by a parapet wall.

NOTES:

(g) Facade and style standards.

Exterior facade materials shall be limited as follows:

- ⊗ Subarea A. Unpainted full-depth brick.
- ⊗ Subarea B. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
- ⊗ Subarea C. See neighborhood conservation area.
- ✓ Remaining commercial/mixed-use area. Full-depth brick, cast stone, hard-coat stucco, fiber-cement siding, natural-wood siding or stacked stone.
- ⊗ Split-face block. In addition to the above materials, split-face block may be utilized on exterior facades, but only along a non-enfronting side or rear facade that is not visible from an adjacent street, public park, or plaza.
- ✓ [Materials on enfronting facades.] The materials utilized along an enfronting facade shall be provided for the first 20 feet in length along adjacent non-enfronting facades.
- ✓ [Facade colors, materials.] Facade colors and materials shall be limited to three per facade face.
- ⊗ Where allowed, the combined enfronting facade area covered with fiber-cement siding and/or natural-wood siding shall not exceed 20 percent of the total enfronting facade area, provided that:
 - Where a development includes only one building this requirement shall apply to said building.
 - Where a development includes two or more buildings this requirement shall apply to the sum of the total enfronting facade areas. This may result in individual buildings containing front facades entirely of fiber cement siding and/or natural wood siding.
- ⊗ Where allowed, hard-coat stucco shall have a smooth finish. Furthermore, architectural details such as sills, trim, pediments, cornices, railings, door enframements, or similar details shall not be of stucco.
- ⊗ In subarea A exterior building colors shall be consistent with the existing historic characteristics of each individual building as a contributing resource from its significant period of design and style. If the building was designed to be of natural or unique brick pattern, it should be returned to this style. All mortar and brick repairs should match the material and hue. Earth hues are suggested for paint, when used on most facades of brick construction, however there may be exceptions. A palette should be established on a building-by-building basis, with a suggested complimentary hue trim color to the base color. It is highly suggested the complete building color palette be limited to three colors for field and trim selections. Two adjacent buildings may use the same color palette only if the field and trim colors are reversed on each of the buildings. No sandblasting or abrasive cleaning methods (including high-pressure washes) shall be used on facades. Final review of selected color, restoration procedures, fixtures, and applications shall be coordinated on a building-by-building analysis through individual design review of visual concepts. The DRC shall make these determinations based on these standards, taking in consideration the style of the building, the nature and marketing of the applying business, the Main Street guidelines, the secretary of the interior's guidelines for renovation, section 93-2-7 et seq. of the zoning ordinance, and the standards for historic preservation.
- ⊗ Facade materials shall be combined horizontally, with the heavier below the lighter.
- ⊗ Enfronting upper and lower facades shall be differentiated. Potential ways to achieve this include windows, belt courses, cornice lines or similar architectural details. This is intended to prevent buildings in which individual floors cannot be identified from the building exterior; it should not be interpreted to limit architectural expression.

Blank, windowless walls are prohibited along enfronting facades, except where a building enfronts multiple streets. In the latter case, it was not historically uncommon for buildings (especially commercial or mixed-use ones) to orient towards the more intensely developed street. As such, along the first story of enfronting mixed-use and commercial facades this requirement may be waived by the building official along streets that are predominantly residential in character when:

 - ⊗ The first 20 feet of said facade meets the above requirements, and
 - ⊗ The area beyond the first 20 feet is treated with architectural detailing, such as pilasters, false windows, or similar features.
- ⊗ Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.
- ⊗ Foundations shall be constructed as a distinct building element that contrast with facade materials. Foundations that are exposed above the ground, must be parged with cement, stuccoed over or be faced in full-depth brick, natural stone, or cast stone.
- ⊗ Vending machines, video or other outdoor merchandise displays, mechanical/electrical games, amusement rides, telephones, ice machines, freestanding automated teller machines excluding automated teller machines attached to buildings or integrated into buildings by canopies, and shopping carts shall be placed within the structure of a building and shall be out of view from the public right-of-way.
- ⊗ Safety pylons, bollards, and trash receptacles in the supplemental area or along an enfronting facade shall be permitted based upon design compatibility with the main facade and neighboring comparable facilities.

The foundation on front is not distinct. Requires design exception.

NOTES: ***Drawings show blank, windowless wall along North Ave. Mural proposed.***

(h) Door and window standards.

- ✓ The main entry door to enfronting principal buildings shall face, be visible from, and be accessible from the adjacent public sidewalk.
- ✓ The main entry door to all uses shall be linked to the sidewalk via a pedestrian walkway or wheelchair access.
- ⊗ First-story doors or windows operating on sliders are only permitted when they open directly onto a required sidewalk or supplemental zone.
- ✎ Building numbers, at least six inches in height, shall be located above or beside the street-facing pedestrian entrance.
- ✎ Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.
- ⊗ Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.
- ⊗ Where used, window shutters shall match one-half the width of the window opening.
- ✓ Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.
- ✎ Enfronting windows and door glass (except on churches and fire stations) shall utilize clear glass or tinted glass. Tinted glass shall have a transmittance factor of 50 percent or greater and shall have a visible light reflectance factor of ten or less.
- ⊗ Painted window or door glass is prohibited.

All enfronting "storefront and awning" treatments identified in Figure 3, and all enfronting facades along Atlanta Avenue, North Central Avenue, South Central Avenue, Virginia Avenue, Dogwood Drive (except within subarea C), and Sylvan Road shall provide a storefront consisting of:

 - ✗ A nonglass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.
 - ✓ A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than 12 feet above the adjacent required sidewalk. Such glass shall provide views into display windows having a minimum depth of two and one-half feet and that are accessible from the building interior.
 - ✓ A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of 70 percent glass.

- ✗ A glass transom located above the glass display window having a minimum height of 18 inches and a maximum height of 36 inches.
 - ✓ A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows.
 - ✓ No linear distance of more than ten feet without intervening glass display windows or glass doors.
 - ✓ First-story drop ceilings recessed a minimum of 18 inches from the display window opening.
- Awnings projecting from buildings, serving as an entry canopy and/or providing identification to the business, are allowed, provided that:
- ⊗ Awnings shall be at least five feet deep as measured from the building's front facade.
 - ⊗ Awnings serving as an entry canopy shall match adjacent business awnings in depth and height.
 - ⊗ Valance width and height must align horizontally.
 - ⊗ Frame construction on awnings should be square aluminum tubes. Thin, one-and-one-half-inch-diameter round aluminum tube frames are not permitted. It is suggested that Steel Stitch™ brand be used.
 - ⊗ Valance on awnings should always be loose as valances should not be rigidly framed.
 - ⊗ Approved awnings may be externally lighted with light fixtures in keeping with the style of the building, as approved by the DRC.
 - ⊗ Light fixtures in awnings may light the ground surface or storefront below, however, light fixtures may not be visible from the public right-of-way.
 - ⊗ Internally, back lit awnings, where the lights actually illuminate the awning fabric, are prohibited.
 - ⊗ Signs on awning must meet all requirements of the sign ordinance.

NOTES: *Pavers are shown from door to sidewalk in the drawing.*
Building numbers are shown but not near are not shown adjacent to the front entrance.
No knee wall or transoms in original window design.

FINDINGS

Design Exception Requested for Existing Conditions

Building height of 17'

Floor to ceiling height is 10'

The existing structure was developed prior to the adoption of the Architectural Design Standards and is within the portion of Dogwood Drive currently being revitalized with sidewalks, pavers and landscaping.

There is no landscaping in the supplemental area.

Window style (no transoms)

Allow for no foundation along front façade. Foundation on front is not distinct.

Parking is in the supplemental area and there is no 10' landscape buffer between the parking and adjacent sidewalk.

Blank windowless wall not permitted along North Avenue, a mural is proposed and being presented to DRC.

A nonglass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.

Existing driveway width

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 12-21-22

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: Lorraine Patterson Contact Number: [REDACTED]

Applicants Address: 5720 Partin Lane, Ellerswood 30294

E-Mail Address: [REDACTED] Zoning Classification: V and AD

Address of Proposed Work: 3259 Dogwood Dr. 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14-0098-0016-004-8

Property Owner: Stanley V. Hardy Contact Number: [REDACTED]

Project Description (including occupancy type): Existing restaurant
New occupancy will be a restaurant.
Exterior change of patio and horizontal
doors and wood awning sign.

Contractors Name: AC Construction Contact Number: [REDACTED]

Contact Person: Ariana Perez [REDACTED]

I hereby make application to the City of Hapeville, to the Design Review Committee for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves that right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for violation thereof.

L. Patterson
Applicants Signature

12-1-2022
Date

Project Class (check one):

☐ Residential

☒ Commercial

☐ Mixed Use Development

Project Type:

☐ New Commercial Construction

☐ Addition to Existing Commercial Building

☐ Addition to Existing Residential Structure

☐ Accessory Structure

☐ Site Plan, Grading & Landscaping

☐ New Single-Family Residential Construction

☒ Other

Total Square Footage of proposed New Construction: 2441

Total Square Footage of existing building: 2441

Estimated Cost of Construction: \$30,000

List/Describe Building Materials on the exterior of the **existing** structure: Sign on
roof of building, some Shingles
material on roof, Soffit, Facial, Gutters.
brick Color light gray. Patio Half
wood half Fence Material.
Residential doors.

List/Describe Building Materials **proposed** for the exterior facade of the new structure: remove
existing patio replace with new wood
and the sign will go from the top of roof
and placed right below front facial
boards. Residential doors changed to
Commercial doors. roof will be replace.
Gutters, Soffit and Facial boards.



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

____ Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST

☒ Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.

☒ Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.

☒ Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.

☒ Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.

☒ Submitted dimensioned architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

☒ Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

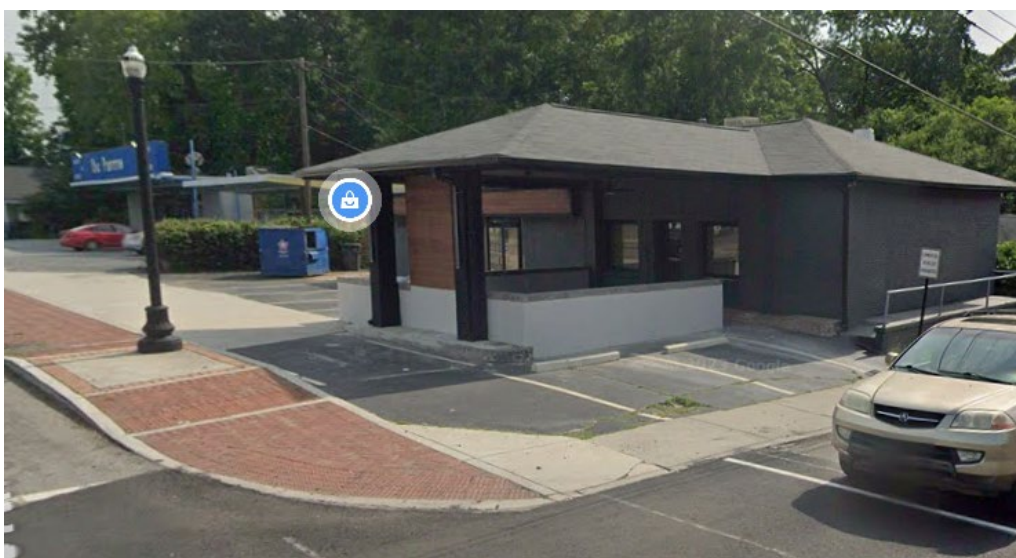
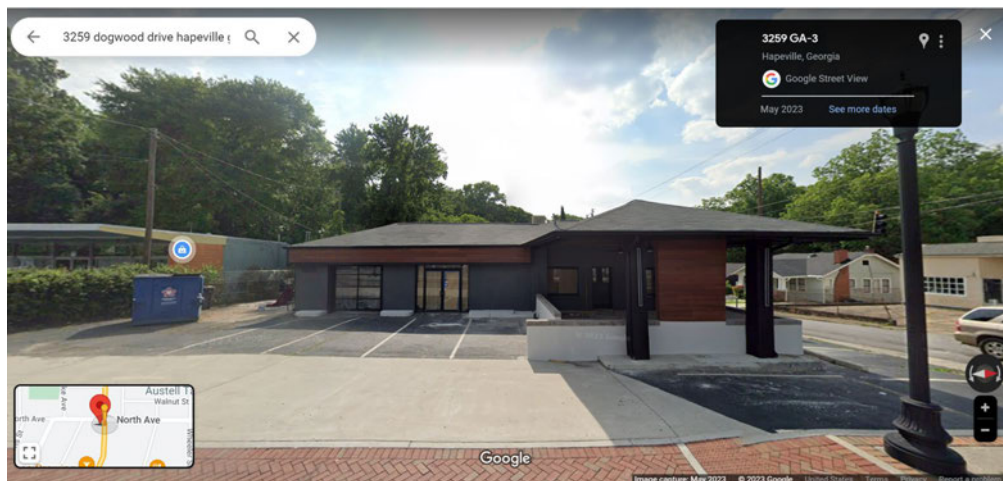
Loraine Patterson
Printed Name

[Signature]
Signature

12-1-22
Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.







PARKING AGREEMENT

BETWEEN

[Convo Tapas Lounge]
3259 Dogwood Dr. 30354

AND

[Green bug store]
3273 Dogwood Dr Hapeville GA 30354

Parties

This PARKING AGREEMENT ("Agreement"), is made and entered into,
between [Convo Tapas Lounge] 3259 Dogwood Drive [Green Bug Store]

3273 Dogwood Drive Hapeville 30354

Tenant, who conducts business at lot located at 3273 Dogwood Dr. 30354
("Property"), agrees to allow the Business located at 3259 Dogwood Dr. to utilize
extra parking

Green Bug Business Hours

The property has 5 parking spaces in front of building.

Monday closed

Tuesday 9am-6pm

Wednesday 9am-6pm

Thursday 9am-6pm

Friday 9am-6pm

Saturday 9am-4pm

Sunday-Closed

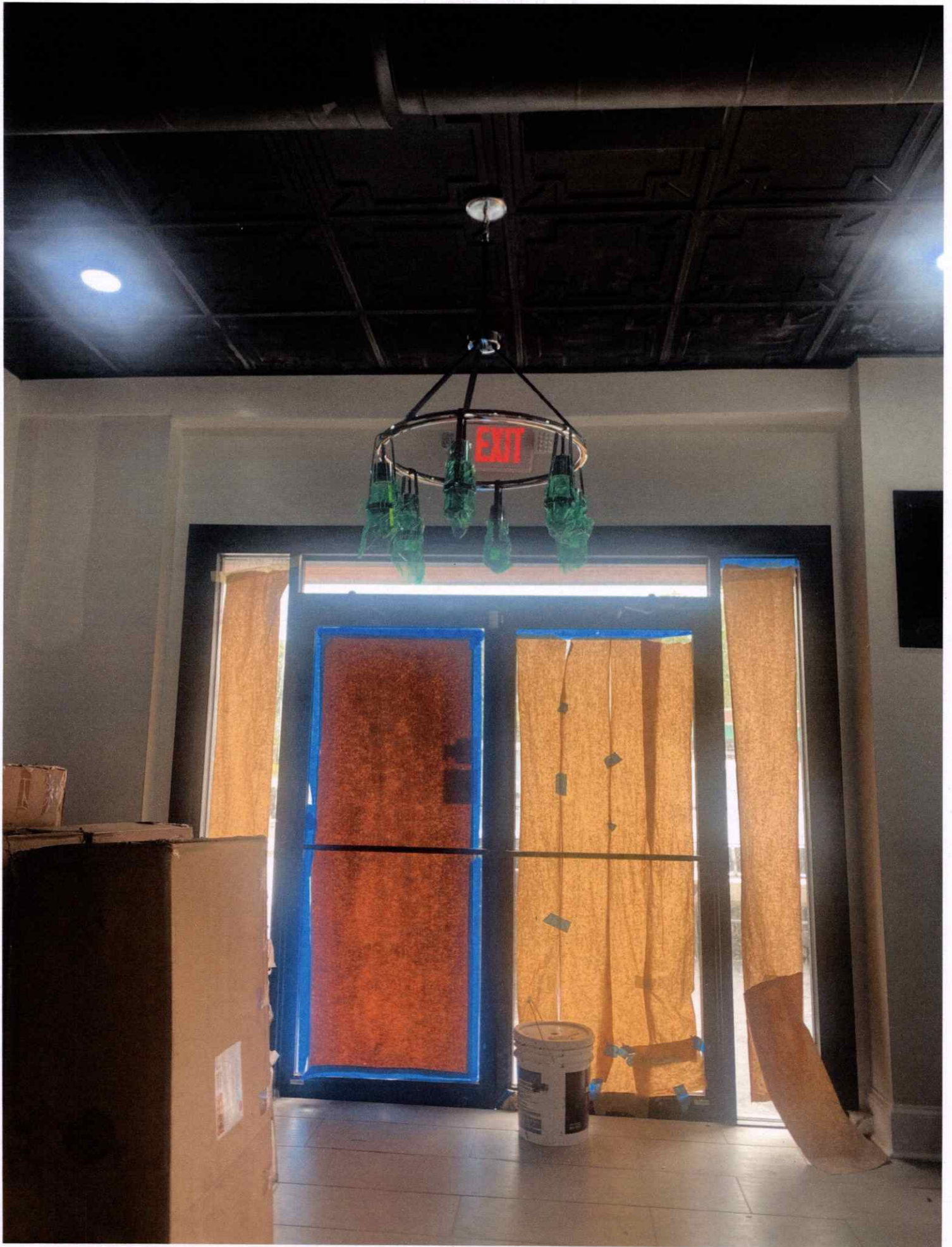
3259 Dogwood Drive can use spaces after business or when store is
closed.

• USE OF THE PROPERTY

Convo Tapas Lounge will utilize the Property only for commercial use
related to the pursued business functions.

Name printed Catherine Green Date 6-9-2023

Signature Catherine Green





tel: +43 650 37 37 206
office@nikolai-ecoarchitecture.com
www.nikolai-ecoarchitecture.com

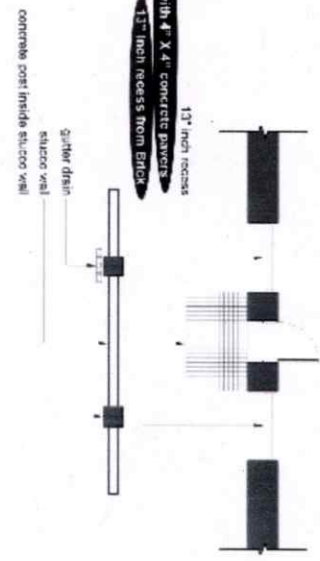
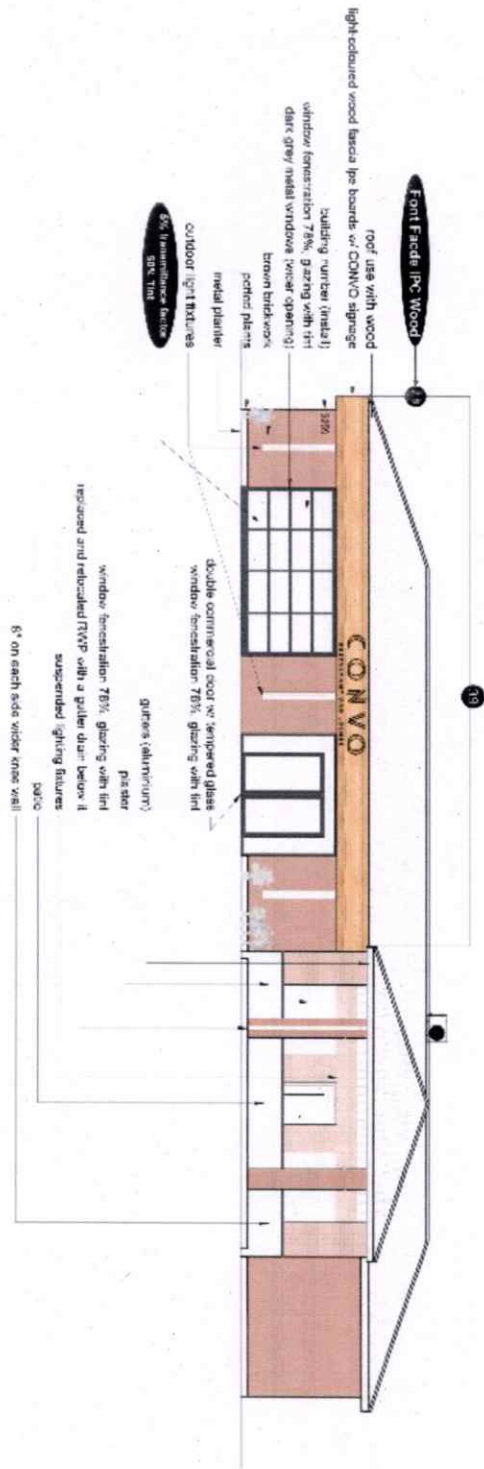
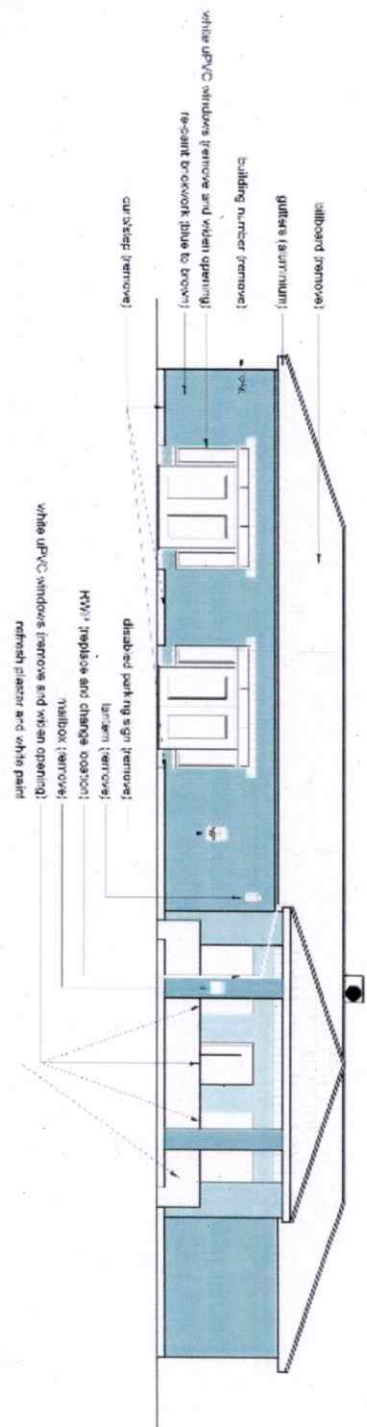
CONVO Front Elevation

Existing (top)
Proposed (bottom)
Patio Plan (bottom)

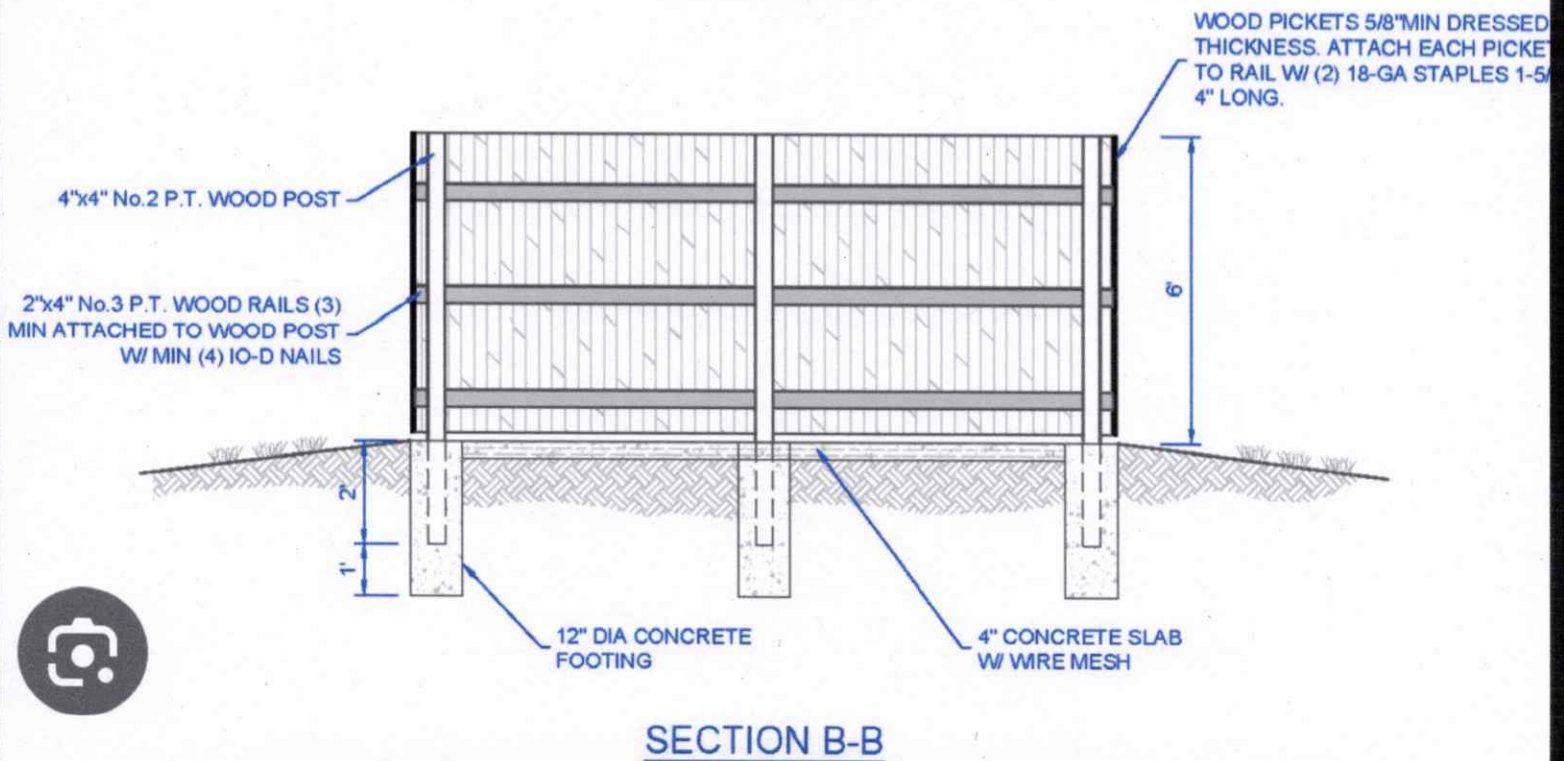
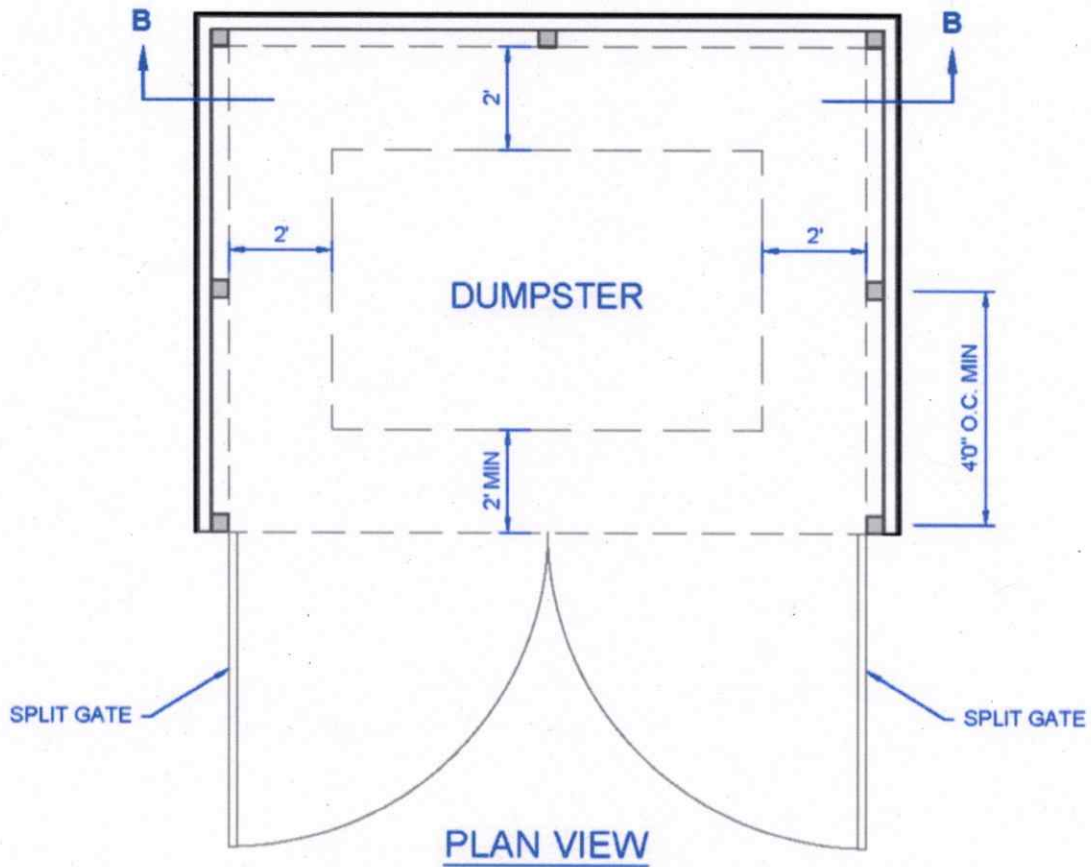
Index: 02
Date: 03.04.2023
Scale: 1/50 = 10m / Sheet 13

Drawn by:
Nikolai Vladimirov
Client:
JACQUES / B CONVO
Address:
XXX

North



WOODEN FENCE DUMPSTER ENCLOSURE





This Retail Property is no longer advertised on LoopNet.com.

3266 Dogwood Dr
Hapeville, GA 30354

Quick-Pick Market - Retail Property For Sale



PROPERTY FACTS

AMENITIES

- Bus Line
- Signage

ID#: 4786622
Last Updated:
Address: 3266 Dogwood Dr, Hapeville, GA

TRANSPORTATION



TRANSIT/SUBWAY

East Point Transit Stop

7 min drive | 3.8 mi

College Park Transit Stop

7 min drive | 3.4 mi

Lakewood/Ft Mcpherson Transit Stop

7 min drive | 4.1 mi

Oakland City Transit Stop

8 min drive | 4.8 mi

Property Type

Retail

Property Subtype

Supermarket

Building Size

10,236 SF

Building Class

C

Year Built

1961

Tenancy

Multiple

Building Height

1 Story

Building FAR

0.22

Land Acres

1.08 AC

Zoning

C2

Parking

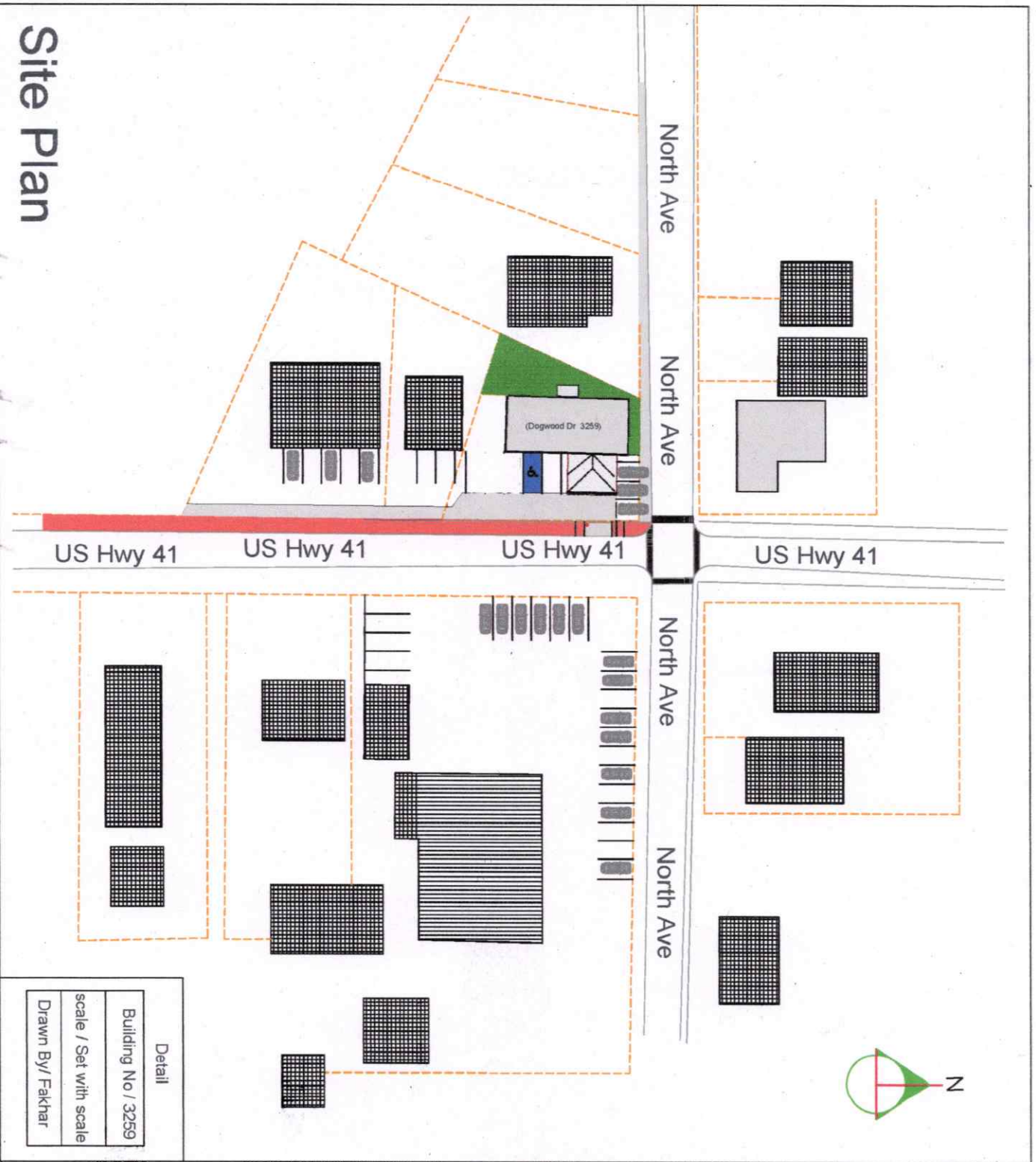
55 Spaces (6 Spaces per 1,000 SF Leased)

Frontage

160 FT on Dogwood Dr.



Site Plan



Detail
Building No / 3259
scale / Set with scale
Drawn By/ Fakhar