



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
August 16, 2023, 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

John Stalvey

Gregory Morgan

Jacquie Smyth - absent

3. Approval of Minutes

3.I Minutes of May 17, 2023, and June 21, 2023

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to approve the minutes of May 17, 2023, as submitted. Motion Carried: 4-0

MOTION ITEM: Brian Gregory made a motion, Jonathan Love seconded to approve the minutes of June 21, 2023, as submitted. Motion Carried: 3-0

MOTION ITEM: Jonathan Love made a motion, John Stalvey seconded to add 3034 Springdale Road to the end of the agenda. Motion Carried: 4-0

4. New Business

4.I 3259 Dogwood Drive

Mural

Background

Lorrene 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 materials used are spray paint and latex. The property is zoned V, Village.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the application as submitted with the condition that the applicant acknowledges that the mural must remain in place for 5 years and provide a plan for the maintenance of the mural to City standards. Motion Carried: 4-0

4.II 3558-3668 Elm Street

Exterior Remodel

Background:

Lorrene 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.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application as submitted. The Committee also granted the following design exceptions:

- 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 non-glass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.
- Existing driveway width

Motion Carried: 4-0

4.III 3034 Springdale Road

Design Changes

Background:

Christian J. Lessard on behalf of Lessard Design Inc. has submitted a revised application seeking approval of design changes to the previously approved application on June 21, 2023, 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: John Stalvey made a motion, Gregory Morgan seconded to approve the following design changes as submitted:

- All side elevations and floor plans have been updated. Windows in third floor bedrooms at end conditions have been updated for better layouts to accommodate larger bed sizes. Windows on floors below have been adjusted to line up with these windows.
- Building 3 (lots 12-16) is a new elevation. In coordination with civil, lots 15 and 16 have been changed to a buried condition to accommodate topography.
- Buildings 1, 2, 3 have alternate AC unit positions due to site restrictions. AC units are further inward than the standard placement.
- Units 1, 16, 28, 50, 51, 59 also have alternate AC locations due to site constraints. These units have the AC units located on the roof.
- Riser rooms have been added to side elevations and plans in coordination with civil.

Motion Carried: 4-0

6. Next Meeting Date – Wednesday, September 20, 2023, at 6:00PM

7. Adjourn

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to adjourn the meeting at 6:21PM. Motion Carried: 4-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman