



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

January 21, 2026 6:00 PM

AGENDA

- 1. **Call to Order**
- 2. **Roll Call**

Jonathan Love
John Stalvey
Gregory Morgan
Jacquie Smyth
Sophie Brooks

3. **Election of Officers**

- 3.I. Election of Secretary
- 3.II. Election of Chairman

4. **Approval of Minutes**

- 4.I. Minutes of December 17, 2025
Documents:
1. Draft_DRC Minutes December 17, 2025

5. **Old Business**

- 5.I. 493 Woodrow Avenue Elevation Change

Background: Charles Askew, on behalf of Heritage Properties, has submitted a request seeking approval for a design modification of a previously approved single-family dwelling located at 493 Woodrow Avenue. The property is zoned R-SF, Single Family Residential and is subject to the SubArea E, Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

- 1. Planners Report - 493 Woodrow Avenue
- 2. 493 Woodrow Avenue
- 5.II. 3166 Dogwood Drive Elevation Change

Background: Darrell Harris has submitted a request seeking approval for a design modification of a previously approved law office to be located at 3166 Dogwood Drive. The property is zoned V, Village and is subject to the Commercial/Mixed-Use SubArea C Architectural Design Standards.

Documents:

- 1. Planners Report - 3166 Dogwood Drive
- 2. 3166 Dogwood Drive

6. **New Business**

- 6.I. 3272 North Whitney Avenue Window Addition

Background: Alex Arias has submitted an application seeking approval to add two basement windows and window wells for a renovation project of an existing single-story single-family dwelling at 3272 North

Whitney Avenue. The property is zoned R-1 One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report - 3272 North Whitney Avenue
 2. Application - 3272 North Whitney Avenue_Redacted
- 6.II. 3266 Dogwood Drive Exterior Renovation

Background: David Hewitt has submitted an application seeking approval for the renovation of an existing building located at 3266 Dogwood Drive. Proposed changes include: the installation of a steel frame patio and polycarbonate roof, painted brick, metal components, neutral and white gray pavers. The property is located within the V - Village zoning district and is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards.

Documents:

1. Planners Report - 3266 Dogwood Drive
 2. Application - 3266 Dogwood Drive_Redacted
7. **Next Meeting Date - Wednesday, February 18, 2026**
8. **Adjourn**



Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
December 17, 2025, 6:00 PM

MINUTES

1. Call to Order

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

2. Roll Call

Jonathan Love
Jacquie Smyth
Sophie Brooks
John Stalvey - absent
Gregory Morgan

3. Approval of Minutes

3.I Minutes of October 15, 2025

MOTION ITEM: Gregory Morgan made a motion, Sophie Brooks seconded to approve the minutes of October 15, 2025, as submitted. Motion Carried: 4-0

4. Old Business

4.I 831 Custer Street

New Construction

Background:

Greg Patel has submitted an application seeking approval for the construction of a 6,500 square-foot single-family dwelling with 3 bedrooms, 3 full baths, and 2 ½ baths with an attached side entry garage on a vacant lot located at 831 Custer Street. The property is zoned R-SF, Single Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jonathan Love made a motion, Jacquie Smyth seconded to remove the application from the agenda as the applicant requested to withdraw the application. Motion Carried: 4-0

4.II 3335 Dogwood Drive

Design Change

Background:

Gordon Smith of Norhaven Partners is requesting approval to modify the exterior facades of the townhomes located at 3335 Dogwood Drive. The requested modification is to reverse/mirror the window configuration for Unit 9 Building 1000, Unit 18 Building 3000, Unit 25 Building 3000, Unit 26 Building 4000, and Unit 32 Building 4000.

MOTION ITEM: Gregory Morgan made a motion, Sophie Brooks seconded to approve the revisions as submitted. Motion Carried: 4-0

5. New Business

5.I 3384 North Whitney Avenue

Stoop Replacement/Rear Addition

Background:

Bonnie Ochoa has submitted an application seeking approval for the installation of a front stoop/deck and the addition of a 239 square foot rear addition and rear deck/stairs on an existing single-story single-family dwelling at 3384 North Whitney Avenue. 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, Sophie Brooks seconded to approve the application with the condition the applicant resubmits the plans addressing the outstanding items identified in the Planners Report. The applicant must also add house numbers and a light on the front porch. The Committee also recommended the addition of a tree in the front yard. Motion Carried: 4-0

5.II 3388 North Whitney Avenue

Stoop Replacement/Rear Addition

Background:

Bonnie Ochoa has submitted an application seeking approval for the replacement of a front stoop/deck and the addition of a 239 square foot rear addition and rear deck/stairs on an existing single-story single-family dwelling at 3388 North Whitney Avenue. 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 with the condition the applicant resubmits the plans addressing the outstanding items identified in the Planners Report. The applicant must also add house numbers and a light on the front porch. Motion Carried: 4-0

6. Next Meeting Date – Wednesday, January 21, 2026, at 6:00PM

7. Adjourn

MOTION ITEM: Jonathan Love made a motion, Jacquie Smyth seconded to adjourn the meeting at 6:18PM. Motion Carried: 4-0

Respectfully submitted by,

Jacquie Smyth, Secretary

Jonathan Love, Chairman



Hapeville
georgia

**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: January 12, 2026
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 493 Woodrow Avenue, Elevation Changes**

BACKGROUND

The City of Hapeville has received a revised design review application from Charles Askew on behalf of Heritage Properties for the construction of a single-family home on a vacant lot located at 493 Woodrow Ave. Per the application, the single family dwelling will be 2,9,73 SF with 4 BR, 3 BA with an attached side entry garage. The application was approved in June 2025 by the Design Review Committee. The following modifications were requested:

1. Right Elevation:
 - a. 4ft x ft landing at right elevation side door with landing and hipped covered roof. This change was made in order to accommodate sloping grade at the door. The door was too high off the ground and needed a platform as soon as you walk out. There will be 2 steps to get to the ground.
 - b. Windows were added above stairway windows at landing 2- 3/0 3/0 fixed windows.
2. Front Elevation:
 - a. Second floor gabled roof turned into hipped roof to avoid tree limbs. The pitch remains the 7/12 pitch from gabled end.
3. Left Elevation
 - a. Second floor additional window to allow more light into room
 - b. Removed double window and used two single windows with 6" space in between.
4. Rear Elevation
 - a. Replaced double windows in bathroom to 3- 24" x 48" single hung windows
 - b. 4ft x 4ft landing with covered hipped roof.

The property is zoned R-SF, Single Family Residential and is subject to the SubArea E, Neighborhood Conservation Area of the Architectural Design Standards.

FINDING

The proposed changes are consistent with the overall design. The Committee may consider approval upon review.

Revisions Scope of work letter

To: Tonya Hutson

The following modifications were made to the elevations during construction to accommodate unexpected site conditions.

1. **Right Elevation:**

- 4ft x 4ft landing at right elevation side door with landing and hipped covered roof. This change was made in order to accommodate sloping grade at the door. The door was too high off the ground and needed a platform as soon as you walk out. There will be 2 steps to get to the ground.
- Additional windows above stairway windows at landing 2- 3/0 3/0 fixed windows.

2. **Front Elevation:**

- Second floor gabled roof turned into hipped roof to avoid tree limbs. The pitch remains the 7/12 pitch from gabled end.

3. **Left Elevation**

- Second floor additional window to allow more light into room
- Removed double window and used two single windows with 6" space in between.

4. **Rear Elevation**

- Replaced double windows in bathroom to 3- 24" x 48" single hung windows
- Show 4ft x 4ft landing with covered hipped roof.

GENERAL NOTES

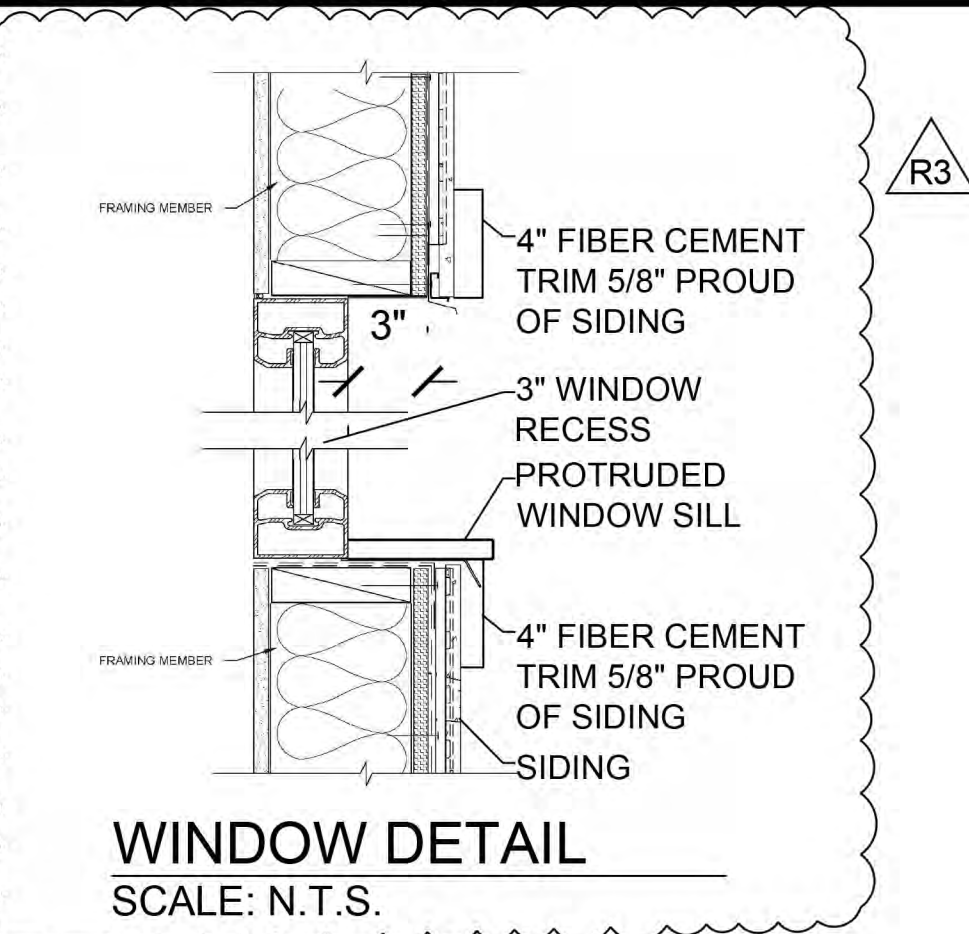
1. CONTRACTORS SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE PLANS, DETAILS, AND DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION.
2. CONTRACTOR SHALL BEAR RESPONSIBILITY FOR VERIFYING COMPLIANCE OF THE SHOP DRAWINGS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO ORDERING MATERIALS OR BEGINNING FABRICATION.
3. ALL CONSTRUCTION SHALL COMPLY WITH ALL MUNICIPAL BUILDING CODES & LOCAL ORDINANCES.
4. ALL DIMENSIONS, UNLESS NOTED OTHERWISE ARE FROM FACE OF STUDS. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

WINDOW FENESTRATION CALCULATIONS

WINDOW FENESTRATION CALCULATIONS	
TOTAL FACADE AREA:	584 SF
FIRST FLOOR FENESTRATION:	120 SF
SECOND FLOOR FENESTRATION:	67 SF
TOTAL WINDOW FENESTRATION AREA:	187 SF
PERCENTAGE OF FENESTRATION:	32%

ROOF WARRANTY

30 YEAR MANUFACTURERS ROOF WARRANTY ON SHINGLES

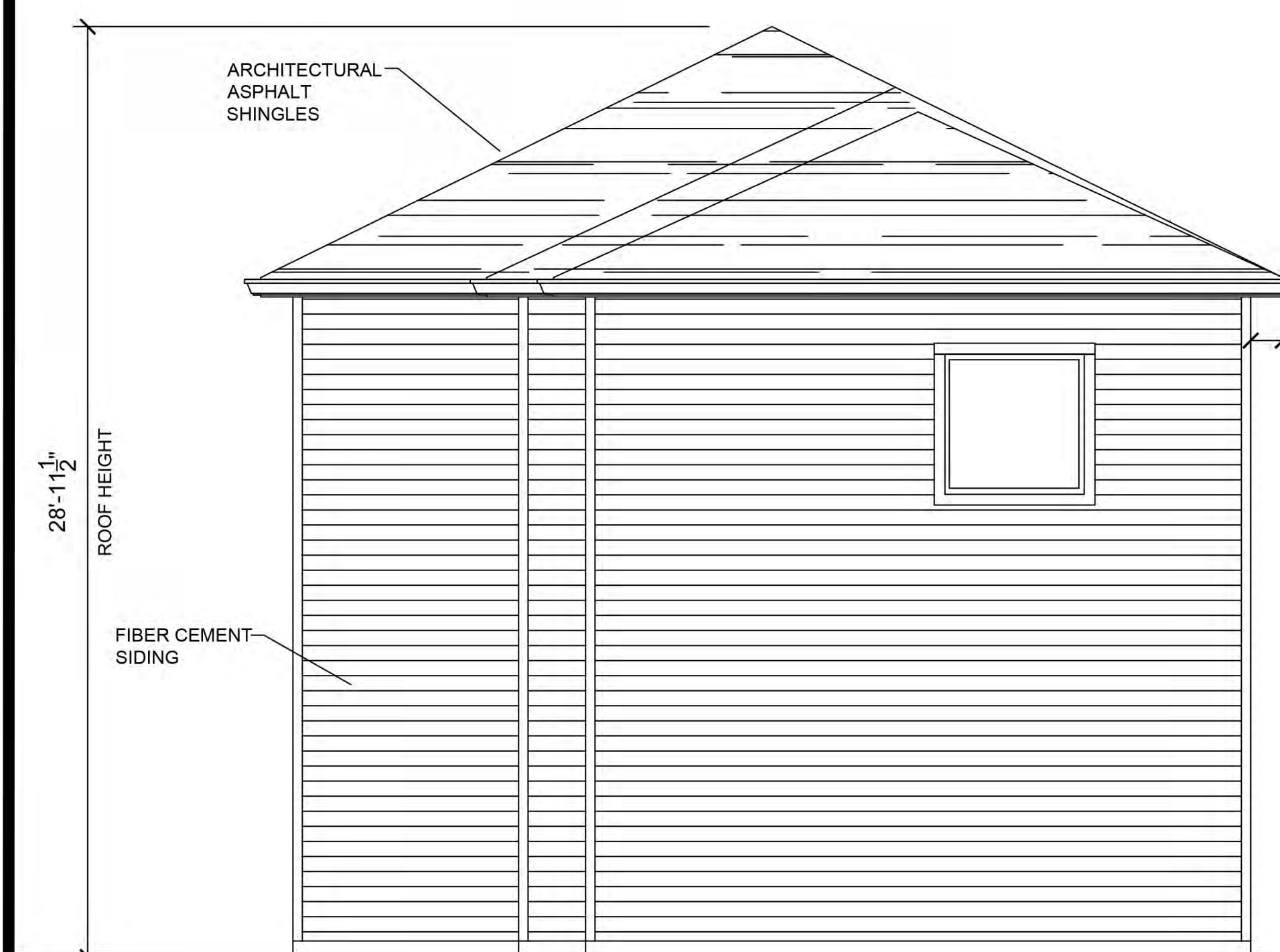


PREVIOUSLY APPROVED PLAN



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

RELEASE FOR CONSTRUCTION

PROPOSED ELEVATIONS

OWNER

483 WOODROW AVE.
HAPEVILLE, GA. 30354

Project No.	001
Date	10.14.25
Sheet	A-2.0
Notes	AS NOTED

GENERAL NOTES

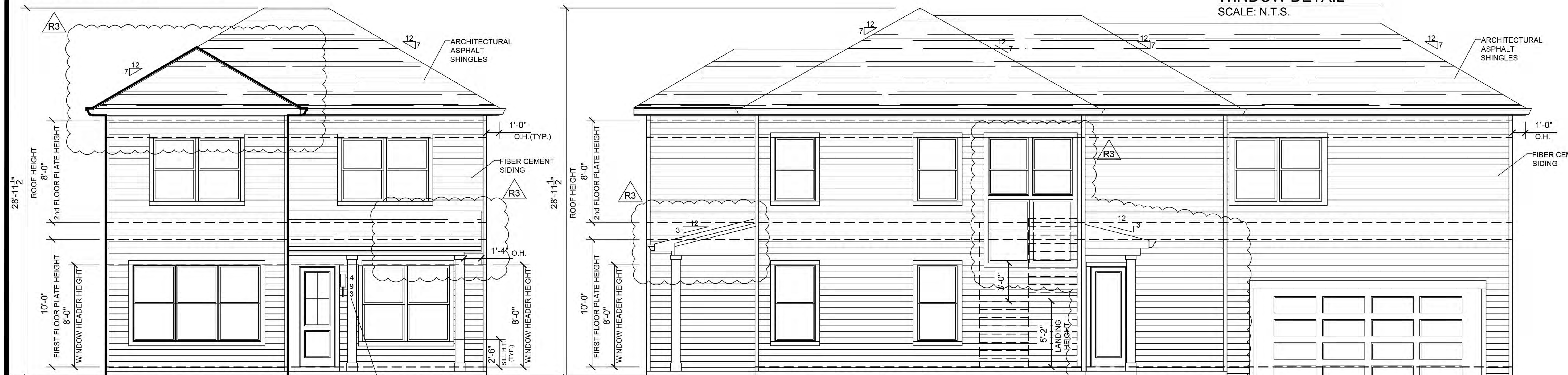
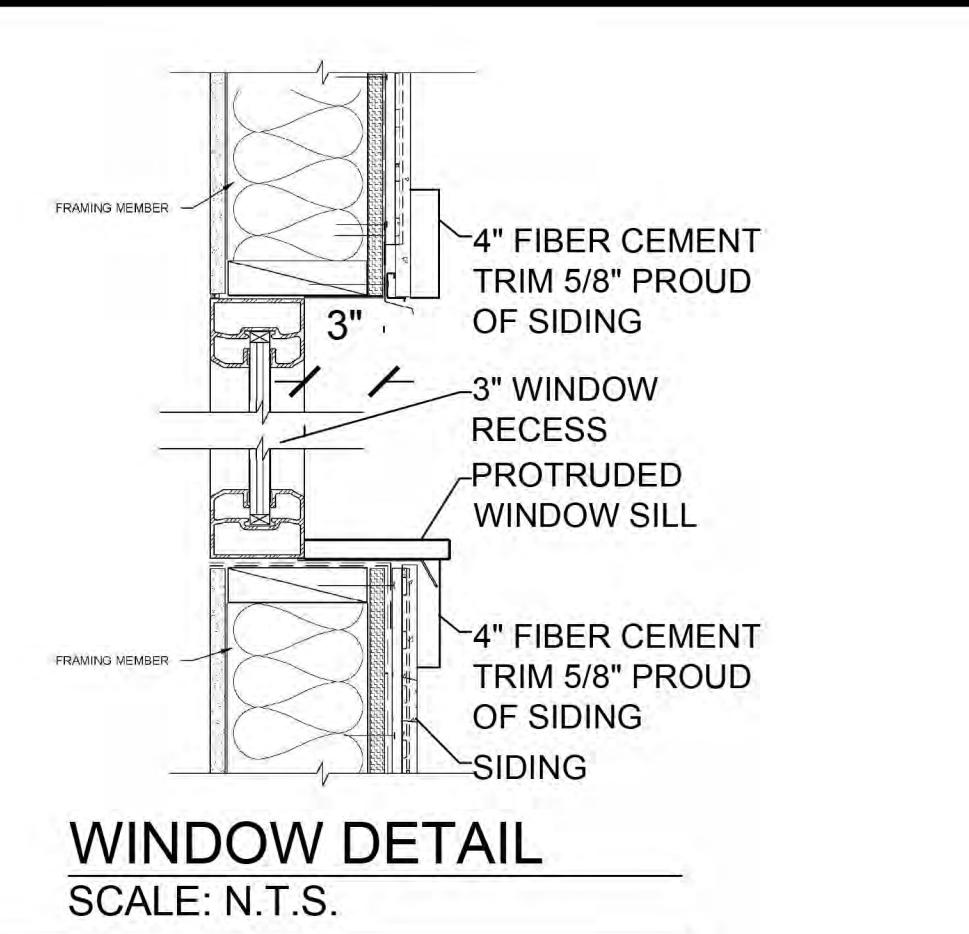
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WINDOW FENESTRATION CALCULATIONS

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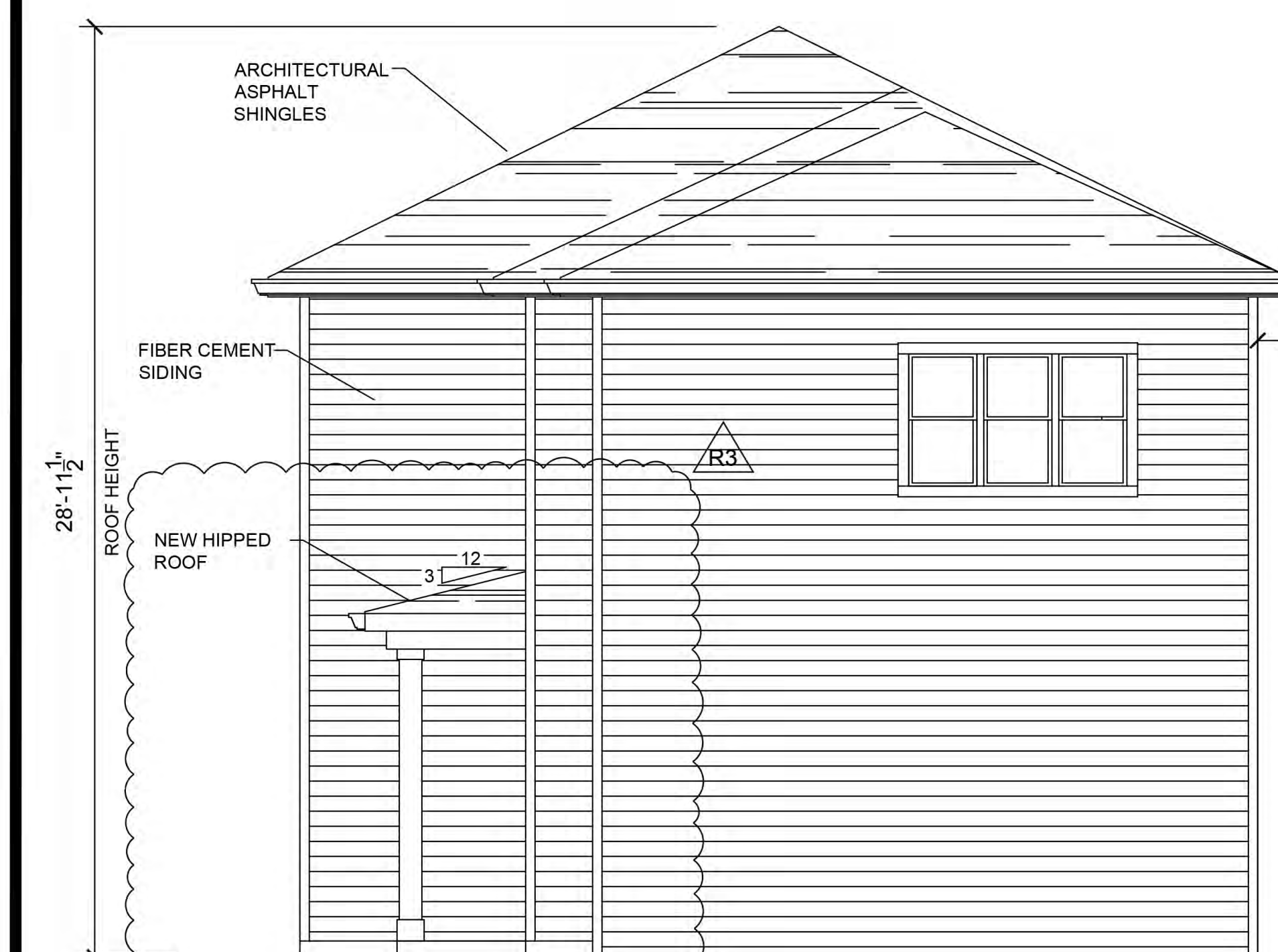
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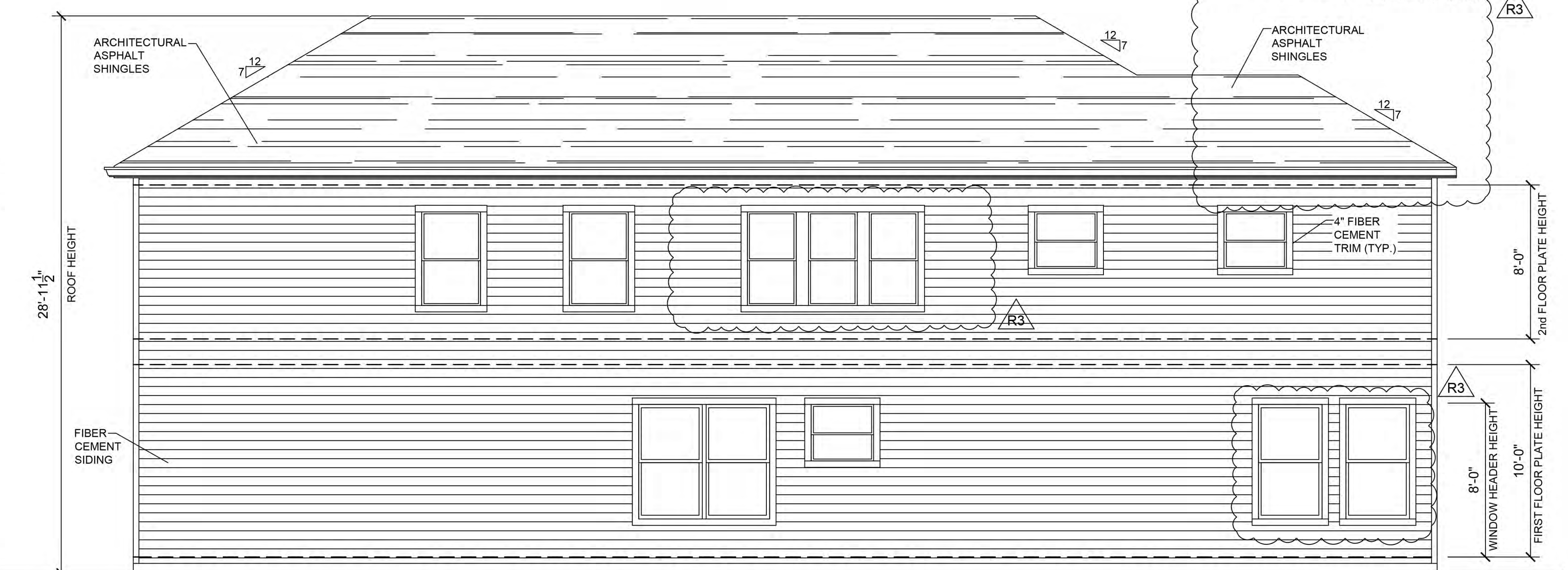


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

RELEASE FOR CONSTRUCTION

PROPOSED ELEVATIONS

OWNER

483 WOODROW AVE.
HAPEVILLE, GA. 30354

Project No.	001
Date	01.08.26
Sheet	A-2.0
Notes	AS NOTED

THE DRAWING IS CONSIDERED THE ORIGINAL DRAWING AND SHALL BE KEPT ON FILE IN THE OFFICE OF THE ARCHITECT. ANY REVISIONS SHALL BE MADE TO THE ORIGINAL DRAWING AND NOT TO THIS COPY. ANY REVISIONS SHALL BE MADE TO THE ORIGINAL DRAWING AND NOT TO THIS COPY. ANY REVISIONS SHALL BE MADE TO THE ORIGINAL DRAWING AND NOT TO THIS COPY.



Hapeville

georgia

DATE: January 16, 2026
TO: Tonya Hutson
FROM: Lynn Patterson
RE: **Design Review – 3166 Dogwood Drive Revisions January 2026**

BACKGROUND

The City of Hapeville has received a revised design review application from Darrell Harris with the construction of a 2-story 28'10", 2,994 SF commercial building to house law offices at 3166 Dogwood Drive. Building materials are brick and stucco.

The requested change is to modify the windows from double-hung divided light windows to large pane windows on the lower and upper floors.

Proposed Change:

Front Elevation:

1. The revised elevation shows a double door with no side-lites and a double-glazed transom with no dividers above the main door.
2. The three 1st floor windows are single windows with no center mullion and no divided lites.
3. The three 2nd floor windows are single windows with no center mullion and no divided lites.
4. The large window above the front entry is separated horizontally with three panels of glass.

Right Side Elevation:

1. The single 1st floor window is a single window with no center mullion and no divided lites.
2. The single 2nd floor window is a single window with no center mullion and no divided lites.

Left Side Elevation:

1. The single 1st floor window is a single window with no center mullion and no divided lites.
2. The two 2nd floor windows are single windows with no center mullion and no divided lites.

Rear Elevation:

1. The single 2nd floor window is a single windows with no center mullion and no divided lites.

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

Code Requirements

8.Enfronting upper-story windows are encouraged to be equally sized, vertically oriented, equally spaced and arranged in a grid pattern.

(h) *Door and window standards.*

5. Window panes serving commercial uses shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade.
6. Where window lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids between glass are prohibited.

8. Enfronting windows shall be vertically shaped with a height greater than width, including display windows but not transoms.

9. 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.

11. 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. A nonglass base or knee wall beginning at grade and extending not more than 24 inches above the sidewalk.
- b. 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.
- c. A main entry door remaining unlocked during normal business hours, and having a surface area that is a minimum of 70 percent glass.
- d. A glass transom located above the glass display window having a minimum height of 18 inches and a maximum height of 36 inches.
- e. 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.
- f. No linear distance of more than ten feet without intervening glass display windows or glass doors.
- g. First-story drop ceilings recessed a minimum of 18 inches from the display window opening.

FINDINGS

No dimensions for the new windows were provided. The glass transoms on the lower floors are not present. The heights of the windows are not provided to determine if the 10' to 12' dimension has been met. It is not clear if the front door is still 70% glass. The upperstory windows do not have the vertical shape as required above. The lower story windows are also not as vertically pronounced as the approved windows. The applicant should provide additional information per above. The Design Review Committee may assess whether the revised windows meet the intent of the storefront treatment as prescribed in the Standards.

Request for Approval of Exterior Window Changes for the Blake-Stewart Law Office, 3166 Dogwood Drive

This request is for DRC approval of minor changes to the exterior windows and storefront entry for the subject project. The proposed changes have been made at the owner's request to reduce costs without sacrificing the: aesthetic appeal, access, size, purpose, or function of the structure. Further, the proposed changes do not alter the exterior finishes, vertical height, or approved footprint of the structure on the site. The applicant further believes that the approval of the exterior window changes will not present a nuisance or unduly burden the neighborhood or adjacent properties.

The current DRC approved windows show the following:

Front Elevation:

1. A single entry door with two side-lites and a triple-divided transom above the main door.
2. The three 1st floor windows are double windows with a center mullion and six divided lites per window.
3. The three 2nd floor windows are double windows with a center mullion and six divided lites per window.
4. The large window above the front entry shows nine separate panels of glass.

Right Side Elevation:

1. The single 1st floor window is a double window with a center mullion and six divided lites per window.
2. The single 2nd floor window is a double window with a center mullion and six divided lites per window.

Left Side Elevation:

1. The single 1st floor window is a double window with a center mullion and six divided lites per window.
2. The single 2nd floor windows are a pair of double windows with a center mullion and six divided lites per window.

Rear Elevation:

1. The single 2nd floor window is a pair of double windows with a center mullion and six divided lites per window.

DRC review/approval is required for the following changes to the exterior windows:

Front Elevation:

1. The revised elevation shows a double door with no side-lites and a double-glazed transom with not dividers above the main door.
2. The three 1st floor windows are single windows with no center mullion and no divided lites.
3. The three 2nd floor windows are single windows with no center mullion and no divided lites.
4. The large window above the front entry is separated horizontally with three panels of glass.

Right Side Elevation:

1. The single 1st floor window is a single window with no center mullion and no divided lites.
2. The single 2nd floor window is a single window with no center mullion and no divided lites.

Left Side Elevation:

1. The single 1st floor window is a single window with no center mullion and no divided lites.
2. The two 2nd floor windows are single windows with no center mullion and no divided lites.

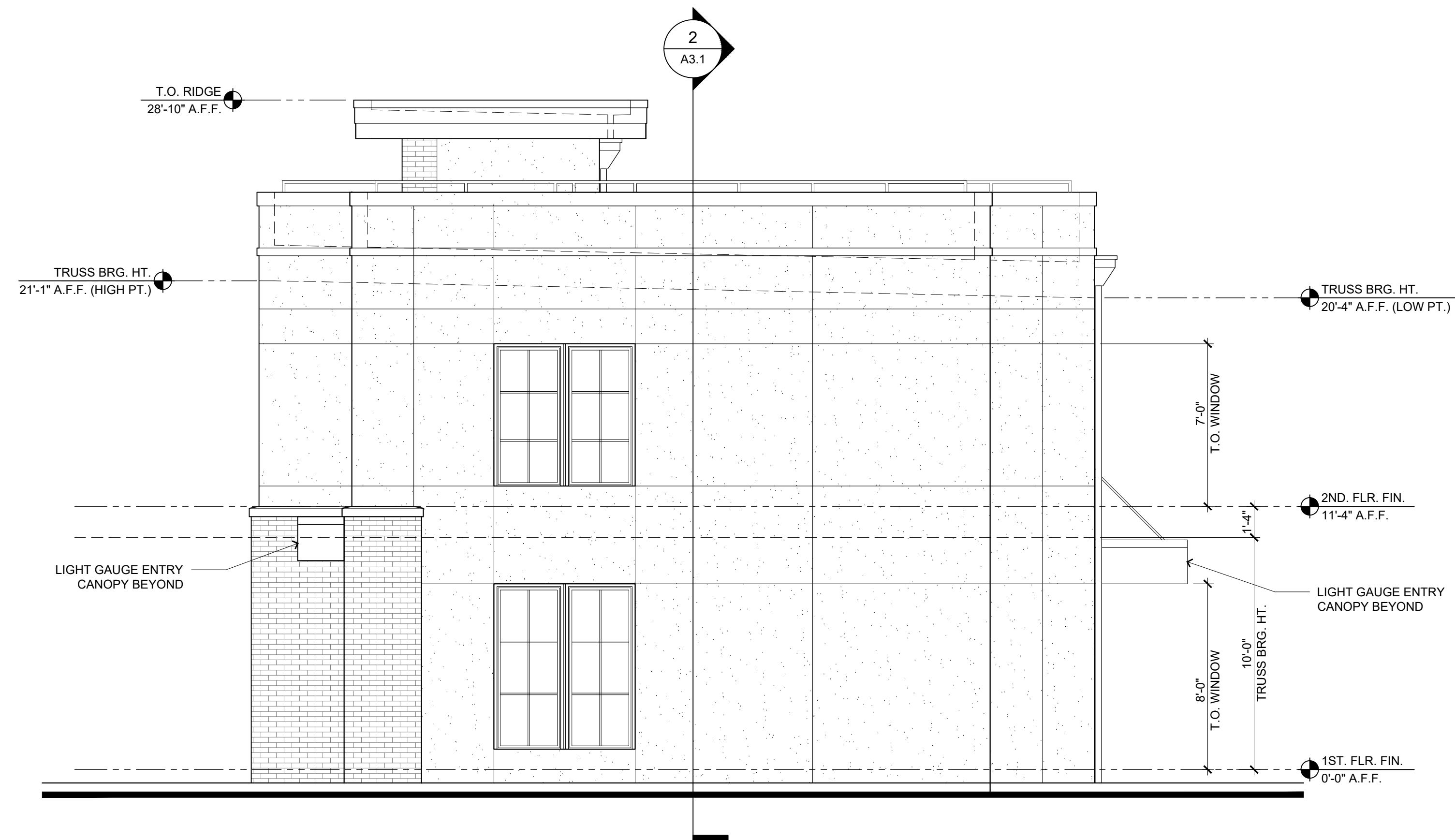
Rear Elevation:

1. The single 2nd floor window is a single windows with no center mullion and no divided lites.

Jasmine Blake-Stewart Office Building

3166 Dogwood Drive, Hapeville, GA 30354 - Fulton County

BUILDING ELEVATIONS



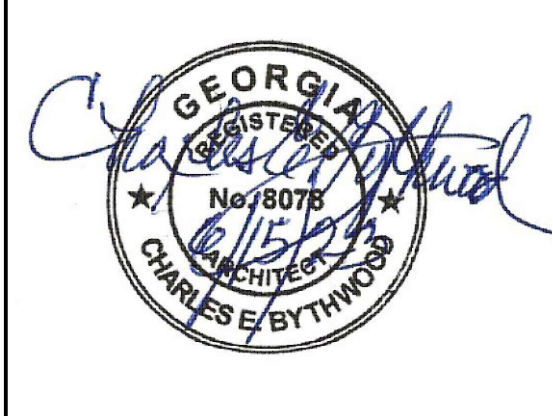
RIGHT SIDE ELEVATION

SCALE
1/4" = 1'-0" 2



FRONT ELEVATION

SCALE
1/4" = 1'-0" 1



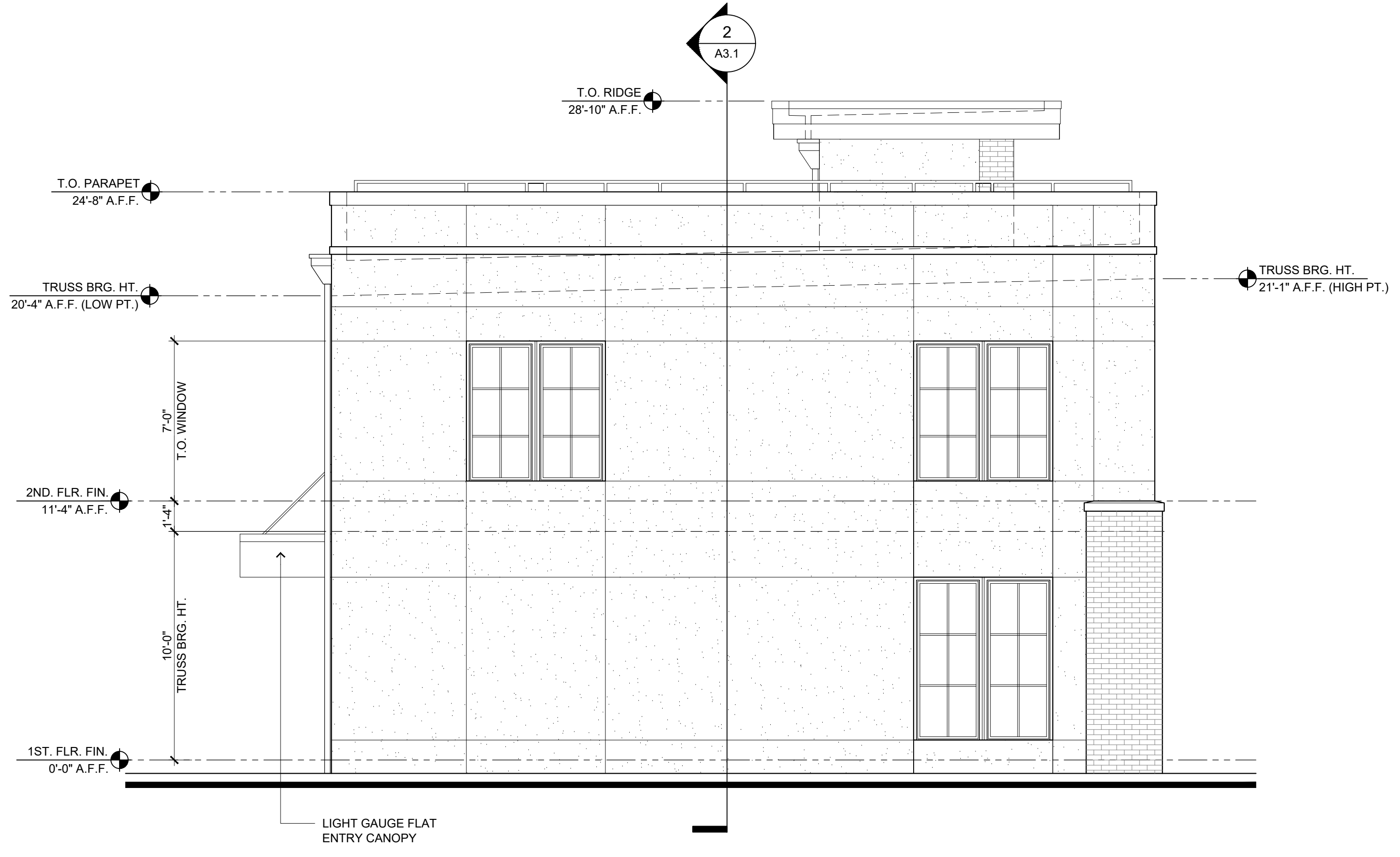
No.	Description	Date

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Project Number
Date 05/07/2023
Drawn By BAR
Checked By CEB

A2.1
Scale As indicated

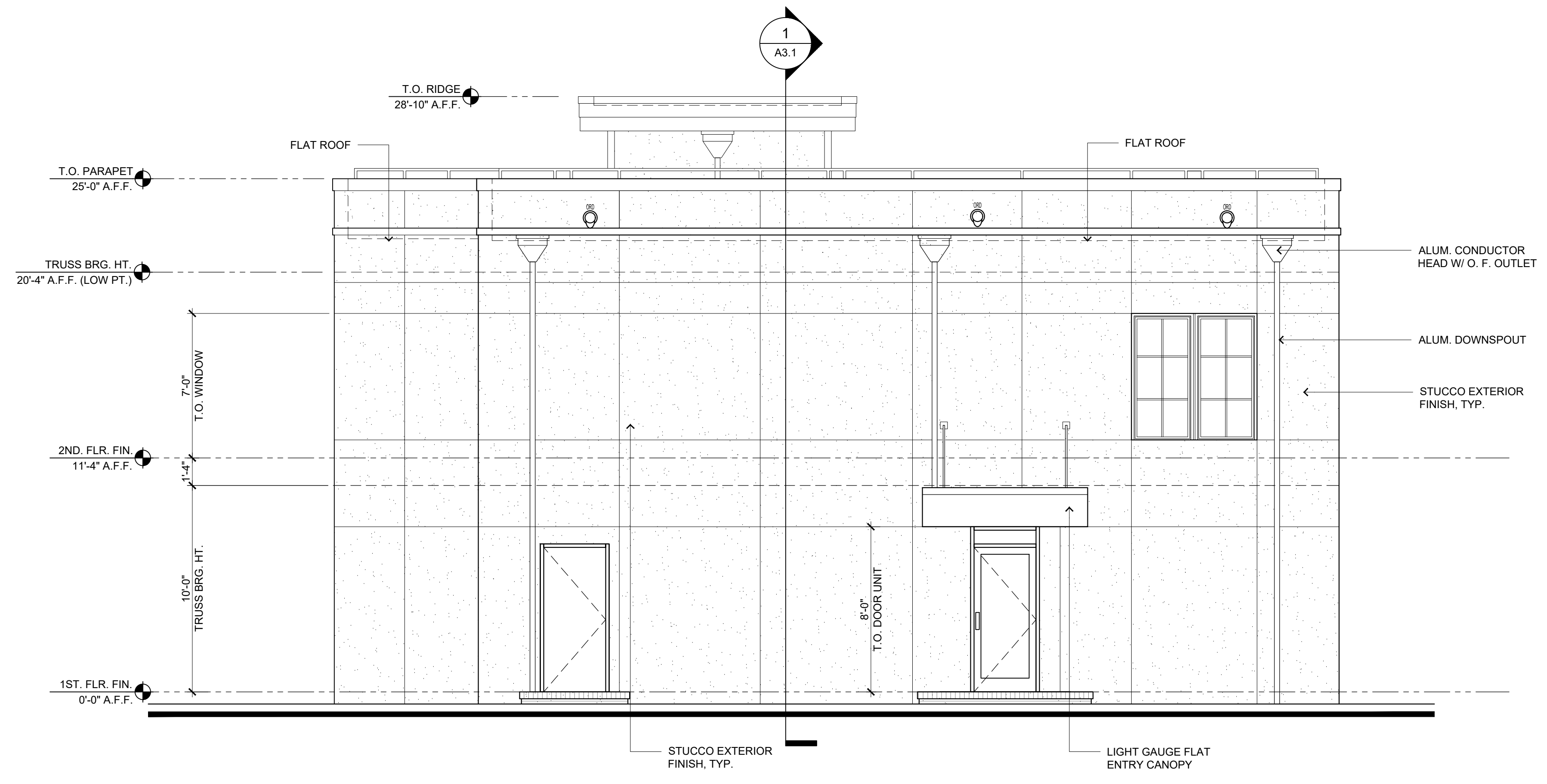
ISSUED FOR CONSTRUCTION



LEFT SIDE ELEVATION

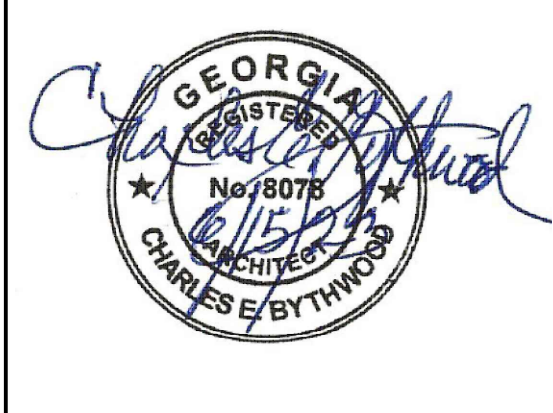
SCALE	2
1/4" = 1'-0"	

Jasmine Blake-Stewart Office Building
 3166 Dogwood Drive, Hapeville, GA 30354 - Fulton County
 BUILDING ELEVATIONS



REAR ELEVATION

SCALE	1
1/4" = 1'-0"	



No.	Description	Date

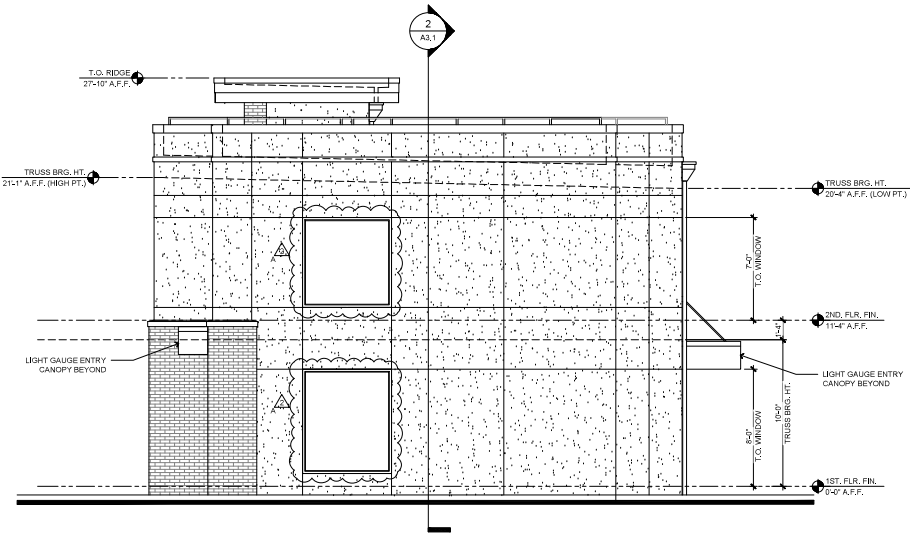
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Project Number	
Date	05/07/2023
Drawn By	BAR
Checked By	CEB

A2.2
 Scale As indicated

DRC Approved Windows

ISSUED FOR CONSTRUCTION



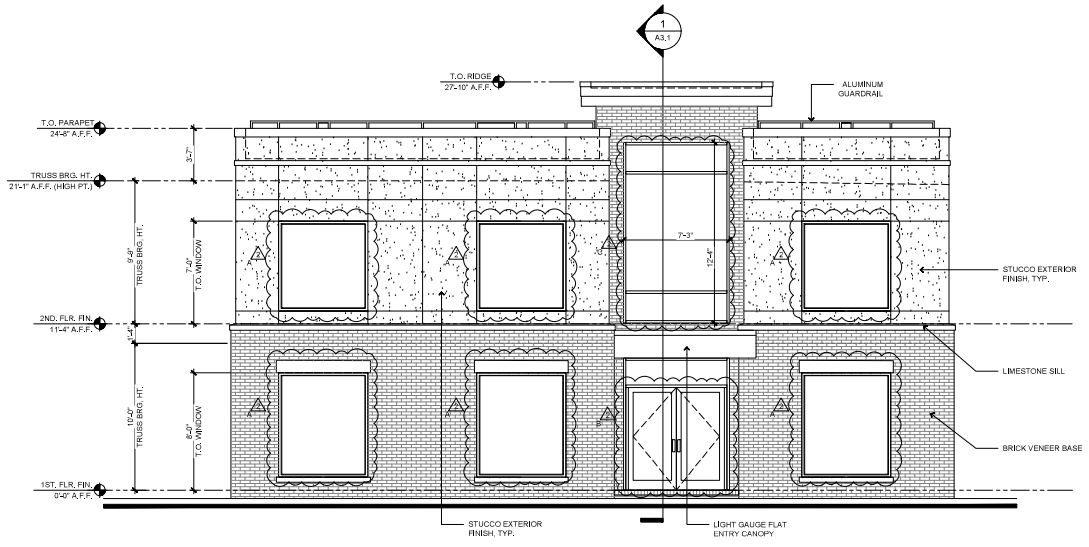
RIGHT SIDE ELEVATION

SCALE
 1/4" = 1'-0"

2

Jasmine Blake-Stewart Office Building
 3166 Dogwood Drive, Hapeville, GA 30354 - Fulton County

BUILDING ELEVATIONS



FRONT ELEVATION

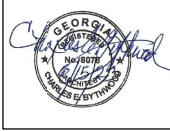
SCALE
 1/4" = 1'-0"

1

REVISION #2
 A. REMOVED WINDOW MUNTINS
 B. REVISED ENTRY DOOR UNIT
 C. REVISED WINDOW UNIT

REVISION #1
 A. REMOVED WINDOW MUNTINS

ISSUED FOR CONSTRUCTION



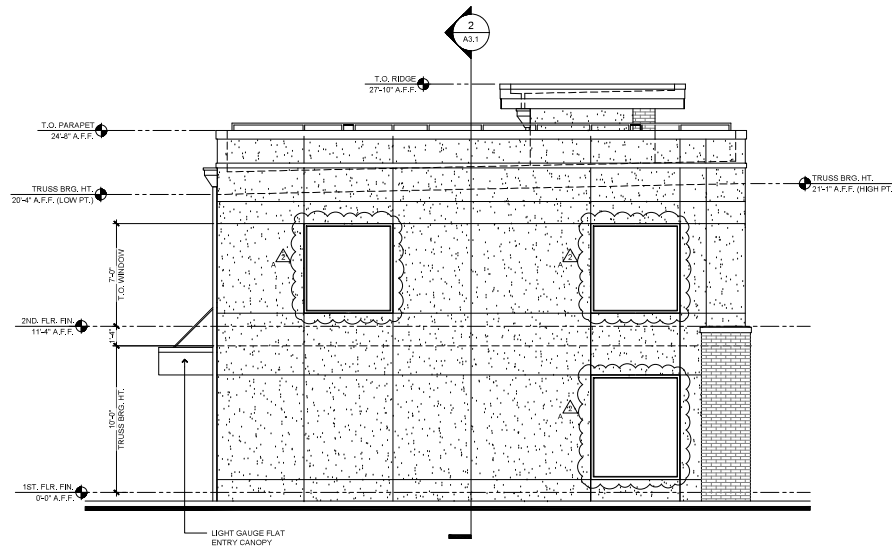
No.	Description	Date
Δ	DRG COMMENTS	06/17/25
Δ	OWNER REVISIONS	12/29/25

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Project Number
 Date 05/07/2025
 Drawn By BAR
 Checked By CEB

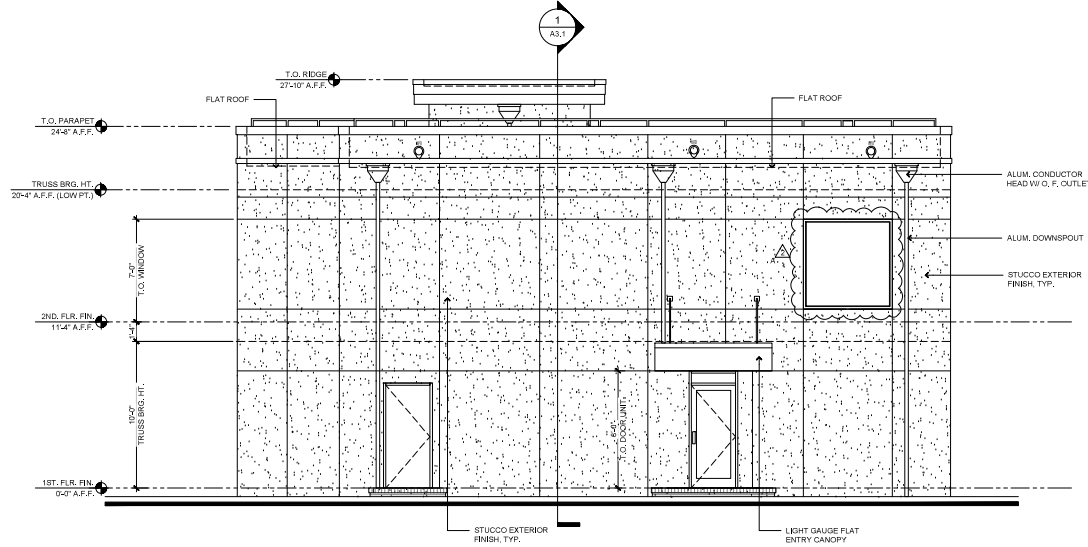
A2.1
 Scale As indicated

Proposed Windows



LEFT SIDE ELEVATION

SCALE	2
1/4" = 1'-0"	



REAR ELEVATION

SCALE	1
1/4" = 1'-0"	

REVISION #2
 A. REMOVED WINDOW MUNTINS

REVISION #1
 A. REMOVED WINDOW MUNTINS

ISSUED FOR CONSTRUCTION



No.	Description	Date
Δ	ORC COMMENTS	05/17/25
Δ	OWNER REVISIONS	10/28/25

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Project Number	
Date	05/07/2025
Drawn By	BAR
Checked By	CEB
A2.2	
Scale	As indicated



Hapeville georgia

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: January 16, 2026
 TO: Tonya Hutson
 FROM: Lynn Patterson
 RE: **Design Review – 3272 North Whitney –
 basement window addition**

Key:	
Compliant:	✓
Not Compliant:	✗
Incomplete:	👤
Not Applicable:	⊘

BACKGROUND

The City of Hapeville has received a design review application from Alex Arias to add two basement windows and window wells for a renovation project of an existing single-story single-family dwelling at 3272 North Whitney. The windows are located on the side of the property (corner lot and street side). The property is zoned R-1 One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

CODE

SEC. 81-1-7. NEIGHBORHOOD CONSERVATION AREA

Based on goals established in this chapter, the following standards are required in the neighborhood conservation area identified in section 81-1-3. This includes two subareas: subarea D and subarea E. All of the standards contained in this section shall apply to all development in all subareas. Subarea requirements are found within the applicable subsection.

This section shall govern subarea C of the commercial/mixed-use area. It may also govern one-family detached dwellings and two-family dwellings in the commercial/mixed-use area, provided that the section is applied in its entirety.

(g) 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.
- ⊘ Building numbers at least six inches in height shall be located above or beside the street-facing pedestrian entrance, or above or beside the stairs accessing a front porch.
- ⊘ Doors that operate as sliders are prohibited along enfronting facades.
- 👤 Window panes shall be recessed a minimum of three inches and a maximum of eight inches from the adjacent facade, except on frame houses, on which panes shall be recessed a minimum of two inches.
- 👤 Where windows lights are utilized they shall be true divided lights, simulated divided lights, or one-over-one lights. Grids-between-glass (GBGs) are prohibited.
- 👤 Window trim shall not be flush with the exterior facade and shall provide a minimum relief of one-

quarter inch or greater.

- ⊘ Where used, window shutters shall match one-half the width of the window opening.
- ⊘ Painted window or door glass is prohibited.
- ⊘ 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.
- ⊘ Windows shall be provided for a minimum of thirty (30) percent and a maximum of 50 percent of the total street-facing facade of the principal building, with each facade and story calculated independently.
- ⊘ Street-facing window units shall not exceed 28 square feet with minimum height of three feet, with the exception of transoms and fan lights.
- ✎ Wood trim between four and six inches wide shall surround windows of wood frame structures. Windows grouped together shall have center mullions two inches wider than the side trim.
- ✎ Sills shall be of masonry, wood, stone, cast stone, or terra cotta.

STAFF COMMENT: These are basement windows. It is not clear if trim will be included or the recess (windows will be inserted into a brick foundation). No GBG allowed.

RECOMMENDATIONS

Staff recommends approval of the application with the requirement that no GBG is allowed and any recess or trim meets standards.

**CITY OF HAPEVILLE
DESIGN REVIEW APPLICATION**

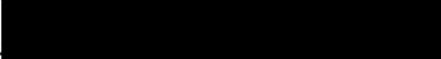
SUBMITTAL DATE: JAN 06 2026

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: Alex I. Arias Contact Number: 

Applicants Address: 3271 North Whitney Ave Hapeville, GA 30354

E-Mail Address:  Zoning Classification: B-1

Address of Proposed Work: 3172 N. Whitney Ave Hapeville GA 30354

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009800160014

Property Owner: Alex I Arias Contact Number: 

Project Description (including occupancy type): Addition of a basement window for renovation project

Contractors Name: _____ Contact Number: _____

Contact Person: _____ Contact Number: _____

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.


Applicants Signature

Date: 01/06/2026

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: 0

Total Square Footage of existing building: 1400

Estimated Cost of Construction: \$975

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

Hardie Siding and Brick

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

Hardie Siding and Brick

Will any trees be removed to accommodate the project? NO

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 Alex S. Arias / A.S.A. 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.



imagine
Hapeville
georgia

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.

Alex J. Arras
Printed Name

[Handwritten Signature]
Signature

01/06/2025
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.





PLANNING AND ZONING DEPARTMENT

PLANNER'S REPORT

DATE: January 16, 2026

TO: Tonya Hutson
FROM: Lynn Patterson

RE: **Design Review Application - 3266 Dogwood Drive**

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

BACKGROUND

The City of Hapeville has received a Design Review Application from David Hewitt for proposed renovation to an existing building located at 3266 Dogwood Drive. Proposed changes include: the installation of a steel frame patio and polycarbonate roof, painted brick, metal components, neutral and white gray pavers.

The property is located within the V - Village zoning district and is subject to the Commercial/ Mixed-Use Area of Architectural Design Standards. The existing building is one-story in height.

CODE

Chapter 81 - Architectural Design Standards

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

(a) Site development standards.

- ⓪ 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.

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. Street trees will be provided. Existing sidewalks will be preserved. The existing structure was developed prior to the adoption of the Architectural Design Standards.*

(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.
- 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 included parking at the front of the building in the supplemental area. The Board of Appeals approved a reduced buffer*

(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:

(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: *This is an existing site and driveway widths shall be maintained. Existing sidewalks do not require 10' landscape buffer. Parking is already located in supplemental area. Design Exceptions 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.
- ✓ [Façade 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 lowers 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.

NOTES: *An outdoor patio for seating will be located along the windowless wall.*

(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: *Please provide awning detail. Design exception may be granted for the connection to the sidewalk or an intervening paving or striping may be installed for pedestrians to guide them to the sidewalks. Not all windows have glass transoms. Tinting should meet requirements.*

RECOMMENDATIONS

The goals established as a part of the Architectural Design Standards Ordinance are:

- (1) encourage and provide a safe environment for pedestrian movements throughout the city;
- (2) address new and infill development that maintains and enhances the existing characteristics of the community;
- (3) allow for increased density and intensity of development in underdeveloped portions of the city;
- (4) improve open space areas throughout the community; and
- (5) improve the visual quality of the built environment.

Specifically, Section 81-1-5. Applicability states:

(a) Application of standards. The architectural design standards provided in this chapter shall be wholly applicable when the design is for:

- (1) New structures;
- (2) Residential, commercial or mixed-use infill;
- (3) Exterior remodeling;**
- (4) Multi-structure demolition projects;
- (5) Replacement with new structures where destruction occurs; and
- (6) Replacement structure built after single structure demolition.

While it is understood the existing building and site improvements were constructed prior to the adoption of the Architectural Design Standards Ordinance, and to bring the site into full compliance would be difficult, if not impossible to do without demolishing and redeveloping the property, the project as proposed should comply with the provisions of the ordinance as much as practicable. The Design Review Committee may grant a design exception for the existing conditions not related to the addition of the entrance to the new suite. The following items, however, should be addressed before the project can be approved:

Additional Information required

- Window tinting levels
- Details for the awning, including frame materials and existence of valance should be provided.

Potential Design Exceptions:

- Transoms above all windows
- Blank windowless walls
- Supplemental area parking
- Pathway from door to sidewalk
- Width of driveways

Should these items be addressed to the satisfaction of the Design Review Committee, Staff recommends that the project be approved.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: Nov. 16th 2026

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: David HEWITT Contact Number: [REDACTED]

Applicants Address: 1610 Mecca Ave. College Park GA 30337

E-Mail Address: [REDACTED] Zoning Classification: Village

Address of Proposed Work: 3266 Dogwood Dr.

Parcel ID# (INFORMATION MUST BE PROVIDED): PID # 14009500060498

Property Owner: ^(landlord) Dogwood Walk LLC Contact Number: [REDACTED]

Project Description (including occupancy type): Former "Super A-MART"
Grocery store at corner of Dogwood Drive & North Ave.
"L" shaped Building including Tia Rosie's Mexican restaurant

Contractors Name: Paryani Construction
Manish Paryani Contact Number: [REDACTED]

Contact Person: David Hewitt 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.

David Hewitt
Applicants Signature

Nov. 15th 2025
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: 8,853

Total Square Footage of existing building: 9,343

Estimated Cost of Construction: TBD / \$950k +/-

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

- Structural veneer brick / Running Band + thin brick
- Framed Glass stair foot
- TPO ROOF
- DRYWALL / FRP Board interior
- WOOD Lean-To SHED overhang

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

- SAME WITH STEEL Frame patio w/ Polycarbonate roof
- Brick to be painted white
- metal components Dark / Neutral color (ie satin blk oil rubbed bronze)
- Neutral grey pavers for patio / concrete.
- White / Neutral grey patio surround / fence

Will any trees be removed to accommodate the project? _____

- see site development plan
- + Net trees ADDED TO SITE

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 David Hewitt  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.

**3266 DOGWOOD DRIVE
HAPEVILLE, GA 30354**

Legal Description

All that tract or parcel of land lying in and being in Land Lot 95 of the 14th District of Fulton County, in the City of Hapeville, Georgia, being more particularly described as follows:

Begin at the intersection of the southerly right of way of North Avenue (a 40 foot right of way) with the easterly right of way of Dogwood Drive, formerly Stewart Avenue (a 50 foot right of way), thence following said easterly right of way of Dogwood Drive South 00 degrees 40 minutes 02 seconds West a distance of 158.94 feet to a three-quarter inch crimp top pin found; thence leaving said right of way South 88 degrees 59 minutes 01 seconds East a distance of 199.76 feet to a three-quarter inch crimp top pin found; thence South 00 degrees 50 minutes 42 seconds West a distance of 39.99 feet to a one-half inch rebar found; thence South 88 degrees 20 minutes 54 seconds East a distance of 75.38 feet to a three-quarter inch open-top pin found; thence North 00 degrees 23 minutes 54 seconds East a distance of 199.86 feet to a one-half inch rebar found on the southerly right of way of North Avenue (a 40 foot right of way); thence following said southerly right of way North 89 degrees 00 minutes 05 seconds West a distance of 274.07 feet to the Point of Beginning.

Said tract containing a total of 1.07 acres as shown on survey for Z&R Group, Inc., Branch Banking & Trust Company and Chicago Title Insurance Company by Scanlon Engineering Services, Inc., dated 09/20/06.

Exterior Photos

3266 Dogwood Drive (Former 'Super A-Mart') and existing Tia Rosie's Mexican Restaurant



Front corner of building facing Dogwood / North Ave. intersection



Back Side of building along Tia's / back grocery store



Front of building facing Dogwood Drive



Side of building facing North Ave.



Back of building



Back corner of building facing North Ave.



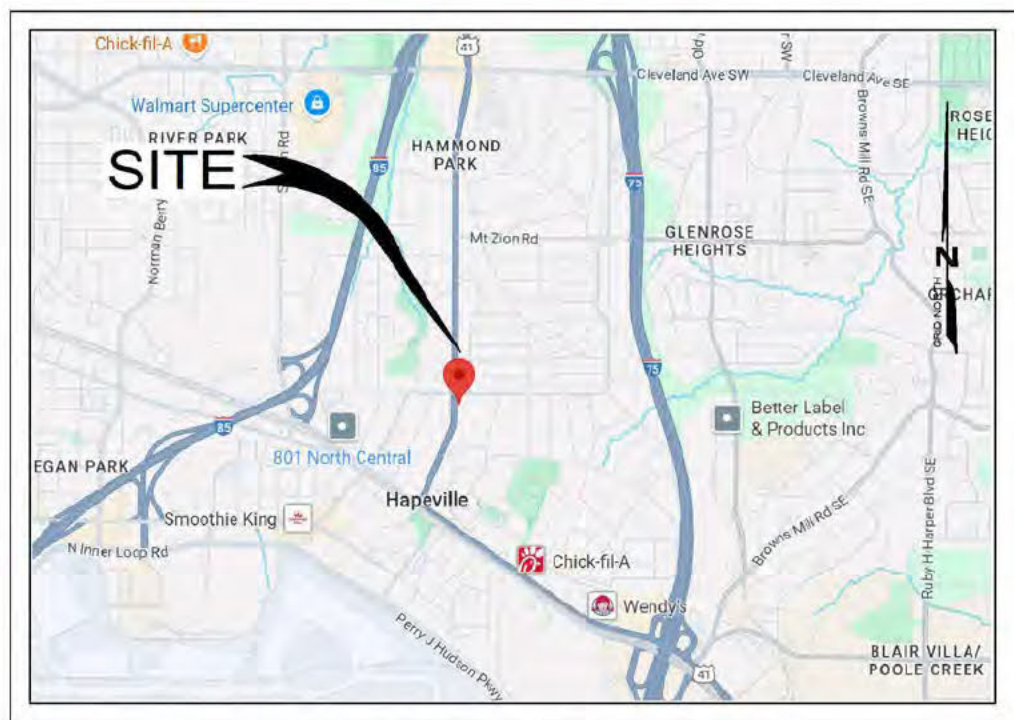


BOUNDARY AND TOPOGRAPHIC SURVEY OF
PID 14009500060498
3266 DOGWOOD DRIVE, HAPEVILLE
FULTON COUNTY, GEORGIA 30354
FOR
CENTRAL PROPERTY HOLDINGS, LLC

PROJECT NAME: 3266 DOGWOOD DRIVE
PROJECT #: 2500130
DATE: 06/24/2025
SCALE: 1" = 20'
SURVEYOR: SCOTT NORTH
TECHNICIAN: KENNETH AYDELL
CREW CHIEF: SCOTT NORTH
FIELD BOOK: 23-00

1071 DEAN DRIVE NW
ATLANTA GEORGIA 30318
404-203-1147
TECHNICAL: SCOTT NORTH
GEORGIA COA: LCF001411

NORTH
SURVEYING & MAPPING



VICINITY MAP (NOT TO SCALE)

BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEYOR'S NOTES

1. THIS SURVEY, PREPARED FOR CLIENT AS SHOWN ON THIS PLAT, REPRESENTS A SPECIFIC SCOPE OF SERVICES. THERE MAY BE OTHER MATTERS OF TITLE, BURDENING OR FAVORING THE SUBJECT PROPERTY, THAT ARE NOT SHOWN HEREON.
2. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED CONVENTIONAL SURVEY MEASUREMENTS WERE OBTAINED WITH A GEOMAX ZOOM95. GNSS SURVEY MEASUREMENTS WERE OBTAINED WITH A EGPS 20T GNSS RECEIVER
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4. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A RELATIVE POSITIONAL PRECISION OF 2 CM (0.07 FEET) PLUS 50 PARTS PER MILLION.
5. THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 143972 FEET.
6. UTILITIES DESIGNATED BY CDH SOLUTIONS ON 7-31-2025
7. LAST FIELD DATE: 8/1/2025
8. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

VESTING PARCEL NUMBER
14 009500060498

FEE AREA
1.071 ACRES (46633 SQ.FT.), MORE OR LESS

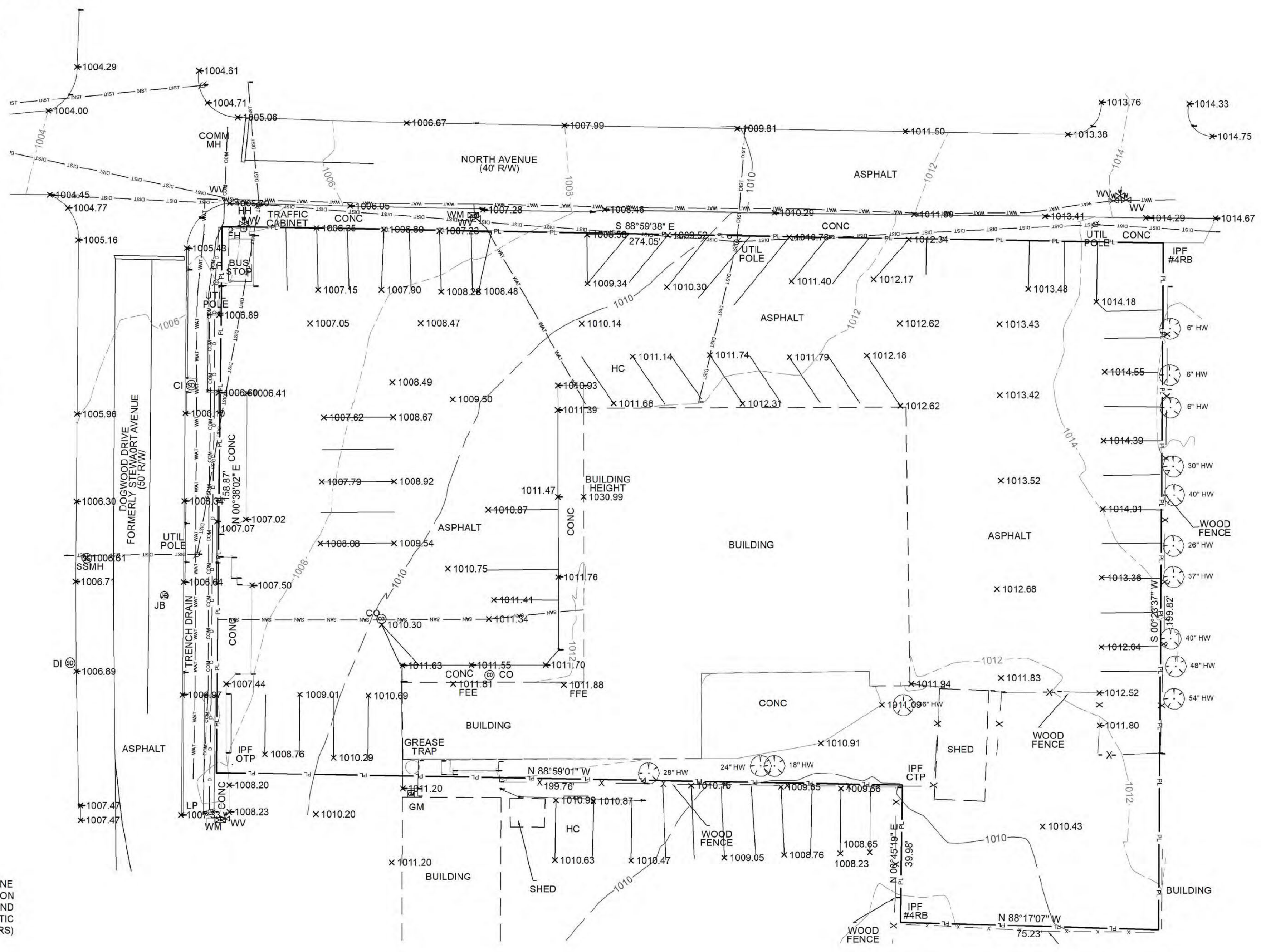
ZONING
V-VILLAGE

SURVEYOR'S REFERENCES

1. DEED BOOK 61182, PAGE 342

- SURVEY DATA:**
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FLOOD INFORMATION
BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS NOT LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NUMBER: 13121C0366F WITH AN EFFECTIVE DATE OF 09-18-2013.



LAND LOT 95, 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

ABBREVIATION LEGEND

Δ	DELTA ANGLE
CB	CHORD BEARING AND DISTANCE
CTP	CRIMPED TOP PIPE
A	ARC LENGTH
LLL	LAND LOT LINE
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PL	PROPERTY LINE
R	RADIUS
RB	REBAR
RBC	REBAR WITH CAP
R/W	RIGHT OF WAY
TL	TRANSMISSION LINE

SYMBOL LEGEND

⊕	BENCH MARK
●	MONUMENT FOUND
■	CONCRETE MONUMENT FOUND
○	MONUMENT SET
□	CONCRETE MONUMENT SET
X 917.3	EXISTING SPOT ELEVATION
△	COMPUTED POINT (NOT MONUMENTED)
○	UTILITY POLE
⊕	FIRE HYDRANT
⊕	WATER VALVE
⊕	GAS MARKER
⊕	ELECTRIC MANHOLE
⊕	SANITARY SEWER MANHOLE
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⊕	GUY ANCHOR
⊕	ROAD SIGN
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⊕	GRATE STORM INLET
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⊕	WATER METER
⊕	AIR CONDITIONER
⊕	GAS METER
⊕	MAIL BOX
⊕	SANITARY CLEAN OUT
⊕	TREE
⊕	GAS VALVE
⊕	IRRIGATION CONTROL VALE
⊕	HAND HOLE
⊕	TRAFFIC CONTROL BOX
---	SUBJECT PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	RIGHT OF WAY LINE
-X-X-X-	EXISTING FENCE (TYP)
-115KV-115KV-115KV-	EXISTING 115KV TRANSMISSION LINE
-48KV-48KV-48KV-	EXISTING 48KV TRANSMISSION LINE
-DIST-DIST-DIST-	OVERHEAD DISTRIBUTION LINE
----	EXISTING EASEMENT
---	LAND LOT LINE
-UNK-UNK-UNK-	UNDERGROUND UNKNOWN UTILITY
---	TREE LINE
-COM-COM-COM-	UNDERGROUND COMMUNICATION LINE
-WAT-WAT-WAT-	UNDERGROUND WATER LINE
-GAS-GAS-GAS-	UNDERGROUND GAS LINE
-ASP-ASP-ASP-	ABOVEGROUND GAS LINE
-DIST-DIST-DIST-	OVERHEAD DISTRIBUTION LINE
-D-D-D-	UNDERGROUND DISTRIBUTION LINE
-SAN-SAN-SAN-	SANITARY SEWER LINE
----	STORM PIPE
---	ASPHALT
---	GRAVEL
---	CONCRETE
---	DRAINAGE DITCH

CERTIFICATION:
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NORTH SURVEYING AND MAPPING, LLC.

SCOTT C. NORTH
GEORGIA REGISTERED LAND SURVEYOR
STATE OF GEORGIA LICENSE NO. 3176

DATE 08/03/2025

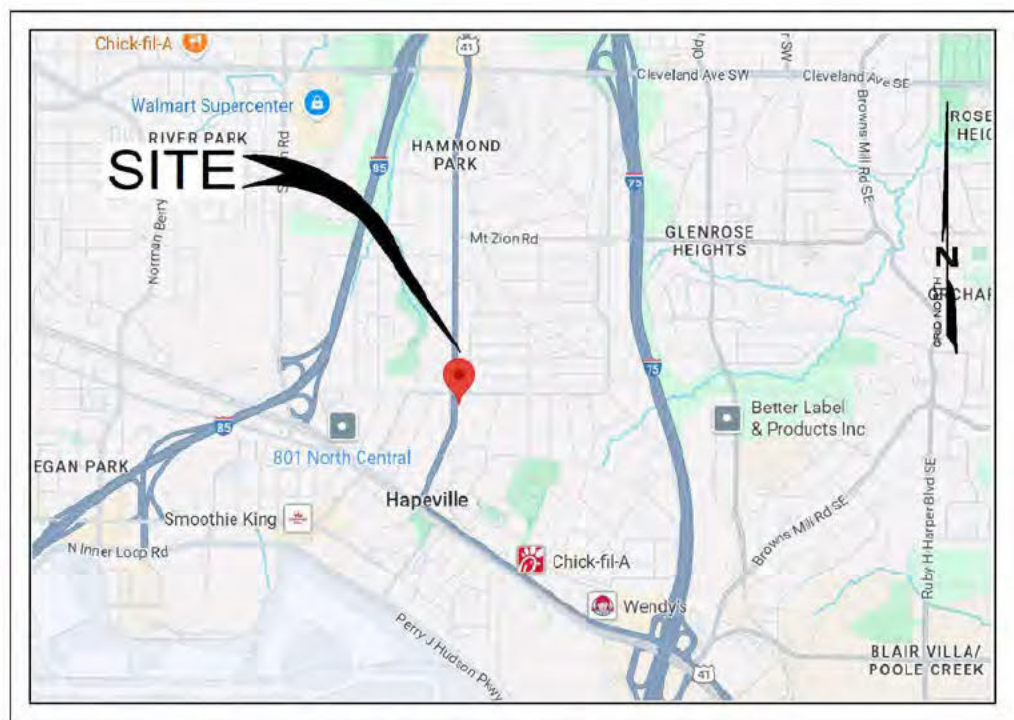


BOUNDARY AND TOPOGRAPHIC SURVEY OF
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3266 DOGWOOD DRIVE, HAPEVILLE
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VICINITY MAP (NOT TO SCALE)

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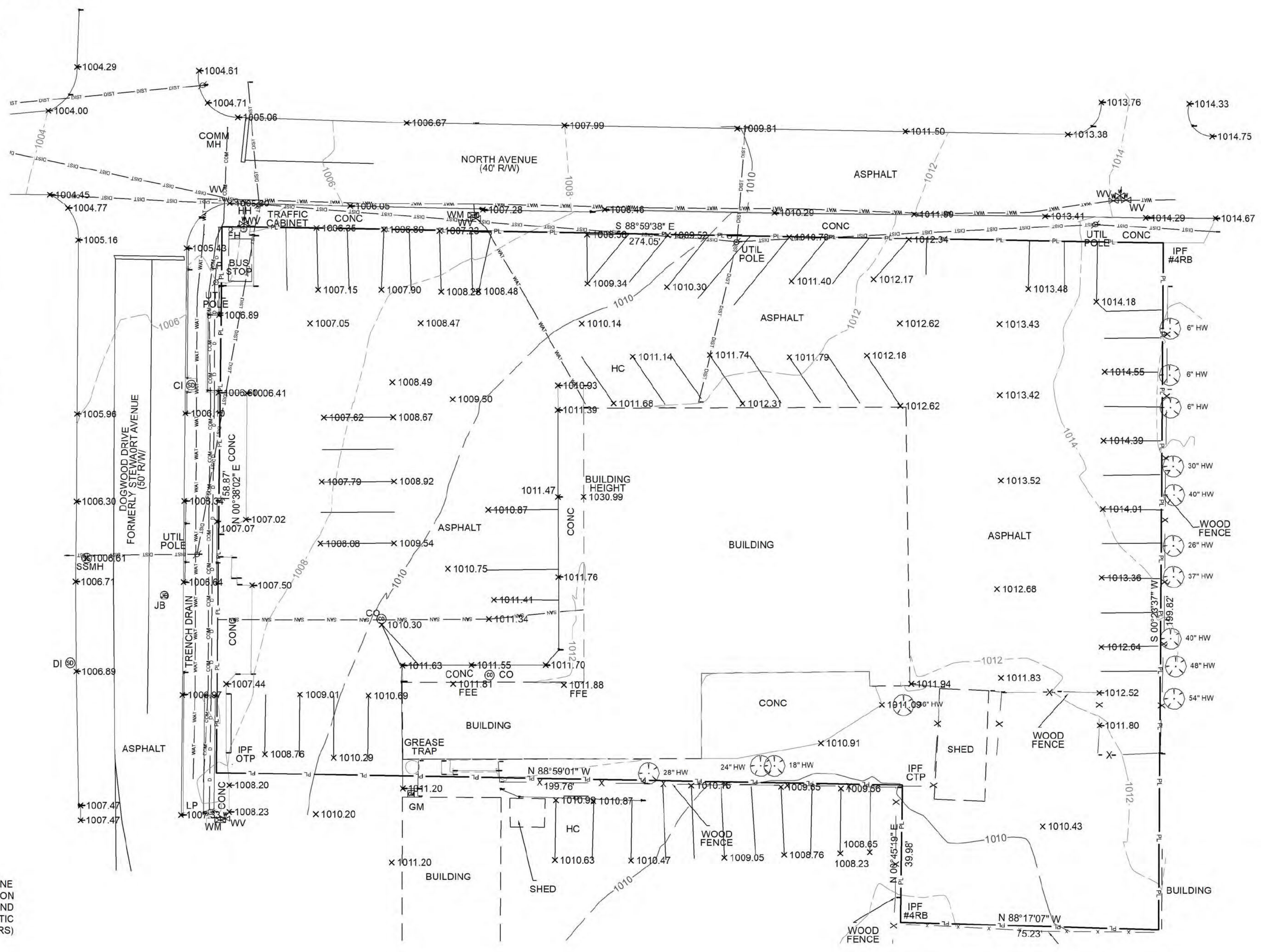
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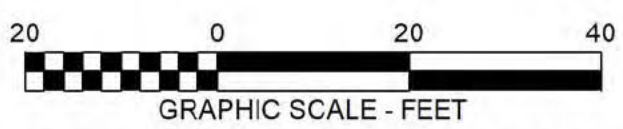
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	○ ROAD SIGN
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	○ WATER METER
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	○ GAS METER
	○ MAIL BOX
	○ SANITARY CLEAN OUT
	○ TREE
	○ GAS VALVE
	○ IRRIGATION CONTROL VALE
	○ HAND HOLE
	○ TRAFFIC CONTROL BOX
	○ SUBJECT PROPERTY LINE
	○ ADJOINER PROPERTY LINE
	○ RIGHT OF WAY LINE
	○ EXISTING FENCE (TYP)
	○ EXISTING 115KV TRANSMISSION LINE
	○ EXISTING 46KV TRANSMISSION LINE
	○ OVERHEAD DISTRIBUTION LINE
	○ EXISTING EASEMENT
	○ LAND LOT LINE
	○ UNDERGROUND UNKNOWN UTILITY
	○ TREE LINE
	○ UNDERGROUND COMMUNICATION LINE
	○ UNDERGROUND WATER LINE
	○ UNDERGROUND GAS LINE
	○ ABOVEGROUND GAS LINE
	○ OVERHEAD DISTRIBUTION LINE
	○ UNDERGROUND DISTRIBUTION LINE
	○ SANITARY SEWER LINE
	○ STORM PIPE
	○ ASPHALT
	○ GRAVEL
	○ CONCRETE
	○ DRAINAGE DITCH



LAND LOT 95, 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

CERTIFICATION:

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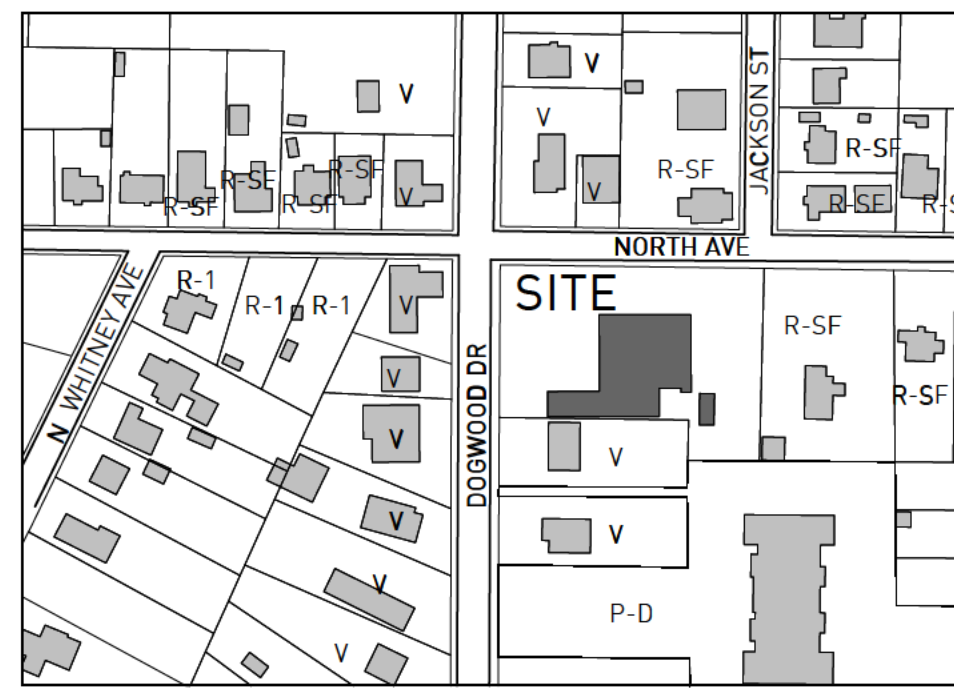
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DESCRIPTION OF PROPERTY

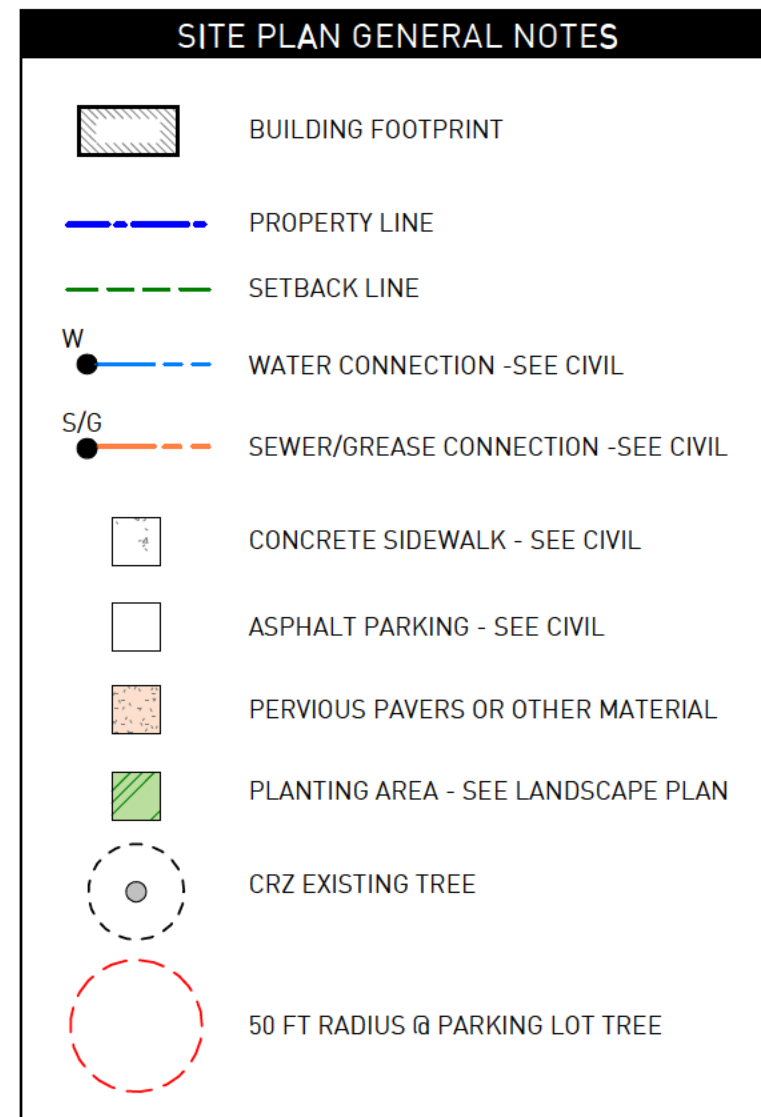
ALL THAT TRACT OR PARCEL OF LAND LYING IN AND BEING IN LAND LOT 95 OF THE 14TH DISTRICT OF FULTON COUNTY, IN THE CITY OF HAPEVILLE, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (A 40 FOOT RIGHT OF WAY) WITH THE EASTERLY RIGHT OF WAY OF DOGWOOD DRIVE, FORMERLY STEWART AVENUE (A 50 FOOT RIGHT OF WAY), THENCE FOLLOWING SAID EASTERLY RIGHT OF WAY OF DOGWOOD DRIVE SOUTH 00 DEGREES 40 MINUTES 02 SECONDS WEST A DISTANCE OF 158.94 FEET TO A THREE-QUARTER INCH CRIMP TOP PIN FOUND, THENCE LEAVING SAID RIGHT OF WAY SOUTH 88 DEGREES 59 MINUTES 01 SECONDS EAST A DISTANCE OF 199.76 FEET TO A THREE-QUARTER INCH CRIMP TOP PIN FOUND, THENCE SOUTH 00 DEGREES 50 MINUTES 42 SECONDS WEST A DISTANCE OF 39.99 FEET TO A ONE-HALF INCH REBAR FOUND, THENCE SOUTH 88 DEGREES 20 MINUTES 54 SECONDS EAST A DISTANCE OF 75.38 FEET TO A THREE-QUARTER INCH OPEN-TOP PIN FOUND, THENCE NORTH 00 DEGREES 23 MINUTES 54 SECONDS EAST A DISTANCE OF 199.86 FEET TO A ONE-HALF INCH REBAR FOUND ON THE SOUTHERLY RIGHT OF WAY OF NORTH AVENUE (A 40 FOOT RIGHT OF WAY), THENCE FOLLOWING SAID SOUTHERLY RIGHT OF WAY NORTH 89 DEGREES 00 MINUTES 05 SECONDS WEST A DISTANCE OF 274.07 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING A TOTAL OF 1.07 ACRES AS SHOWN ON SURVEY FOR Z&R GROUP, INC., BRANCH BANKING & TRUST COMPANY AND CHICAGO TITLE INSURANCE COMPANY BY SCANLON ENGINEERING



2 KEY PLAN
V-1.1 1" = 200'-0"



ZONING INFORMATION

ADDRESS: 3266 DOGWOOD DR
HAPEVILLE, GA 30354

LOT SIZE: 46,633 SF / 1.071 AC

ZONING: V - VILLAGE ARTS DISTRICT OVERLAY

PROPOSED USE: RESTAURANT, RETAIL, FLEX

FAR: 0.19

EXISTING FOOTPRINT: 9,343 SF
PROPOSED FOOTPRINT: 8,853 SF

BUILDING HEIGHT EXISTING: 20'-6" (35 FT MAX)
BUILDING HEIGHT PROPOSED: 25'-0" (35 FT MAX)

LOT COVERAGE EXISTING: 89.9% (41,919 SF / 46,633 SF)
LOT COVERAGE PROPOSED: 91% (70% MAX) Sec. 93-22-1.1 (42,440 SF / 46,633 SF)

BUILDING COVERAGE: 18.6% (8,689 SF / 46,633 SF)

PARKING COVERAGE: 62.3% (29,048 SF / 46,633 SF)

LOADING AND DRIVE COVERAGE: 1.9% (896 SF / 46,633 SF)

USOS IMPERVIOUS: 6.1% (2,871 SF / 46,633 SF)
USOS PERVIOUS: 4.5% (2,102 SF / 46,633 SF)

SIDE YARD SETBACK: 4'-11" (15 FT) MIN Sec. 93-22-1.1
FRONT YARD SETBACK: 54'-1" FT (15 FT) MINI DOGWOOD
REAR YARD SETBACK: 49'-2" FT (15 FT) MINI N. AVE
73'-11" (25 FT) MIN

REQUIRED PARKING: TOTAL SPACES: 44
1 PER 200 SF of commercial Sec. 93-22-1.1(c)

PROPOSED PARKING: TOTAL SPACES: 84
REGULAR SPACES 18ft x 8.5ft: 52
COMPACT ANGLED 15ft x 8.5ft: 25
ADA SPACES: 4
OPTIONAL OVERFLOW: 3

FENESTRATION % OF LENGTH: REQUIRED: 75%
N AVE: EXIST: 10%
PROPOSED: 25% (CLR GLASS)
DOGWOOD: EXIST: 30%
PROPOSED: 45% (CLR GLASS)

VARIANCE REQUEST

93-22-1.1 Sideyard setback is to be 15ft min.

REQUEST: The existing building side yard setback is 4'-11". Allow for a 4'-11" sideyard setback along full extent of eastern property line.

93-22-1.1 Max lot coverage is 70%.

REQUEST: The existing building site has a 89.9% lot coverage. We are proposing a 91% lot coverage.

93-23-2 Entrance and exit points (If Suitable provisions, including a five-foot-wide planted buffer strip between the right-of-way and parking area shall be made to prevent entrance or exit from other than at designated entrance or exit points.

REQUEST: Due to existing site constraints—including the existing building footprint and narrow parking lot width—along with the proposed sidewalk/streetscape design, shrubs will only be installed along 10 ft of the parking lot near the North Ave entry.

93-23-3 Setbacks from property lines Off-street parking and loading spaces and their respective maneuvering areas shall be set back not less than five feet from all property lines, except where those spaces and areas or adjacent properties abut, or are in contiguous use, there need not be any setback.

REQUEST: Due to existing site constraints—including the existing building footprint and narrow parking lot width—along with the proposed sidewalk/streetscape design, it is not possible to set back the parking spaces from the property line. The existing site conditions have the parking abutting the sidewalks. We are widening the sidewalk along North Ave

93-23-10. Maximum number of off-street parking spaces is 110% of the requirement for commercial use.

REQUEST: Allow additional parking spaces up to 84 spaces.

93-23-3 Landscape requirements for vehicular use areas (2) Perimeter landscape requirements.

a. All exterior perimeters of all vehicular use areas shall have a perimeter landscaped area with no horizontal dimension less than five feet. A decorative masonry wall, earth berm, natural landscaping screen in accordance with the buffer requirements of Chapter 92 Article 29 and/or combinations of the above shall be installed in such a manner as to screen the vehicular use area from adjacent properties or public rights-of-way. Screening areas shall be maintained at a minimum height of three feet.

b. Where other provisions of this chapter required a six-foot screening wall of masonry construction, such screening wall may totally or in part be substituted with a natural landscape screen and or earth berm upon approval of the planning commission. Such natural screening shall be at least three feet in height at time of planting and maintained at a height of five feet with a visibility obstruction of at least 75%.

1. i. When abutting a public street right-of-way, landscaped areas along a public street shall have a minimum dimension of five feet and a minimum average dimension often feet from the right-of-way line to the vehicular use area.
ii. In addition, the requirements of section 93-2-7 shall be met.

REQUEST: A green buffer with landmark trees already exists between the north property line and the adjacent residential property. Due to existing site constraints—including the need to maximize the turnaround radius and allow for vendor and service access to building via sidewalk and back parking lot—we will install a 6ft tall fence but no additional green buffer.

93-29-4(i) All parking spaces must be within a 50ft radius of a parking lot tree.

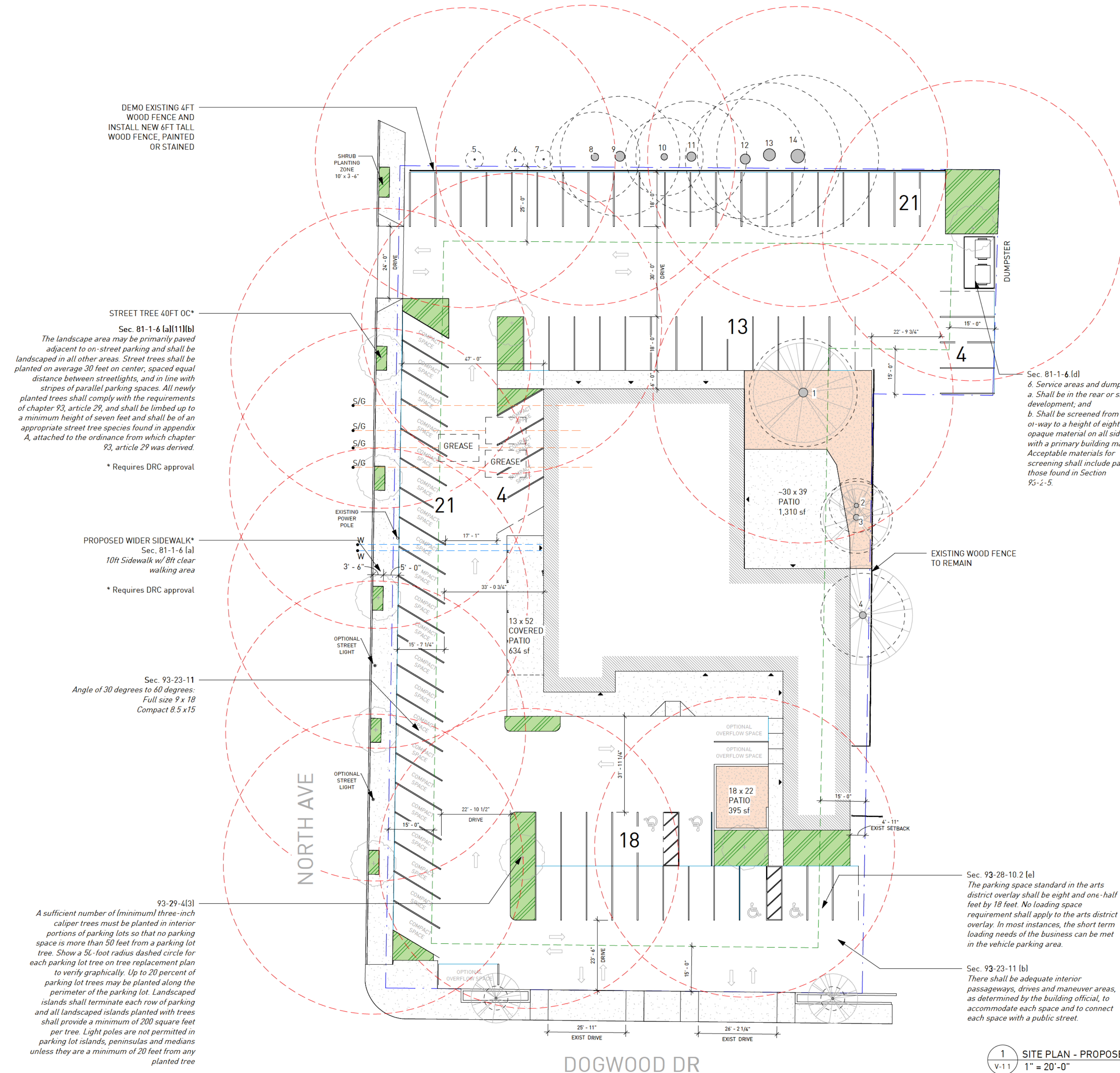
REQUEST/CONFIRMATION: Allow existing trees and neighboring trees to count towards the 50ft tree coverage as applicable.

93-29-9(i)(1/2) Requires an opaque, planted buffer along a property line for the purpose of screening where property abuts an incompatible use.

REQUEST: A green buffer with landmark trees already exists between the north property line and the adjacent residential property. Due to existing site constraints—including the need to maximize the turnaround radius and allow for vendor and service access to building via sidewalk and back parking lot—we will install a 6ft tall fence but no additional green buffer.

93-29-4(i) All parking areas directly adjacent to public rights-of-way shall have a minimum of one row of shrubs to create a visual screen. The shrubs shall be installed at 24-inch height minimum and shall be maintained between 30- and 48-inch height

REQUEST: Due to existing site constraints—including the existing building footprint and narrow parking lot width—along with the proposed sidewalk/streetscape design, shrubs will only be installed along 10 ft of the parking lot.



1 SITE PLAN - PROPOSED
V-1.1 1" = 20'-0"

TREE NOTES

Sec. 93-29-4. (2) Parking lot trees shall be provided in landscape islands in parking areas proposing ten or more spaces. Parking areas with fewer than five spaces and multi-level parking decks are exempt.

REQ. TREE DENSITY: 1.071 ac X 100 in = 107.1 inches req. sec 93-29-5

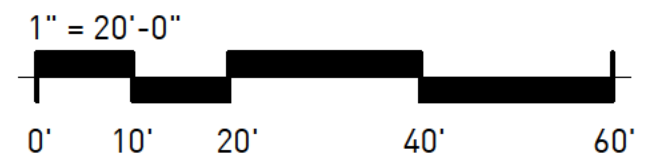
EXISTING TREES*

*CRZ and root plates of all existing trees are currently impacted by existing asphalt paving.

#	DIAM	SPECIES	TYPE	REMARKS
1	36"	HARDWOOD	Landmark	Conc will be cleared from around root plates.
2	18"	HARDWOOD	--	--
3	24"	HARDWOOD	--	--
4	28"	HARDWOOD	Landmark	--
5	6"	HARDWOOD	Boundary Tree	CRZ is currently impacted by existing asphalt.
6	6"	HARDWOOD	Boundary Tree	--
7	6"	HARDWOOD	Boundary Tree	--
8	30"	HARDWOOD	Boundary Tree	--
9	40"	HARDWOOD	Boundary Tree	--
10	26"	HARDWOOD	Boundary Tree	--
11	37"	HARDWOOD	Boundary Tree	--
12	40"	HARDWOOD	Boundary Tree	--
13	48"	HARDWOOD	Boundary Tree	--
14	54"	HARDWOOD	Boundary Tree	--

REPLACEMENT TREES

CNT	CALIPER	SPECIES	TYPE	REMARKS
5	3"	TBD	Street tree	--
4	3"	TBD	Parking lot tree	--

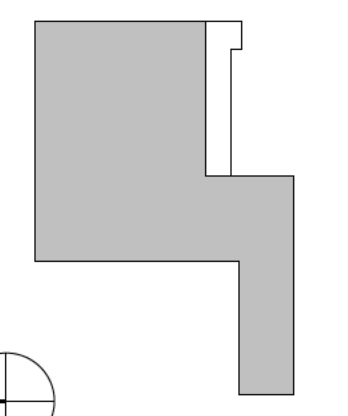


Source Urbanism, LLC
P.O. Box 1154,
Stone Mountain, Georgia 30086
T. 770 330 8325
audrey.plummer@sourceurbanism.com



DOGWOOD WALK
3266 DOGWOOD DRIVE
HAPEVILLE, GA 30354

KEY PLAN



ISSUE CHART

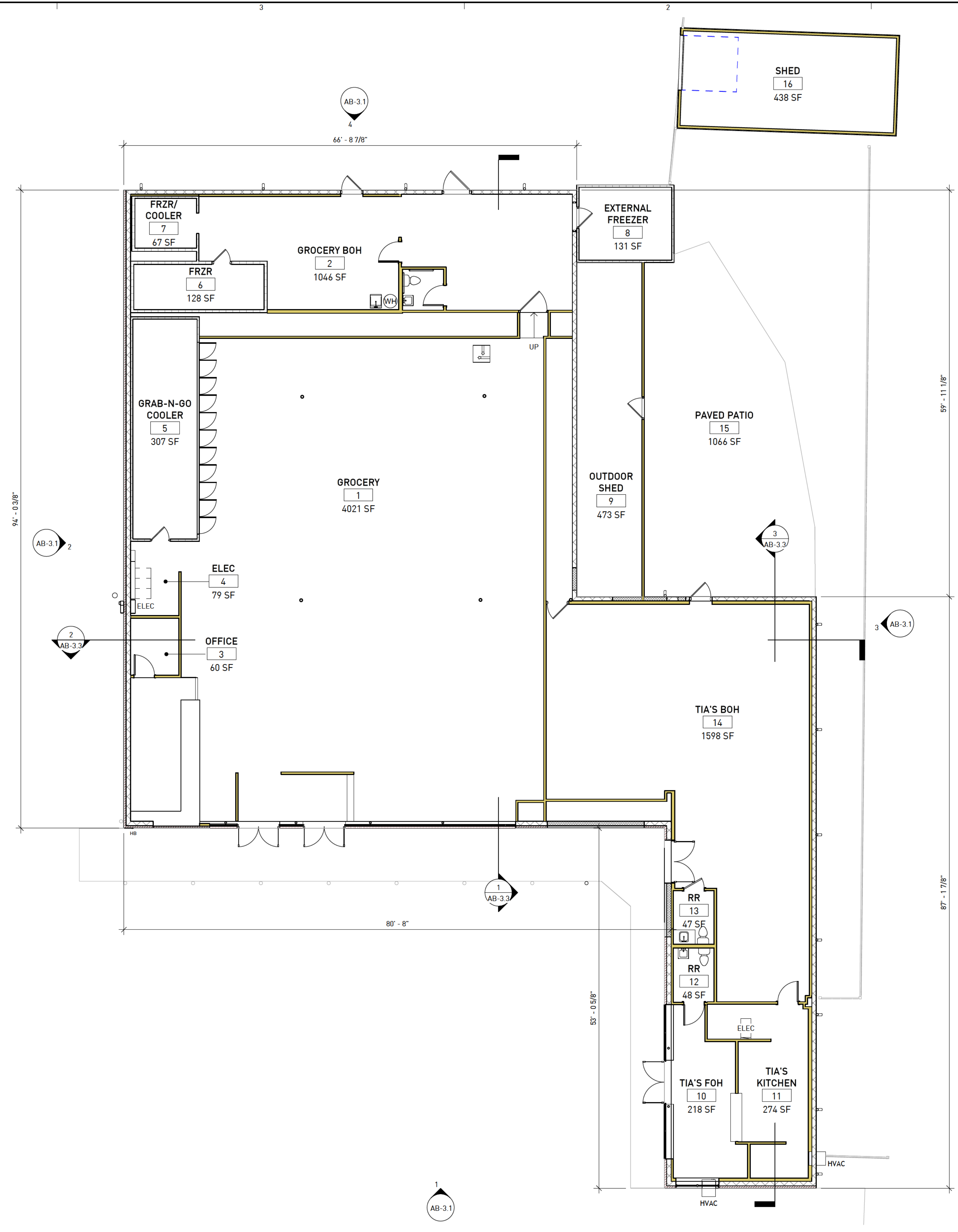
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Job Number	100.2025.03	
Date	11/10/2025	
Drawn	ALP	
Checked	RDR	

SITE PLAN

SHEET NUMBER

V-1.1

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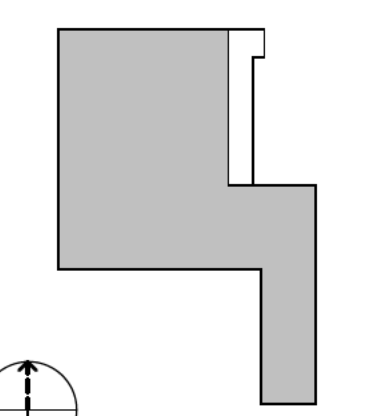
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DOGWOOD WALK

3266 DOFWOOD DRIVE
 HAPEVILLE, GA 30354

KEY PLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number	100.2024.04	
Date	08/15/2025	
Drawn	RDR	
Checked	ALP	

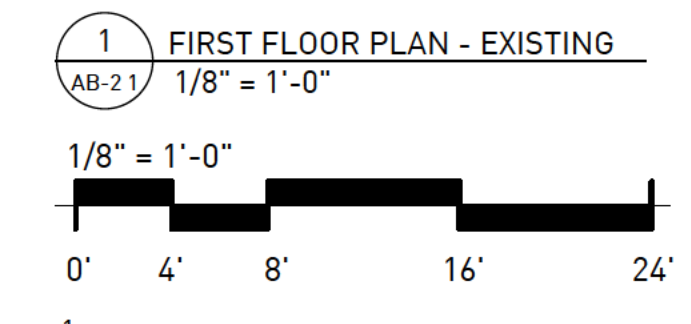
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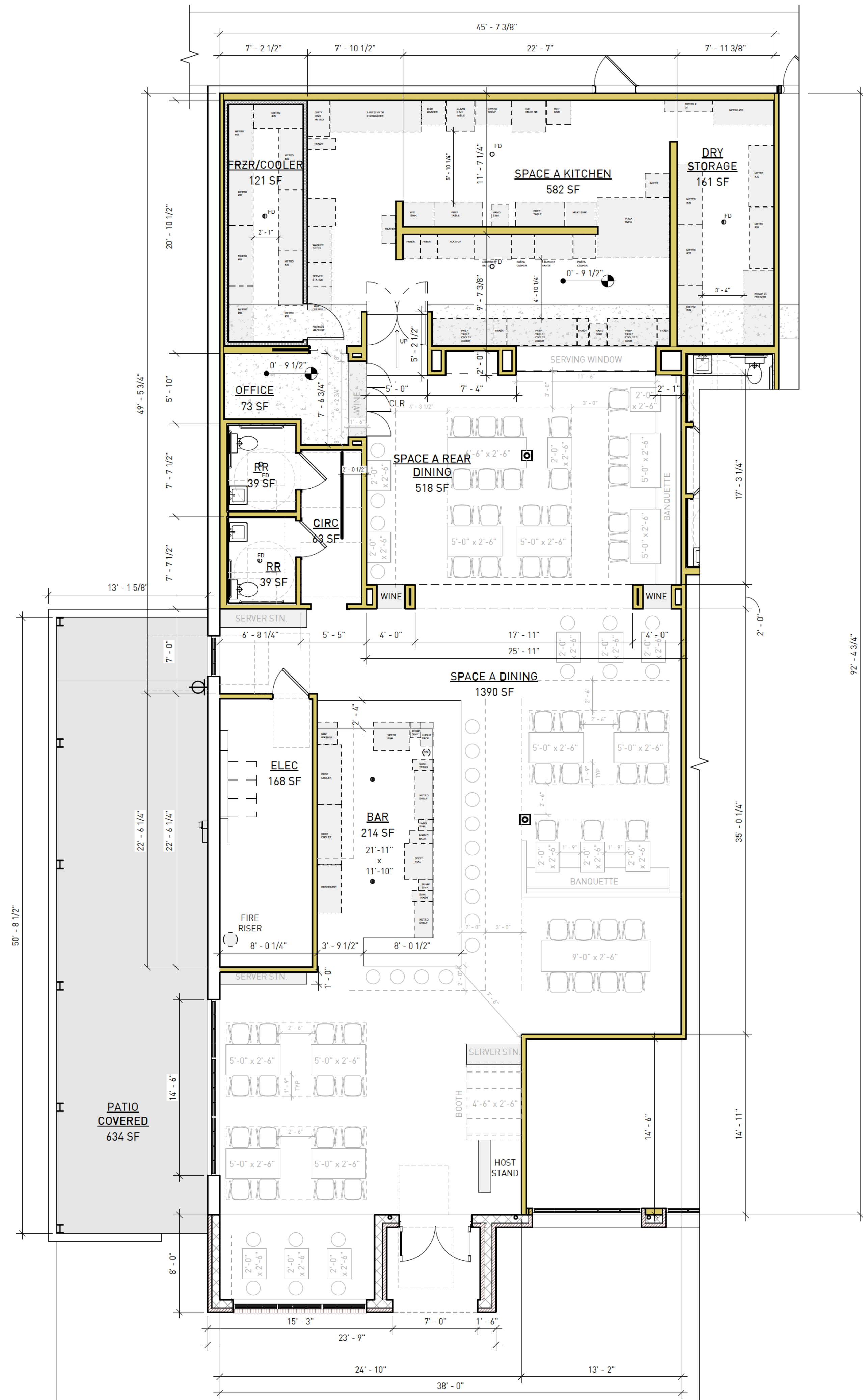
FLOOR PLANS

SHEET NUMBER

AB-2.1

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2 SPACE A RESTAURANT - FLOOR PLAN
SD-2.1 3/16" = 1'-0"



1 OVERALL FLOOR PLAN
SD-2.1 3/32" = 1'-0"

TENANT SPACE A
3,562 SF LEASABLE AREA
3,368 SF CONDITIONED SPACE
1,908 SF INDOOR SEATING AREA
864 SF KITCHEN
634 SF PATIO
TENANT SPACE B
2,330 SF LEASABLE AREA
2,308 SF CONDITIONED SPACE
1,744 SF INDOOR SEATING AREA
446 SF KITCHEN
1,314 SF PATIO
TENANT SPACE C
1,140 SF LEASABLE AREA
1,096 SF CONDITIONED SPACE
TIA'S
1,161 SF LEASABLE AREA
1,036 SF CONDITIONED SPACE
114 SF NEW FREEZER
395 SF PATIO

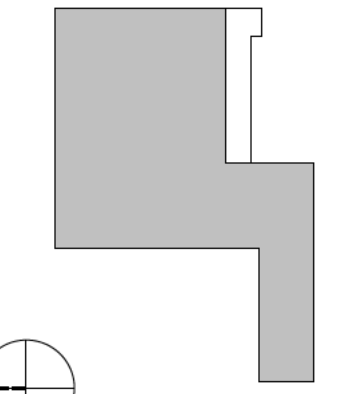


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DOGWOOD WALK
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KEY PLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number		100 2025.03
Date		11/10/2025
Drawn		RDR
Checked		ALP

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

SD-2.1

SPACE PLAN 11/10/2025



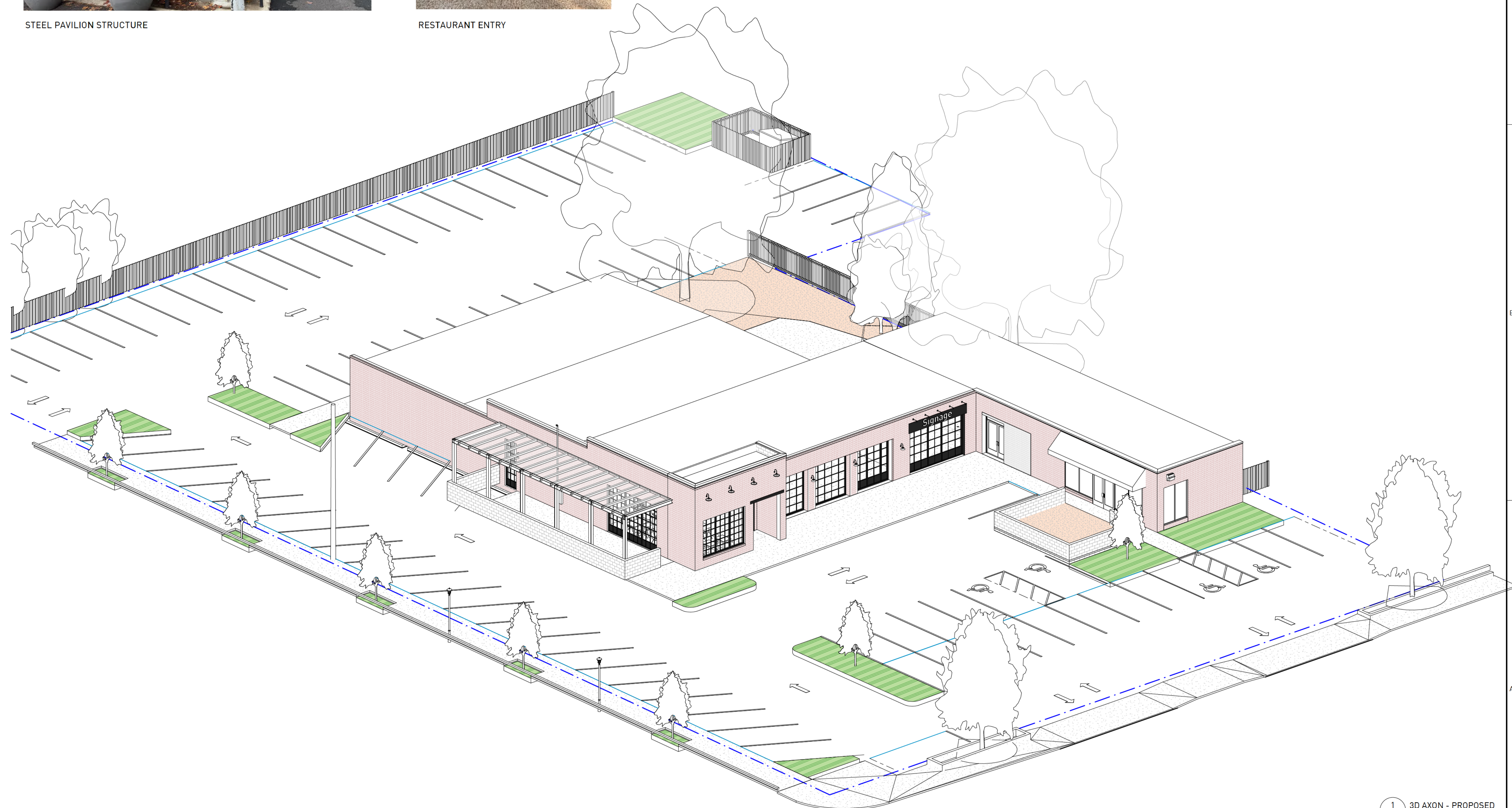
STEEL PAVILION STRUCTURE



RESTAURANT ENTRY



STEEL STOREFRONT



1 3D AXON - PROPOSED
SD-2.2



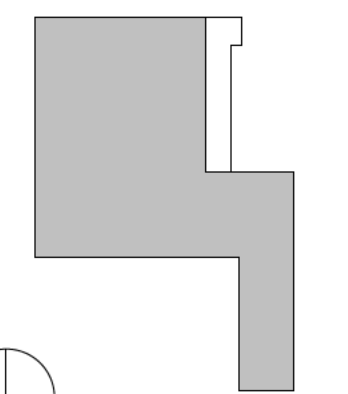
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DOGWOOD WALK

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HAPEVILLE, GA 30354

KEY PLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number		100 2025.03
Date		11/10/2025
Drawn		RDR
Checked		ALP

SHEET TITLE

AXON

SHEET NUMBER

SD-2.2

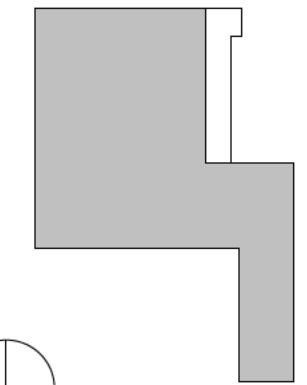
SPACE PLAN 11/10/2025

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DOGWOOD WALK

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KEY PLAN



ISSUE CHART

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Date	11/10/2025	
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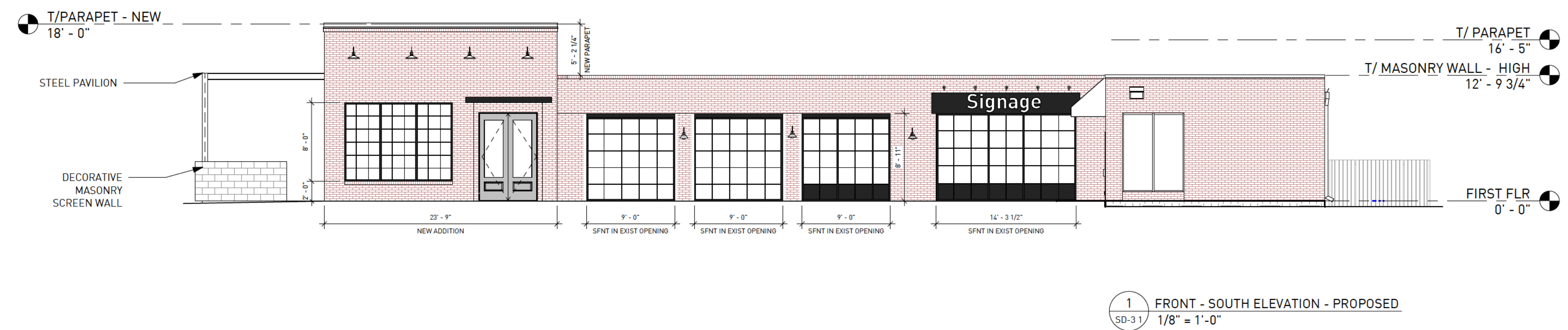
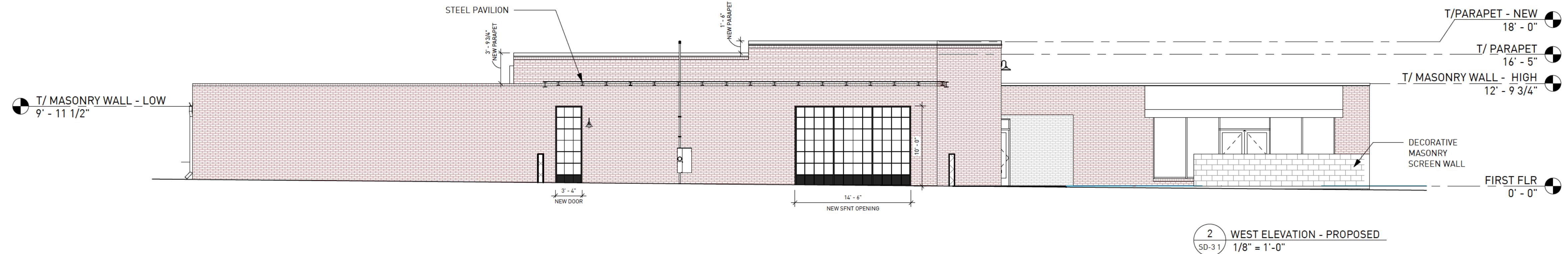
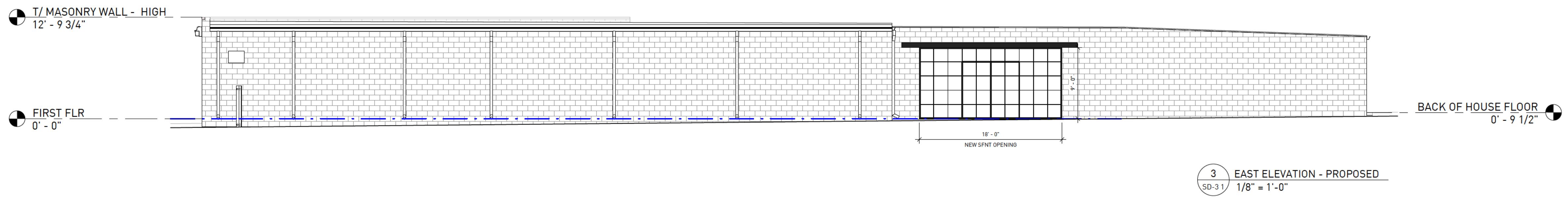
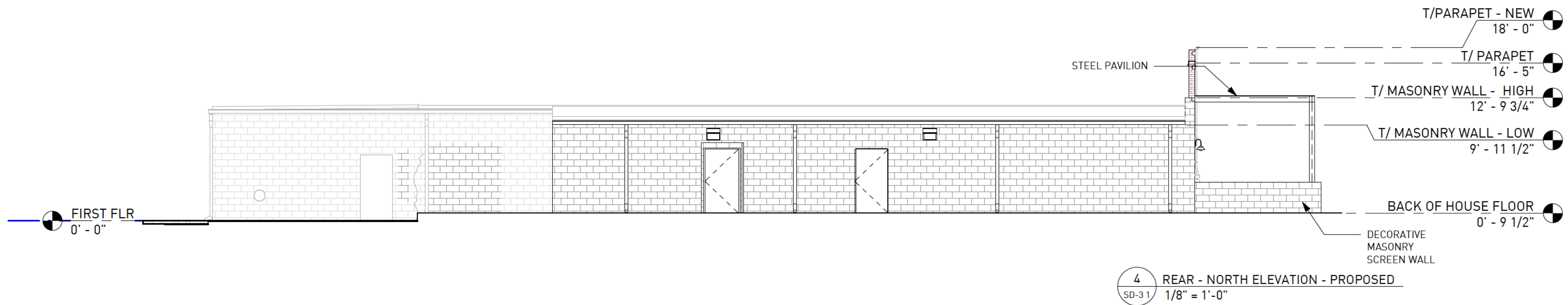
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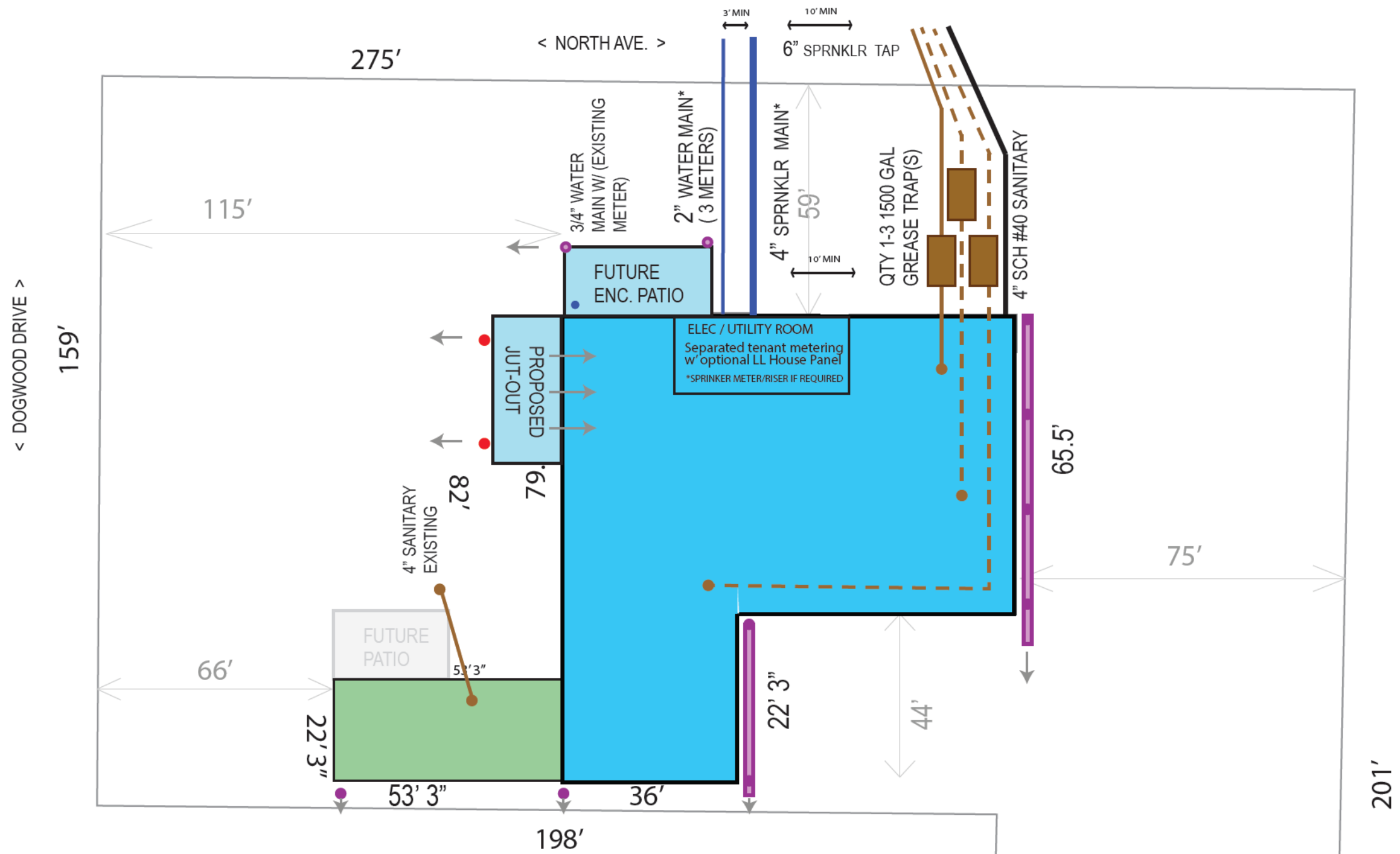
ELEVATIONS

SHEET NUMBER

SD-3.1

SPACE PLAN 11/10/2025







DOGWOOD WALK

PROPOSED UTILITIES
266 DOGWOOD DRIVE

All utility tap fees waived by City
w/ backflow prevention included

DAVID HEWITT
404-630-2068

OFFICE ADDRESS:
1610 MERCER AVE
COLLEGE PARK, GA 30337

- SPRINKLERED (EXISTING RESTAURANT)
- NON-SPRINKLERED (EXISTING RESTAURANT)
- PROPOSED DOWNSPOUT LOCATIONS / CONNECTING PIPE
- EXISTING DOWNSPOUT LOCATIONS
- OPT DOWNSPOUT LOCATIONS (if required)
- WATER FLOW