

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

June 24, 2020 6:00 PM

Agenda

1. Introduction and Call to Order
 - 1.1. Jonathan Love, Chairman
Brian Gregory, Secretary
John Stalvey
Karl Dufrenne
Background:

Documents:

2. Old Business
 - 2.1. Miller Lowry Village Walk at Hapeville
Background:

Miller Lowry Developments has submitted an application seeking approval of plans to construct a new project consisting of townhomes and commercial space situated between South Central Avenue, Colville Avenue and Willingham Drive. The property is zoned V, Village and is within the A-D, Arts District Overlay.

Documents:

1. Village Walk Hapeville
3. Next Meeting Date
 - 3.1. July 15, 2020
Background:

Documents:

4. Adjourn

CITY OF HAPEVILLE

DESIGN REVIEW APPLICATION

SUBMITTAL DATE: MAR 20 2019

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: Miller Lowry Developments Contact Number: 478-952-6662
Applicants Address: 2964 Peachtree Rd. NW Suite 540 Atlanta, GA 30305
E-Mail Address: robertas@millerlowry.com Zoning Classification: Village
Address of Proposed Work: Situated between Central, Colville Ave & Williamsburg Dr.
Parcel ID# (INFORMATION MUST BE PROVIDED): 14012700020429, 14012700020379
Property Owner: Hapeville Dev. Authority Contact Number: 404-328-8130
Project Description (including occupancy type): See attached narrative.

Contractors Name: Miller Lowry Developments Contact Number: 770-903-4422
Contact Person: Rob Rojas Contact Number: [REDACTED]

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

[Signature]
Applicants Signature

3/19/19
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: \$67,700

Total Square Footage of existing building: N/A → raw land

Estimated Cost of Construction: \$ 5.7 million

List/Describe Building Materials on the exterior of the **existing** structure: N/A → raw land

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

Townhomes = fiber cement board + batten siding, fiber cement
lap siding, asphalt roof shingles, aluminum clad windows,
aluminum gutters + downspouts
Commercial = brick veneer, hard coat stucco, fabric awnings

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 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 Robert Rojas RR 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.



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.
- ☒ *N/A - Vornace* 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 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.

Philip Projes

Printed Name

[Signature]

Signature

3/20/19

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.

[illegible]

24.20	D.R.C. REVISION 5
15.20	D.R.C. REVISION 4
10.19	D.R.C. REVISION 3
02.19	D.R.C. REVISION 2
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20.19	D.R.C. APPLICATION
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PROJECT

VILLAGE WALK AT
HAPEVILLE
LAND LOTS
89 & 127, 14TH DIST.
CITY OF HAPEVILLE
FULTON CO.
GEORGIA

NUMBER 18030

TART 01.22.2019

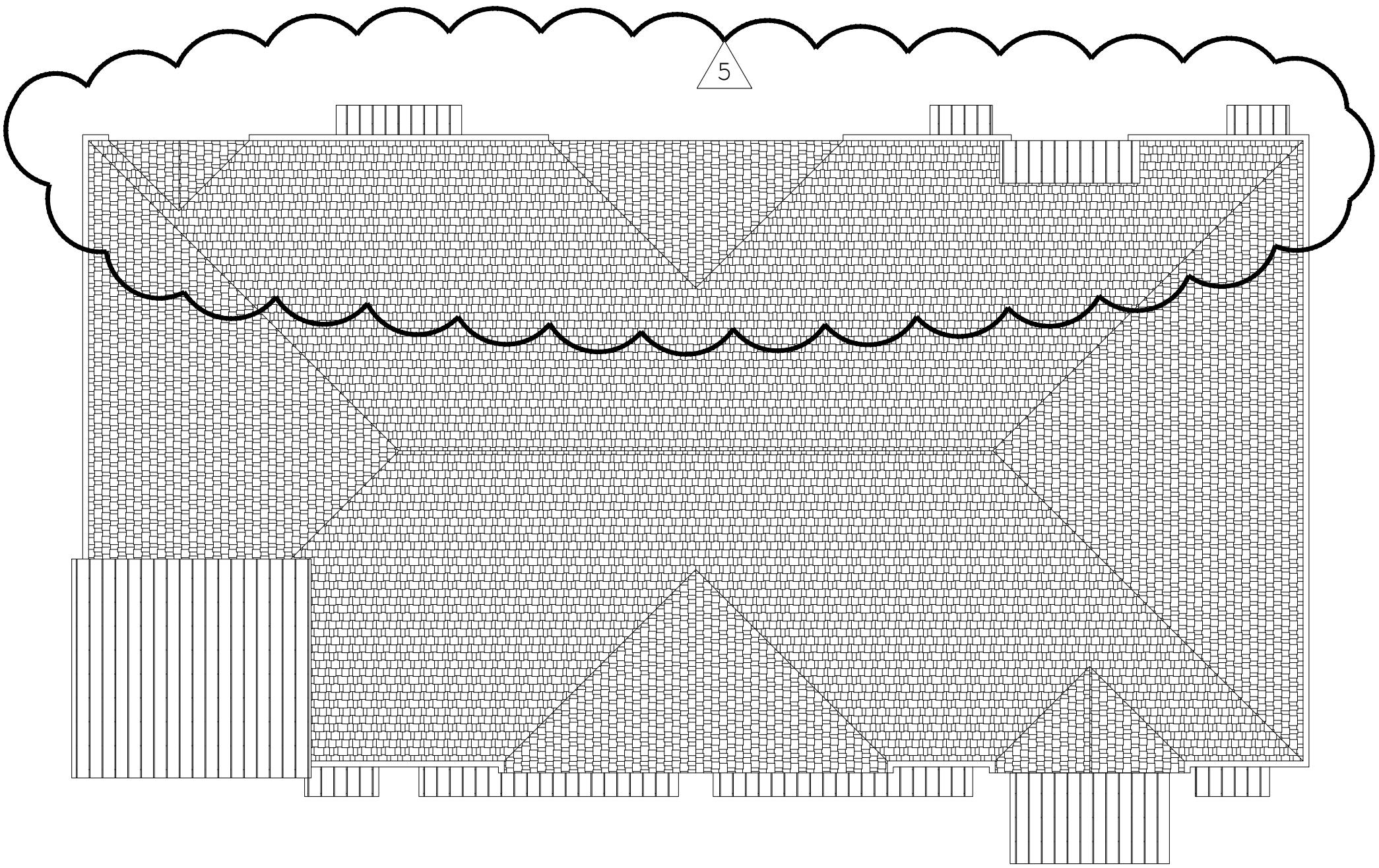
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HECKED JC

BUILDING PLANS

UNITS 1-4

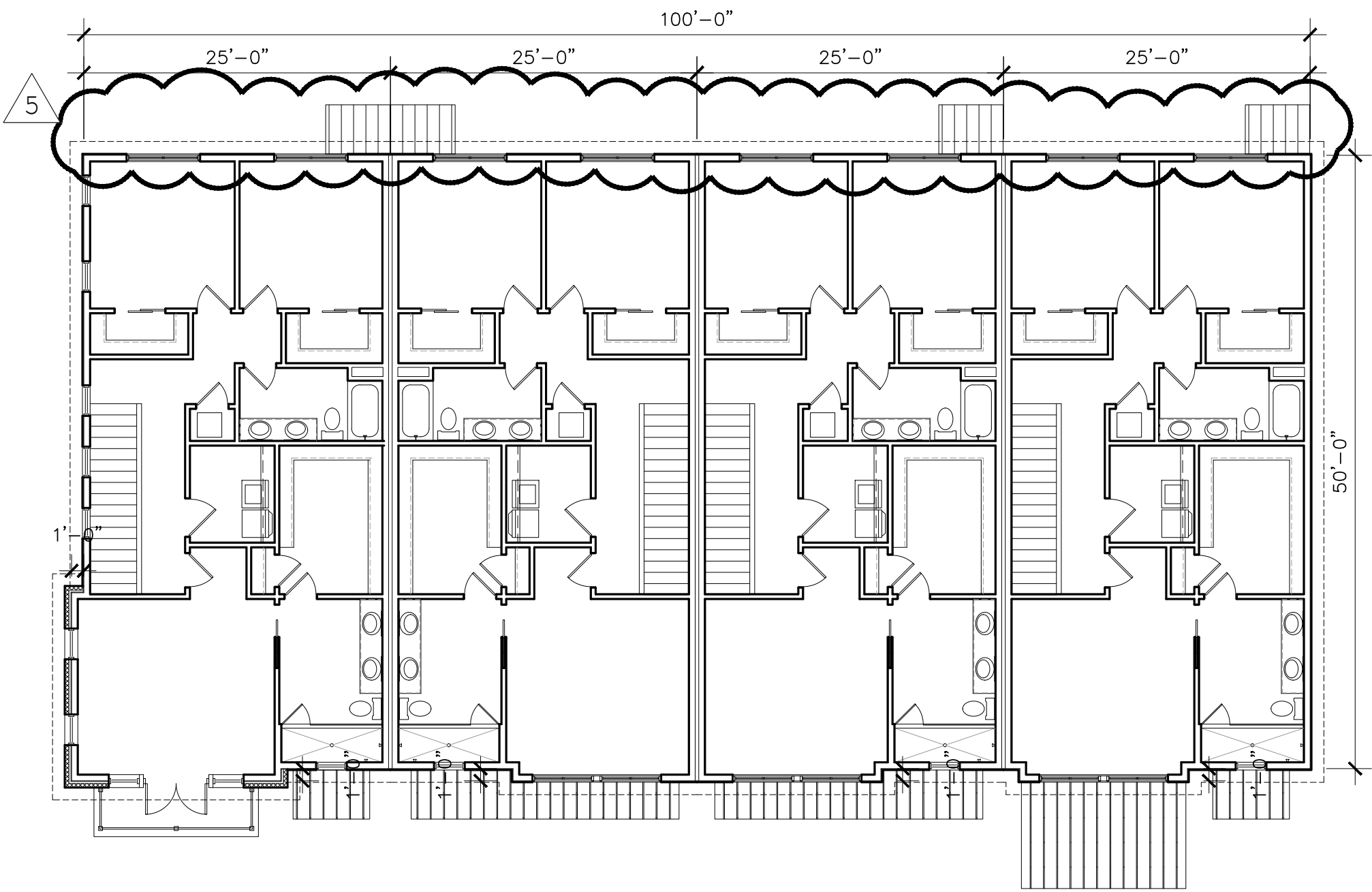
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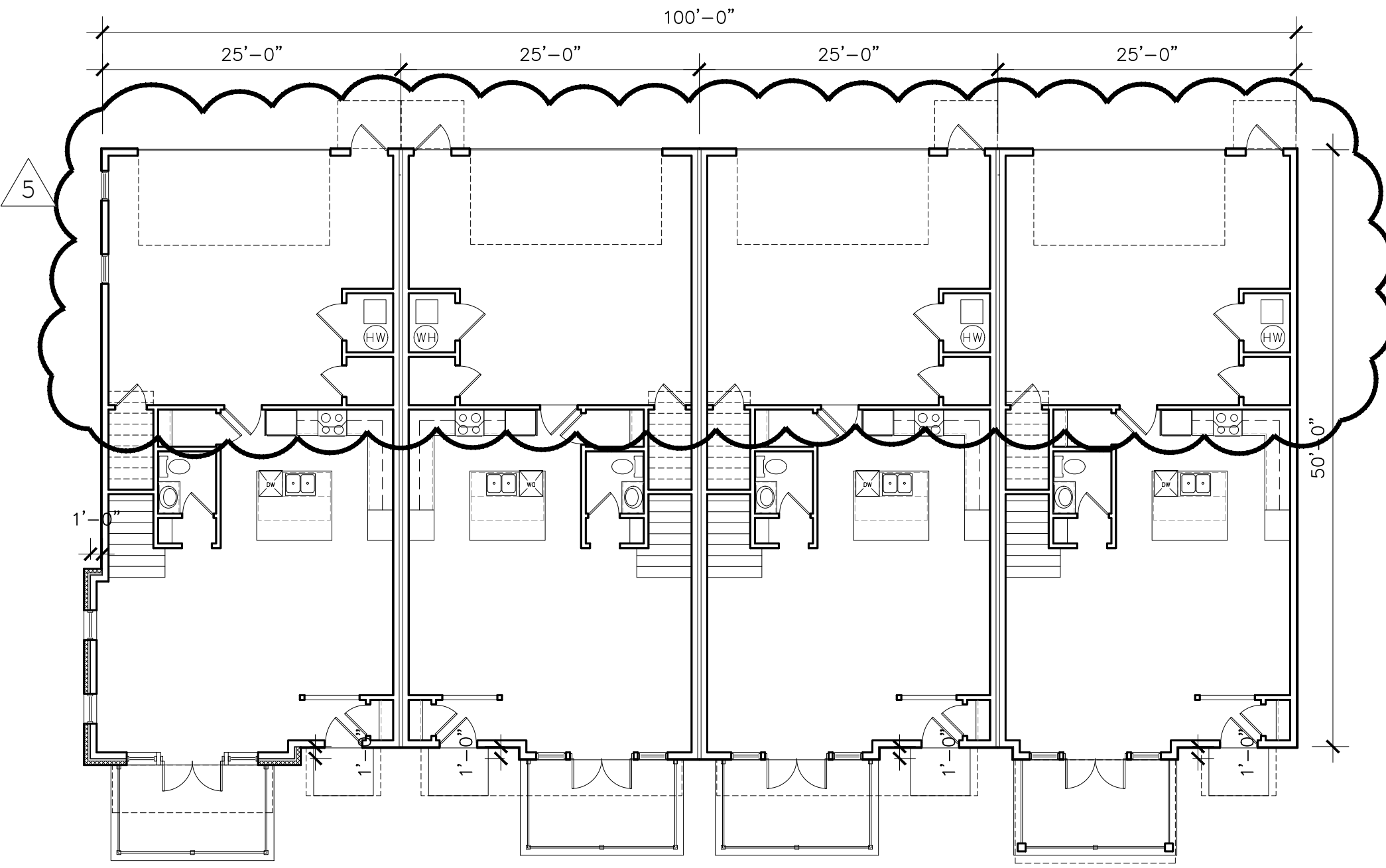
plan

3 ROOF PLAN
A101 UNITS 1-4

3/32"=1'-0"



plan 2 SECOND FLOOR PLAN
3/32"=1'-0" A101 UNITS 1-4



plan  FIRST FLOOR PLAN
3/32"=1'-0" UNITS 1-4

[illegible]

06.24.20	D.R.C. REVISION 5
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NK

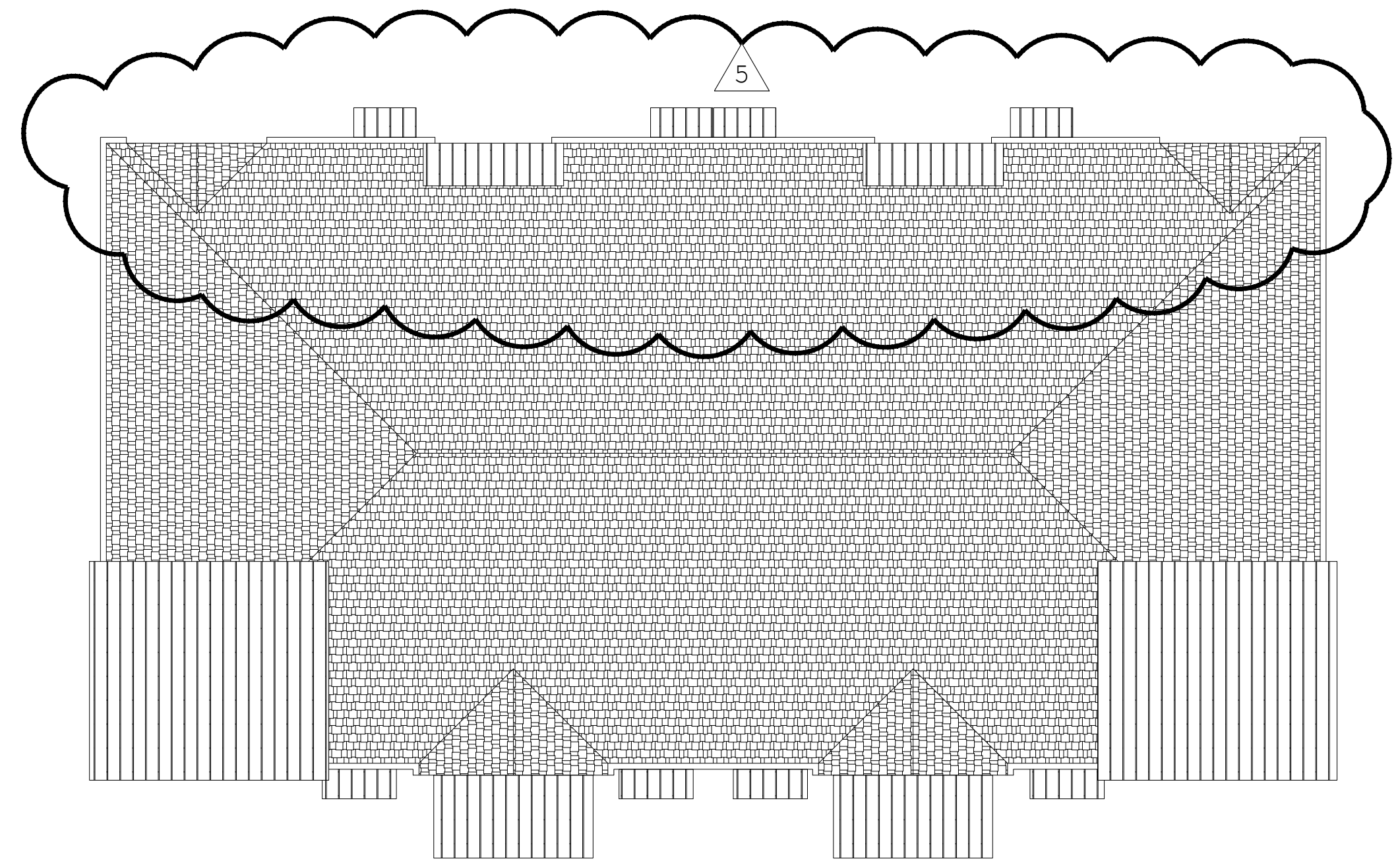
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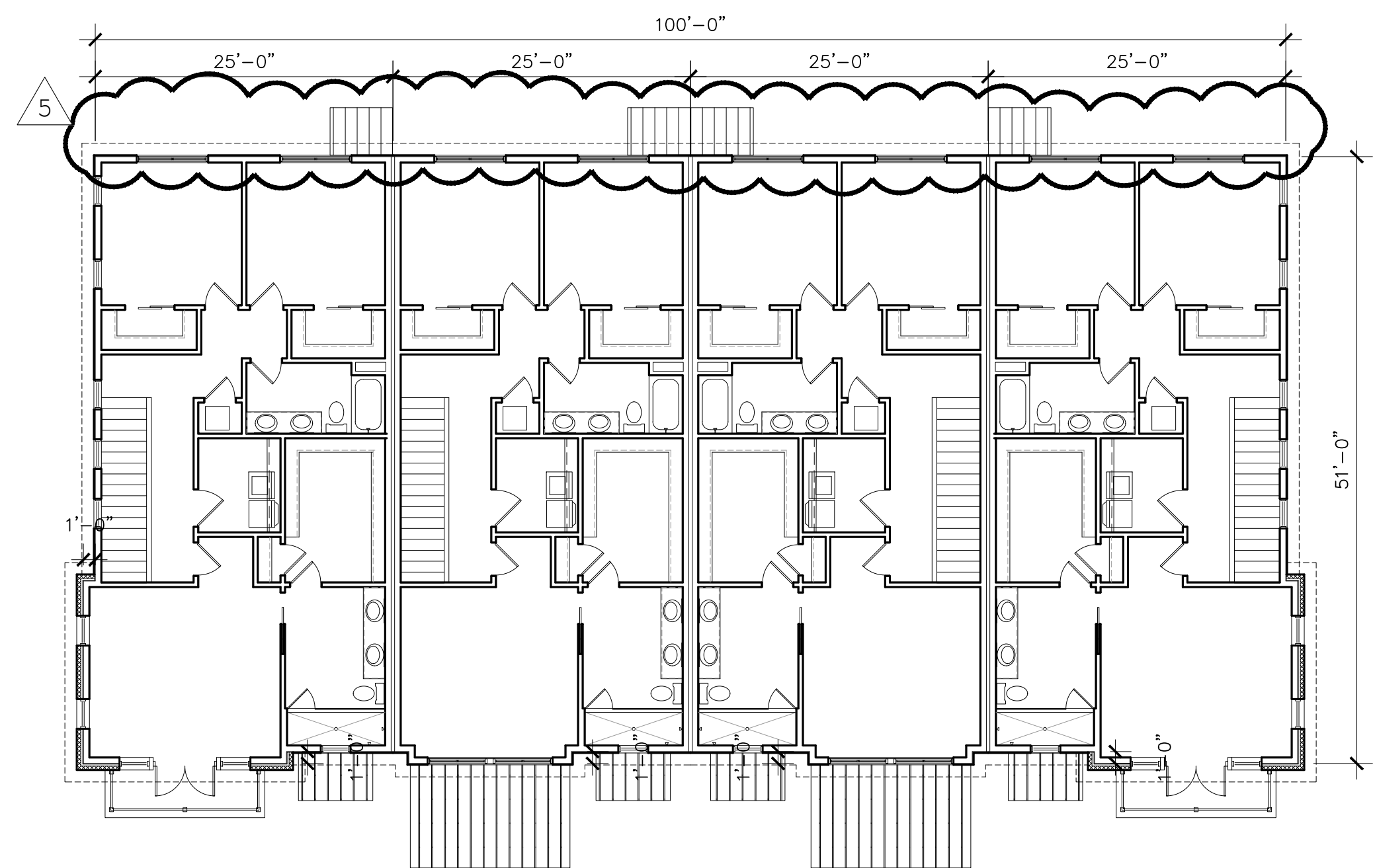
BUILDING PLANS
UNITS 5-8 & 14-17

SHEET

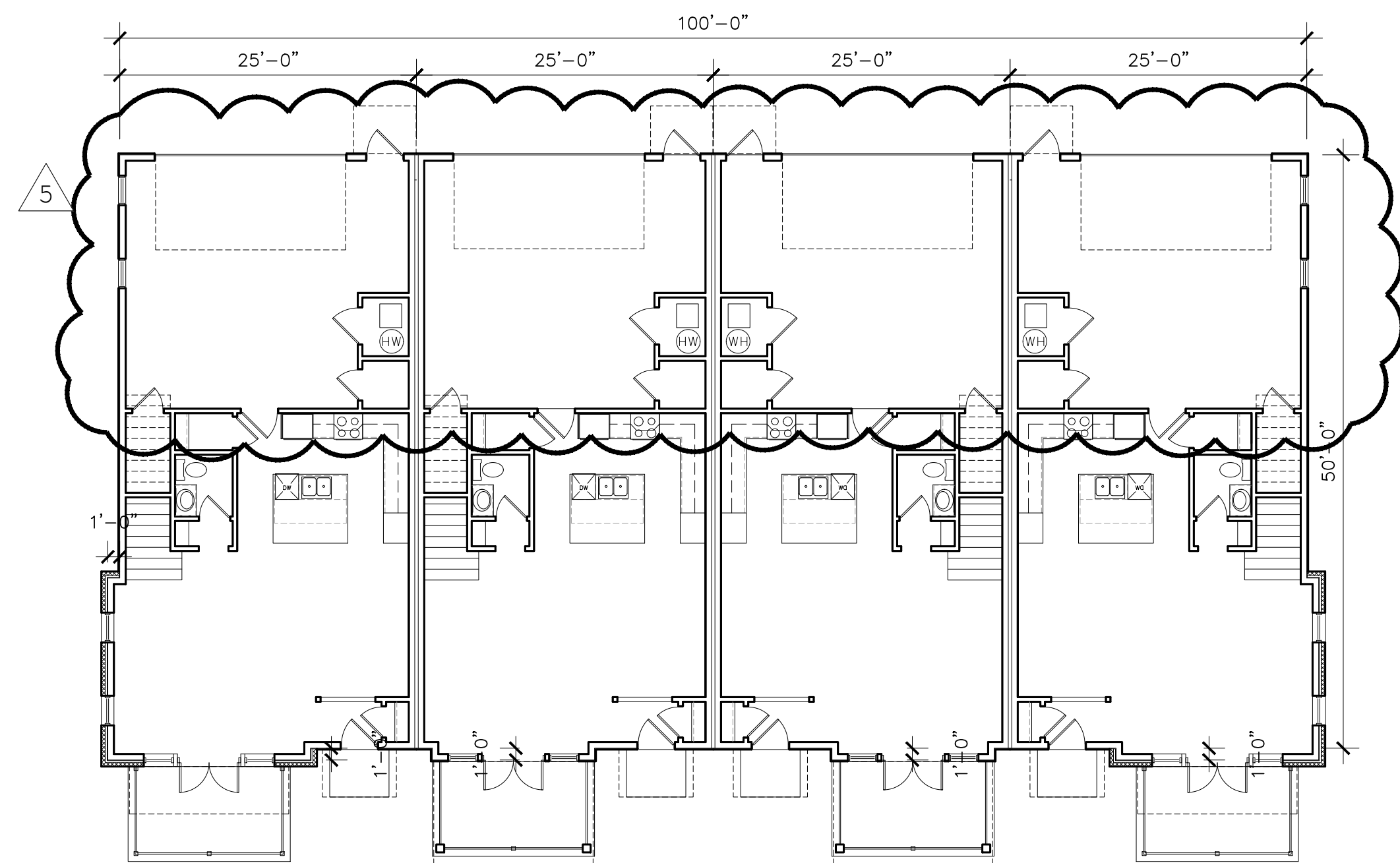
A102



plan 3 ROOF PLAN
3/32"=1'-0" A102 UNITS 5-8 & 14-17



plan 2 SECOND FLOOR PLAN
3/32"=1'-0" A102 UNITS 5-8 & 14-17



plan  FIRST FLOOR PLAN
3/32"=1'-0" UNITS 5-8 & 14-17

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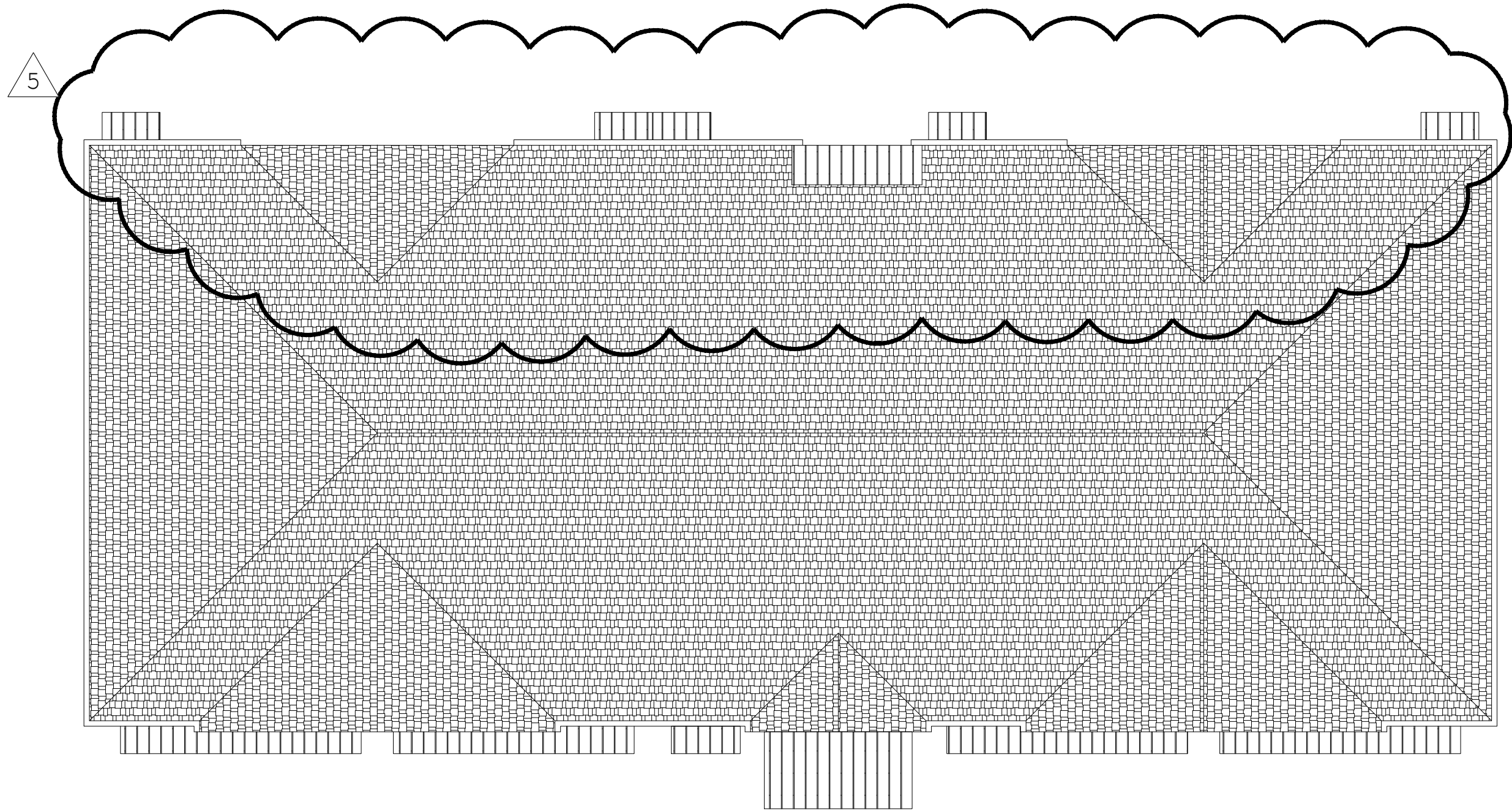
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TITLE

BUILDING PLANS
UNITS 9-13

HEET

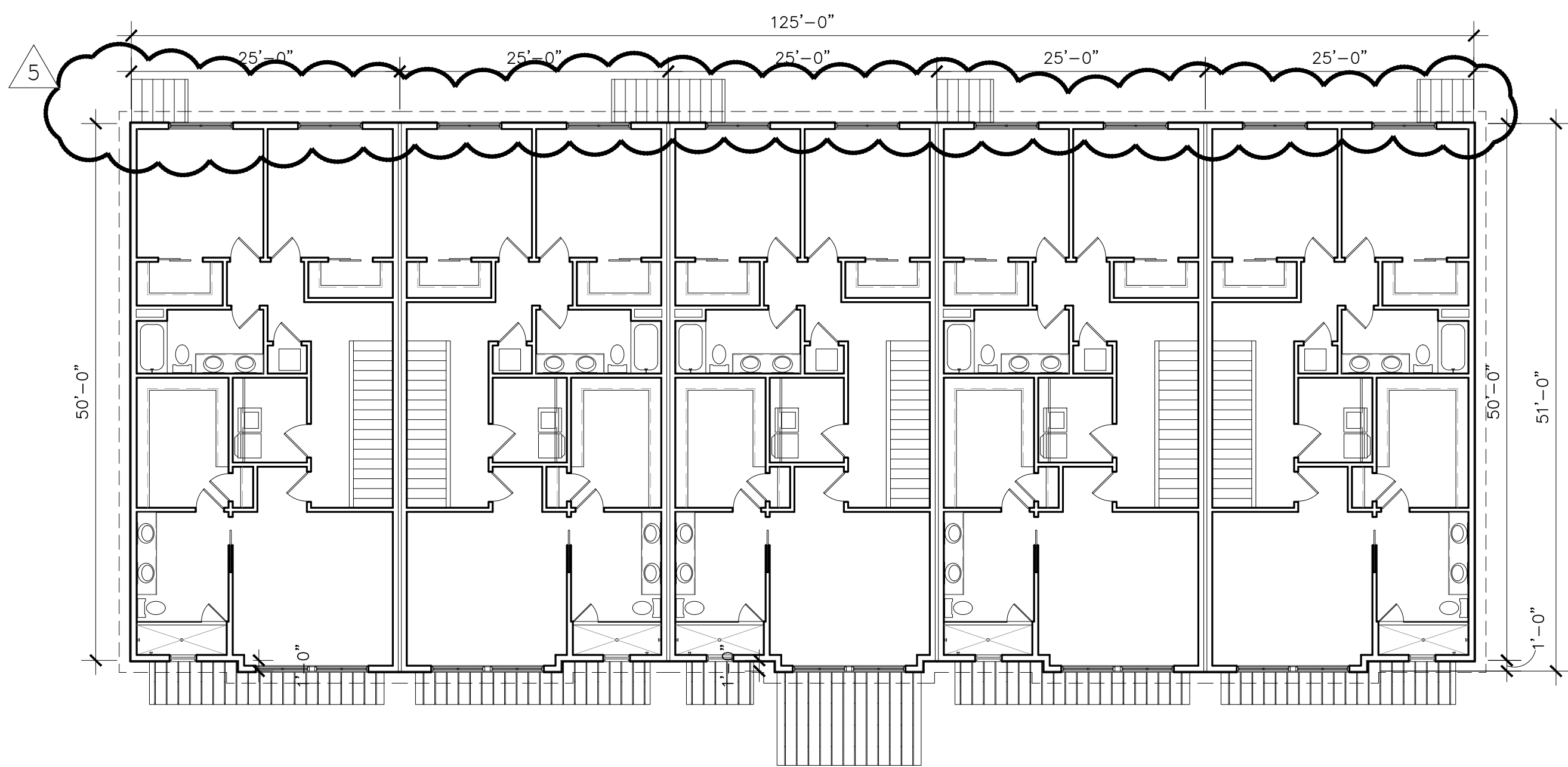
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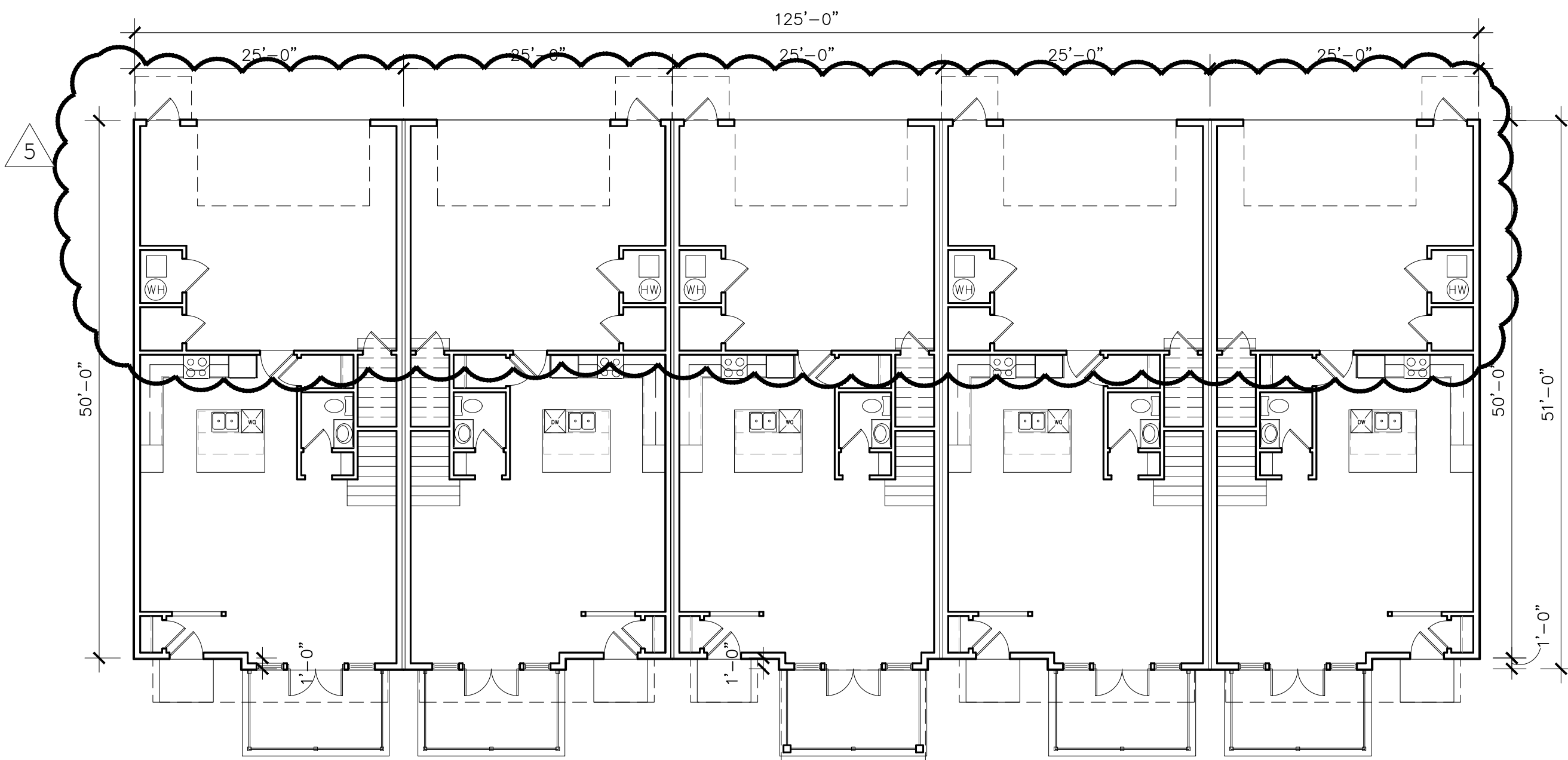
plan

3 ROOF PLAN

3/32"=1'-0" A103 UNITS 9-13



plan 2 SECOND FLOOR PLAN
3/32"=1'-0" A103 UNITS 9-13



plan  FIRST FLOOR PLAN
3/32"=1'-0" UNITS 9-13

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GEORGIA

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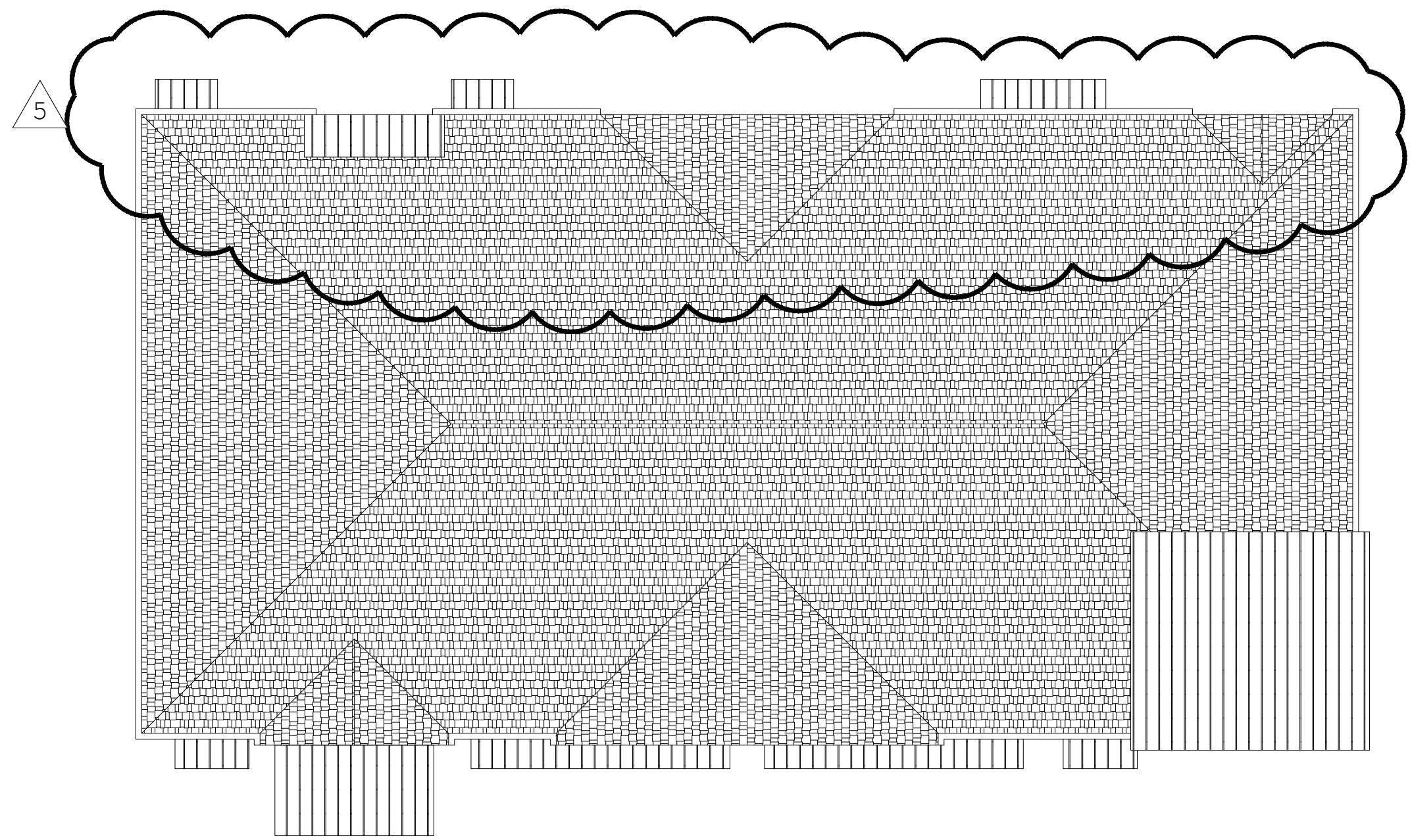
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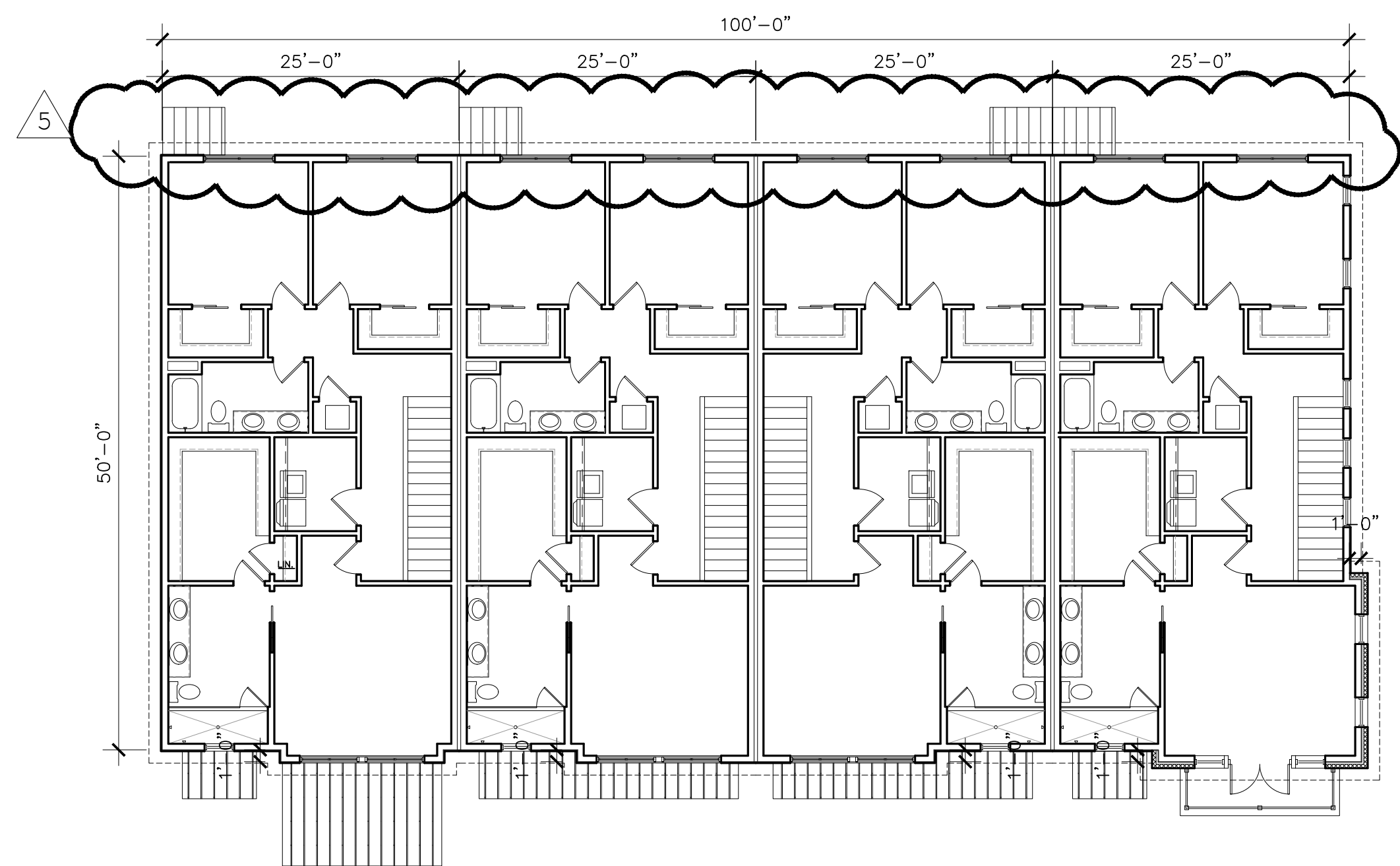
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BUILDING PLANS
UNITS 18–21

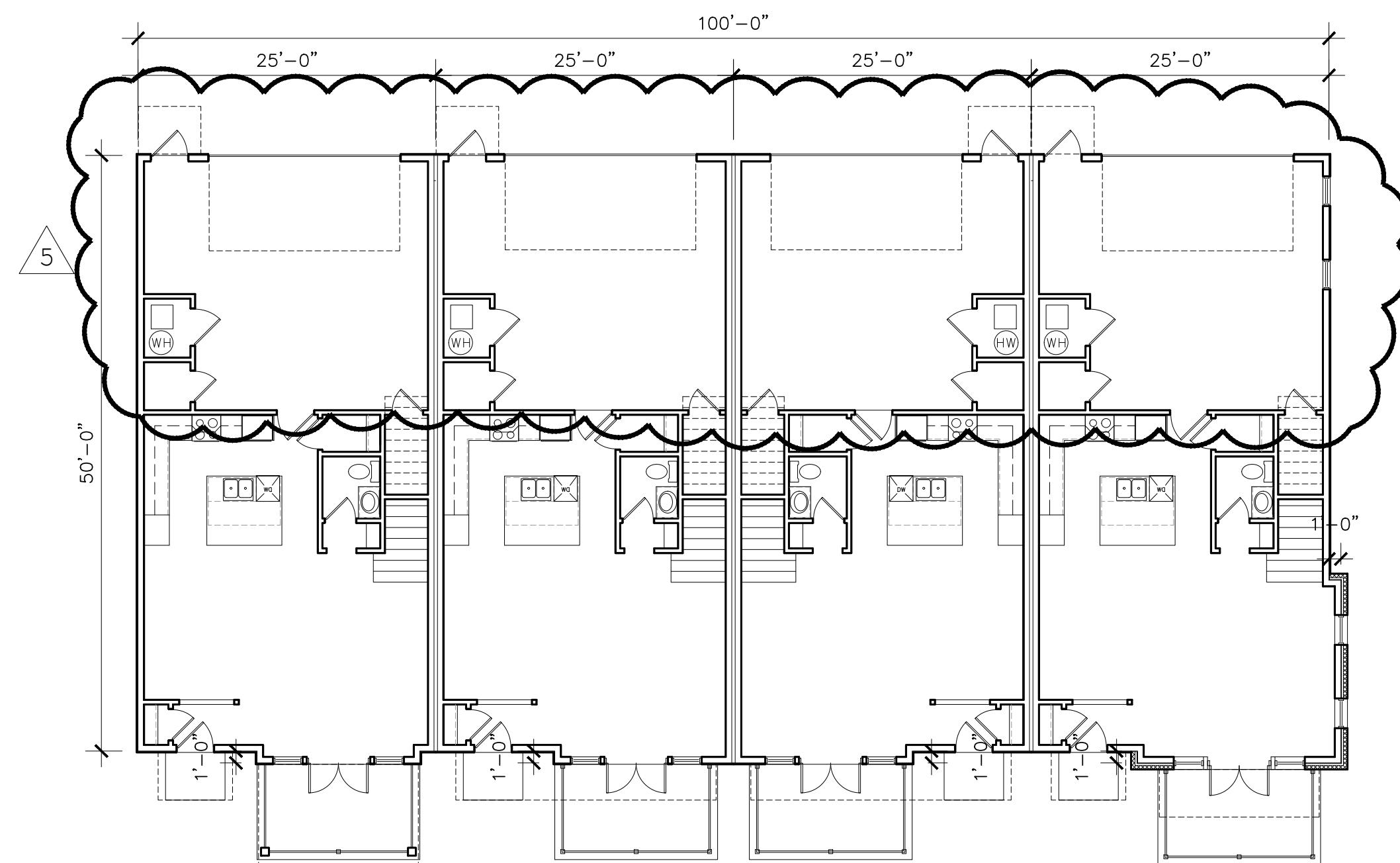
A104



plan 3 ROOF PLAN
3/32"=1'-0" A104 UNITS 18-21



plan 2 SECOND FLOOR PLAN
3/32"=1'-0" A104 UNITS 18-21



plan 1 FIRST FLOOR PLAN
3/32"=1'-0" A104 UNITS 18-21

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FULTON CO.

GEORGIA

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START

01.22.2019

DRAWN

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CHECKED

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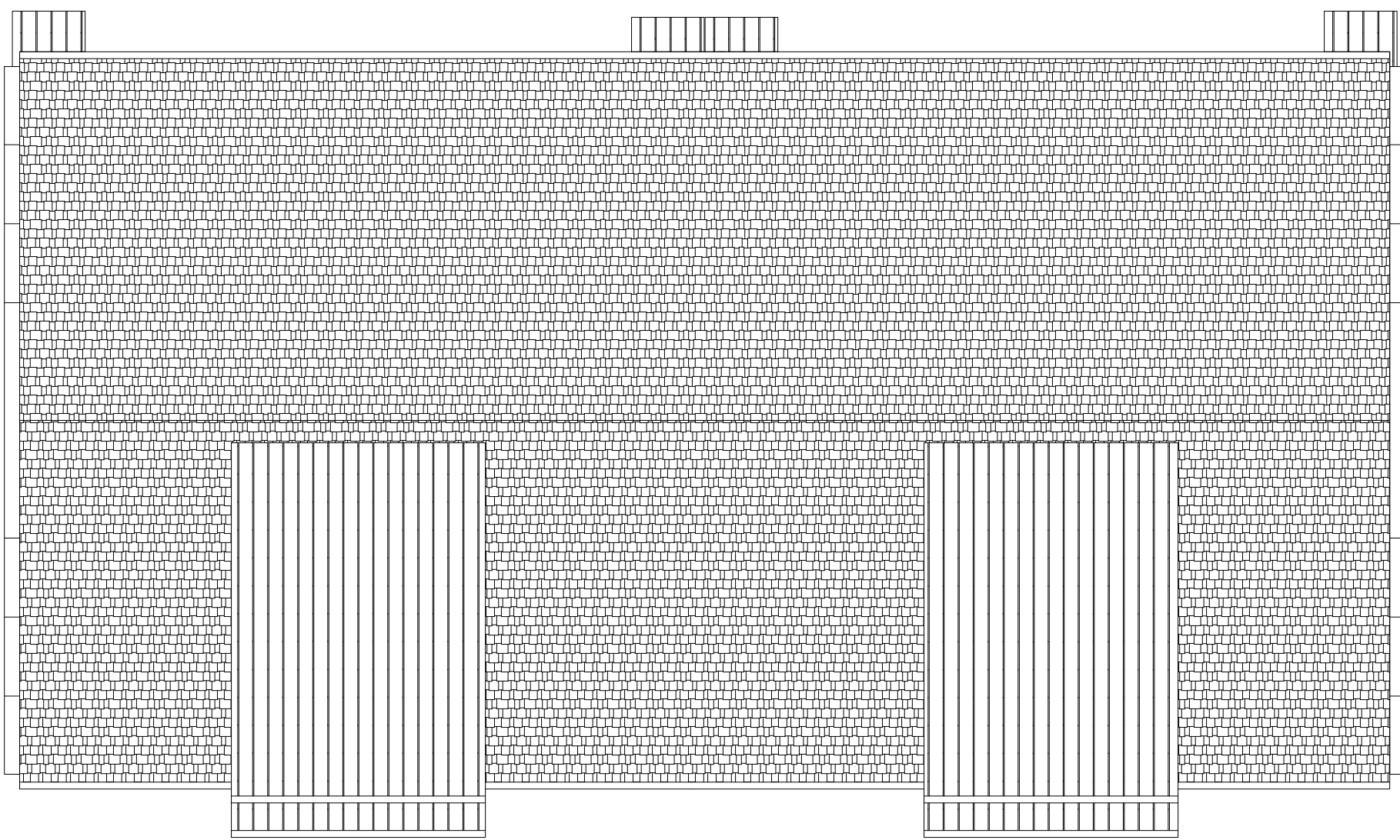
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BUILDING PLANS

UNITS 22-25

SHEET

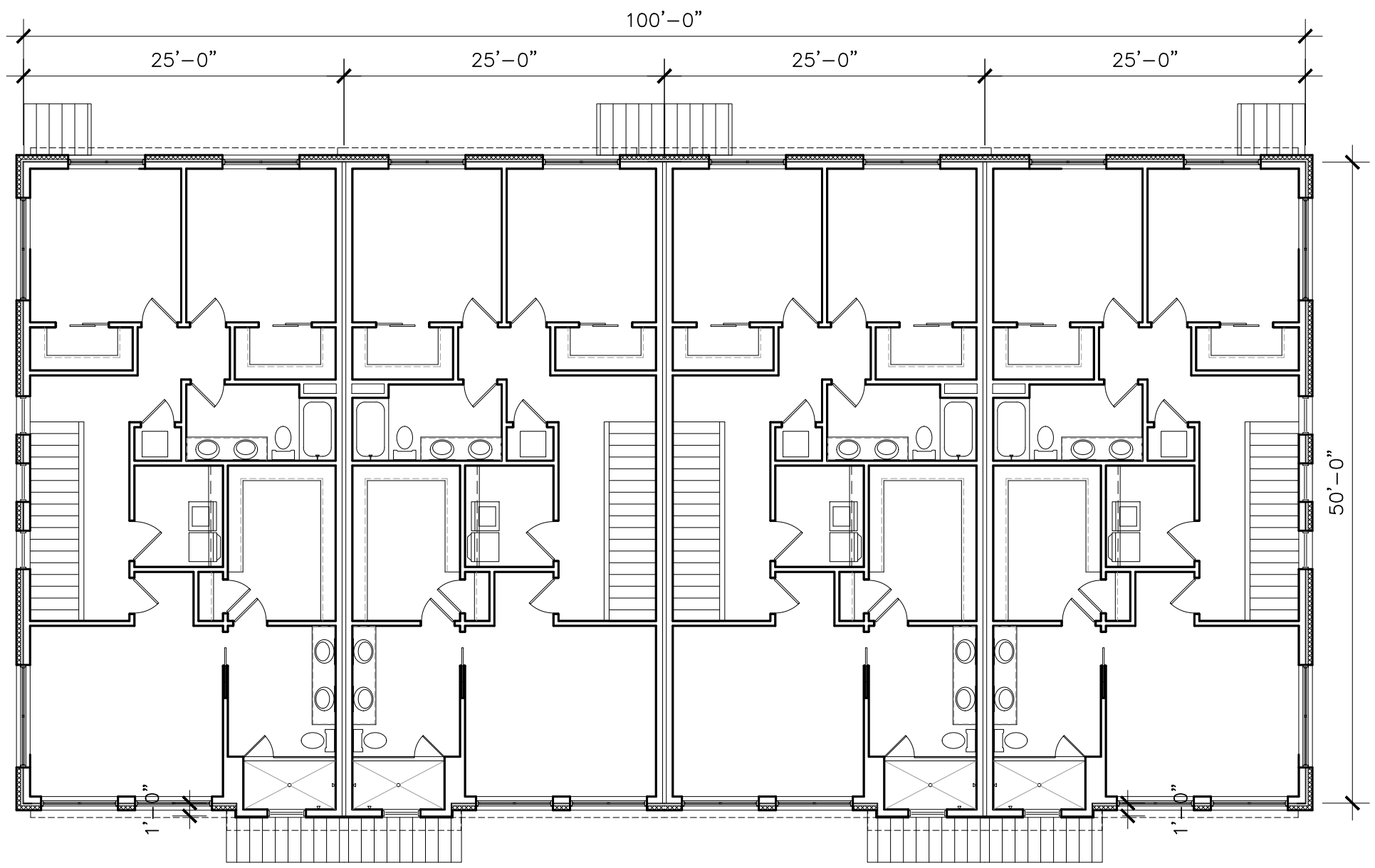
A105



plan3A105

ROOF PLAN

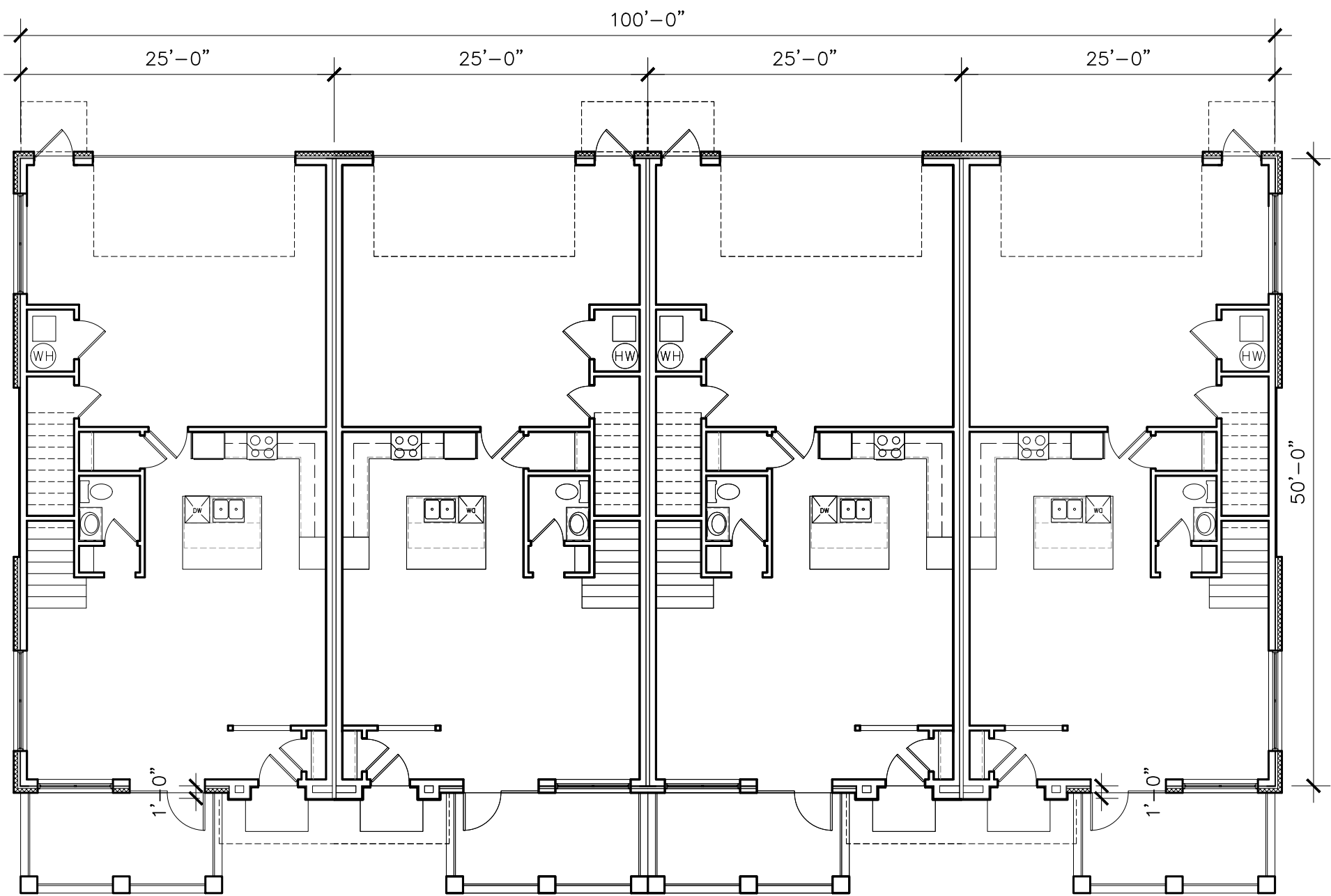
UNITS 22-25



plan2A105

SECOND FLOOR PLAN

UNITS 22-25



plan1A105

FIRST FLOOR PLAN

UNITS 22-25

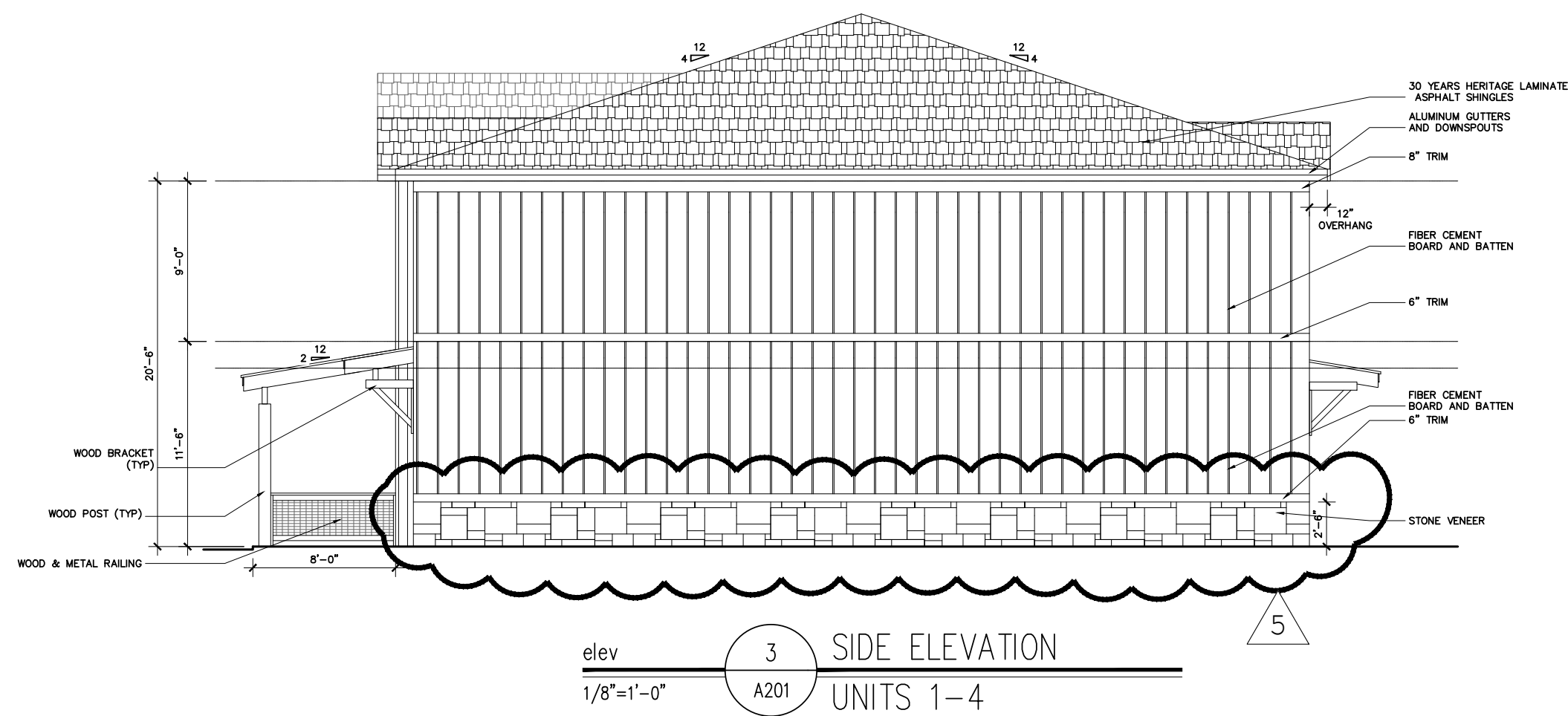
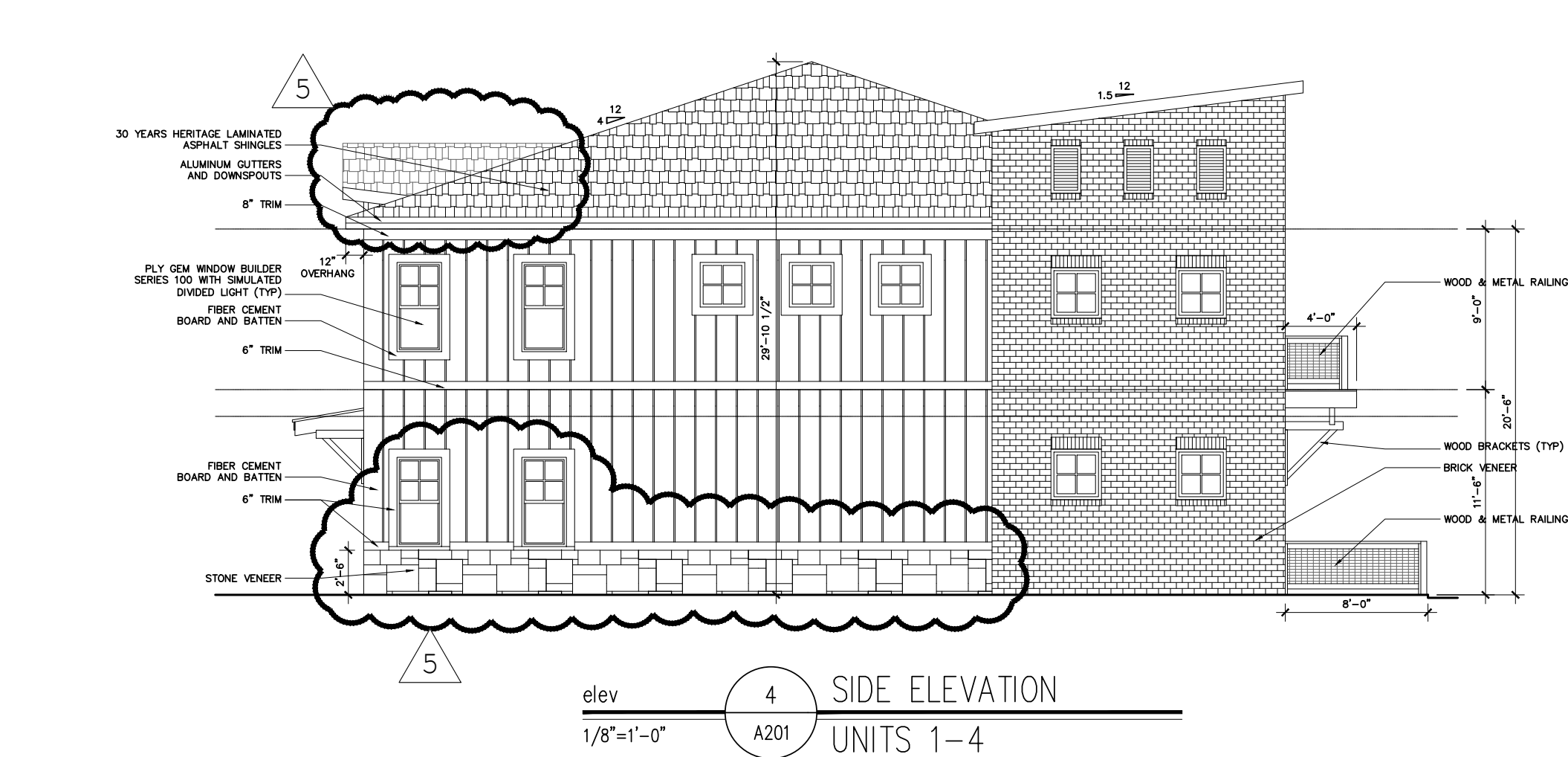
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FULTON CO.
GEORGIA

NUMBER	18030
START	01.22.2019
DRAWN	NK
CHECKED	JC
TITLE	ELEVATIONS UNITS 1-4
SHEET	

A201



06.24.20	D.R.C. REVISION 5
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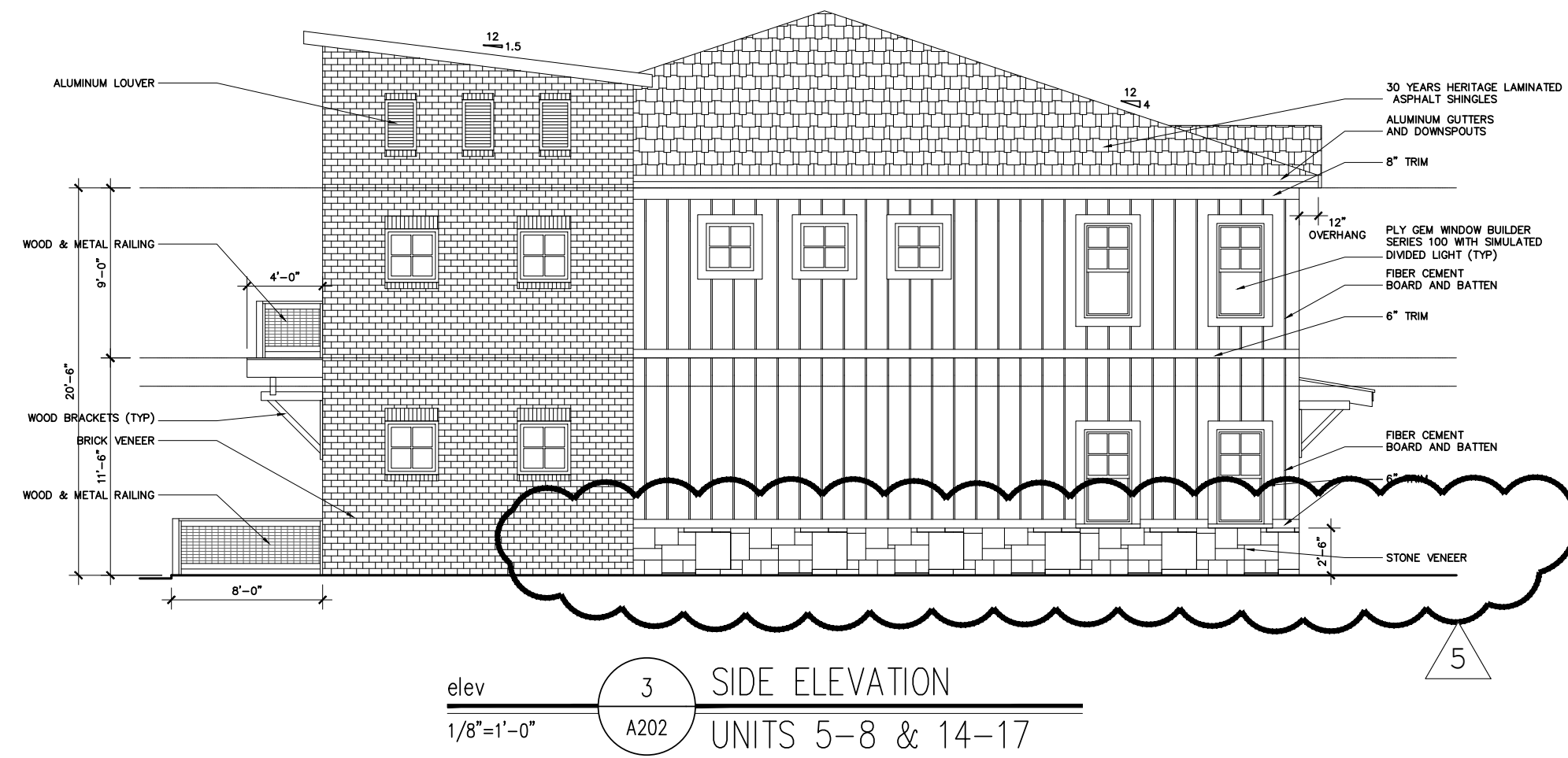
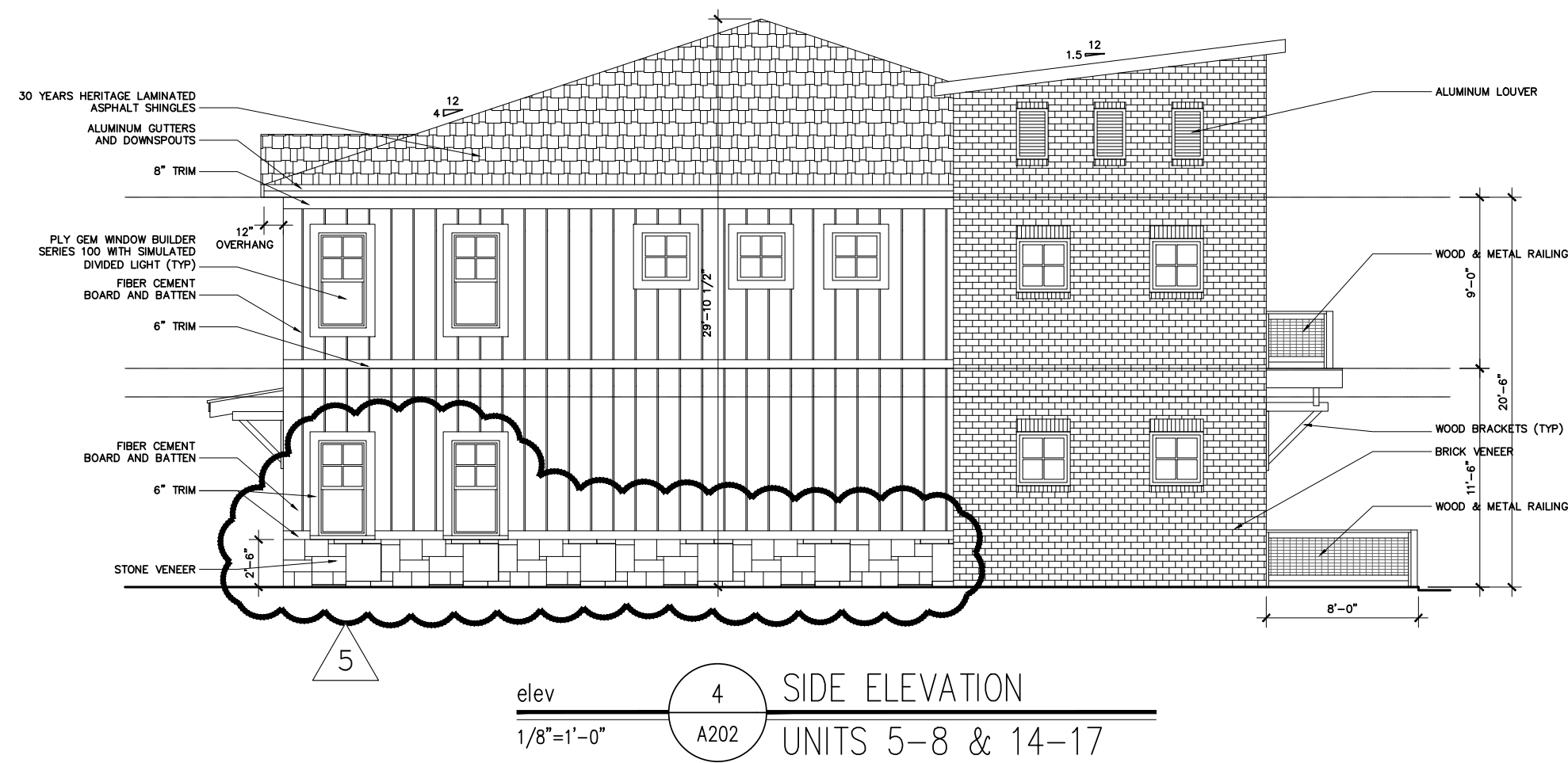
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CHECKED JC

TITLE
ELEVATIONS
UNITS 5-8 & 14-17

SHEET

A202



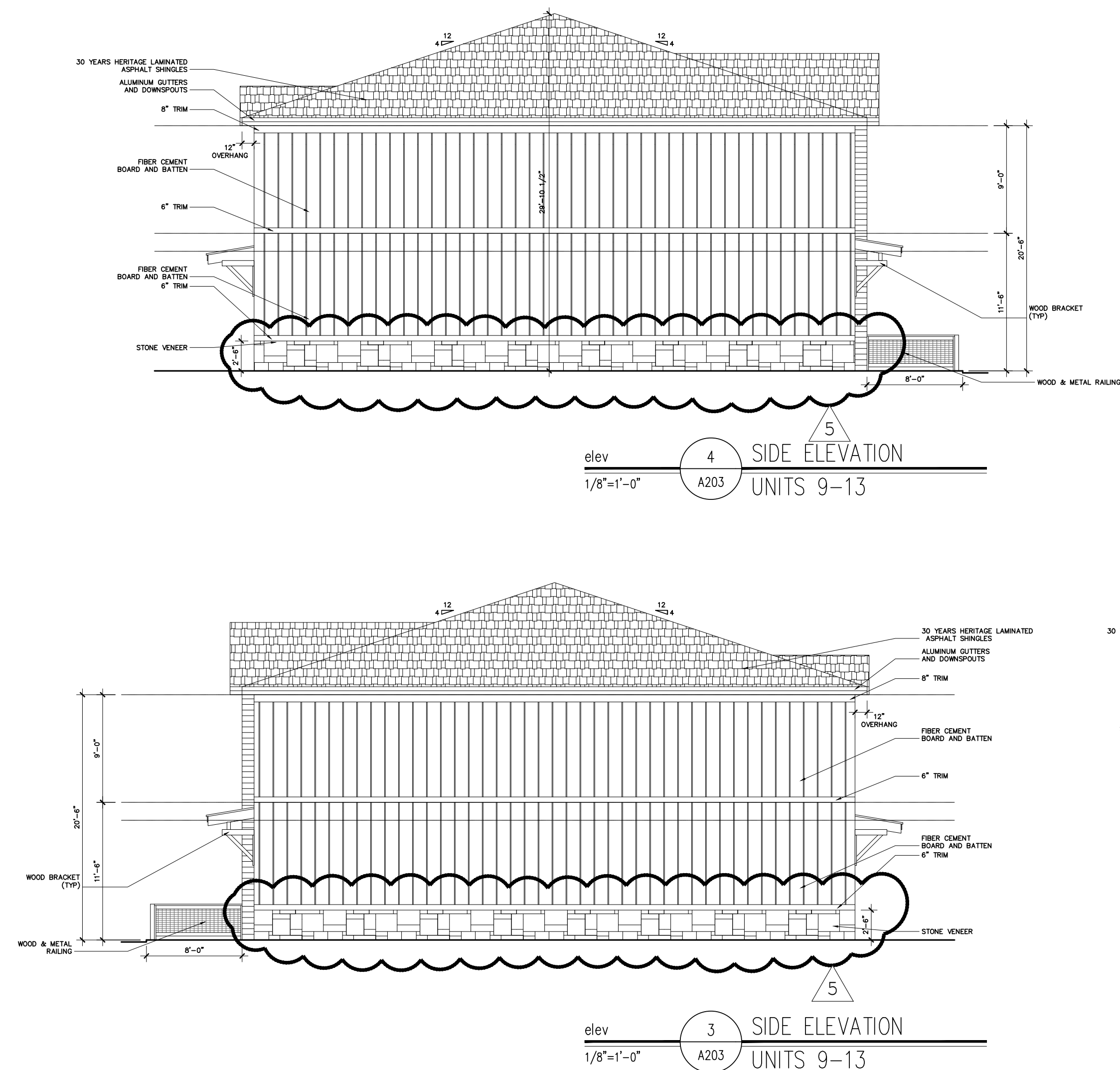
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FULTON CO.
GEORGIA

NUMBER	18030
START	01.22.2019
DRAWN	NK
CHECKED	JC
TITLE	ELEVATIONS UNITS 9-13
SHEET	

A203



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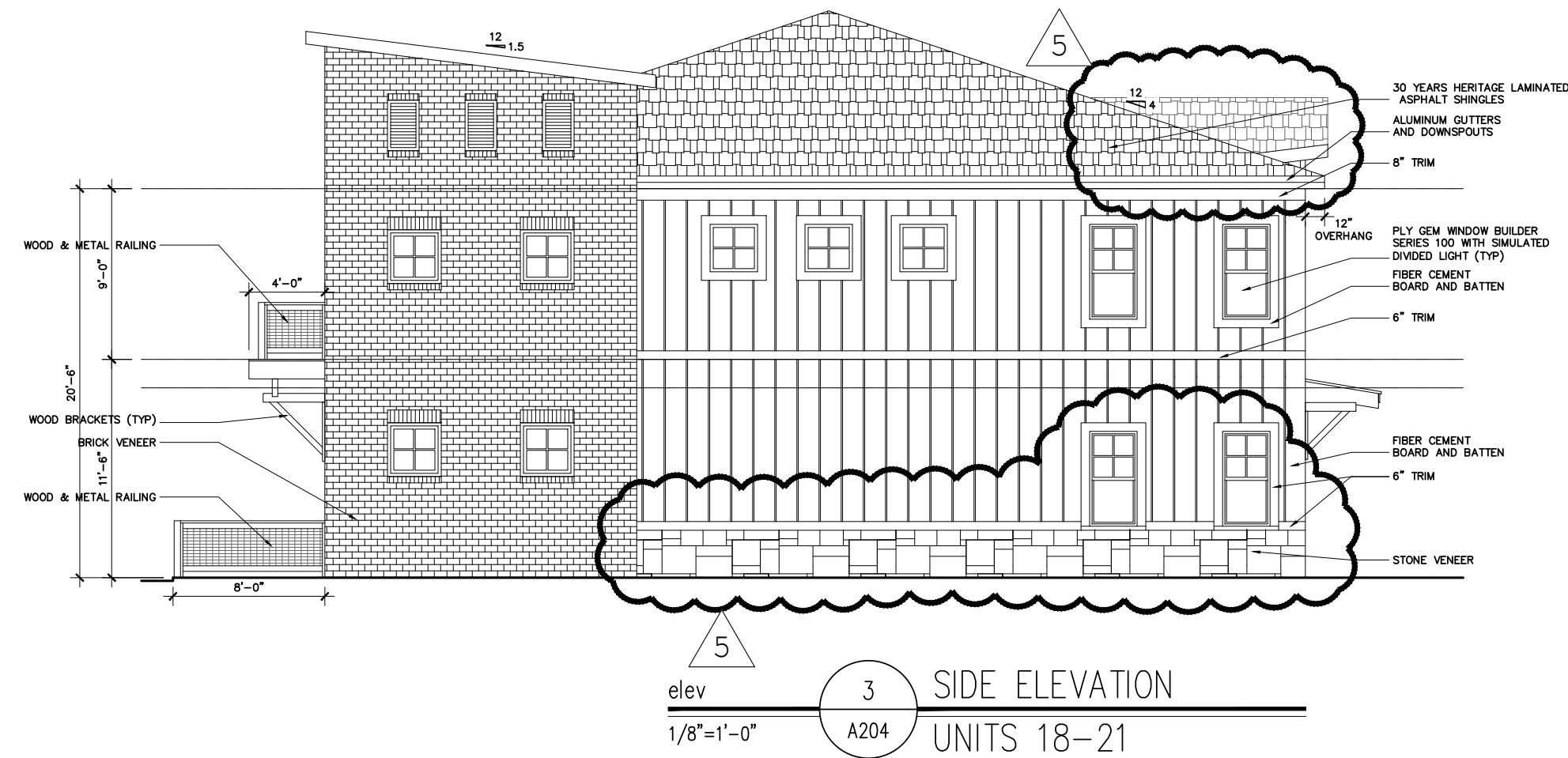
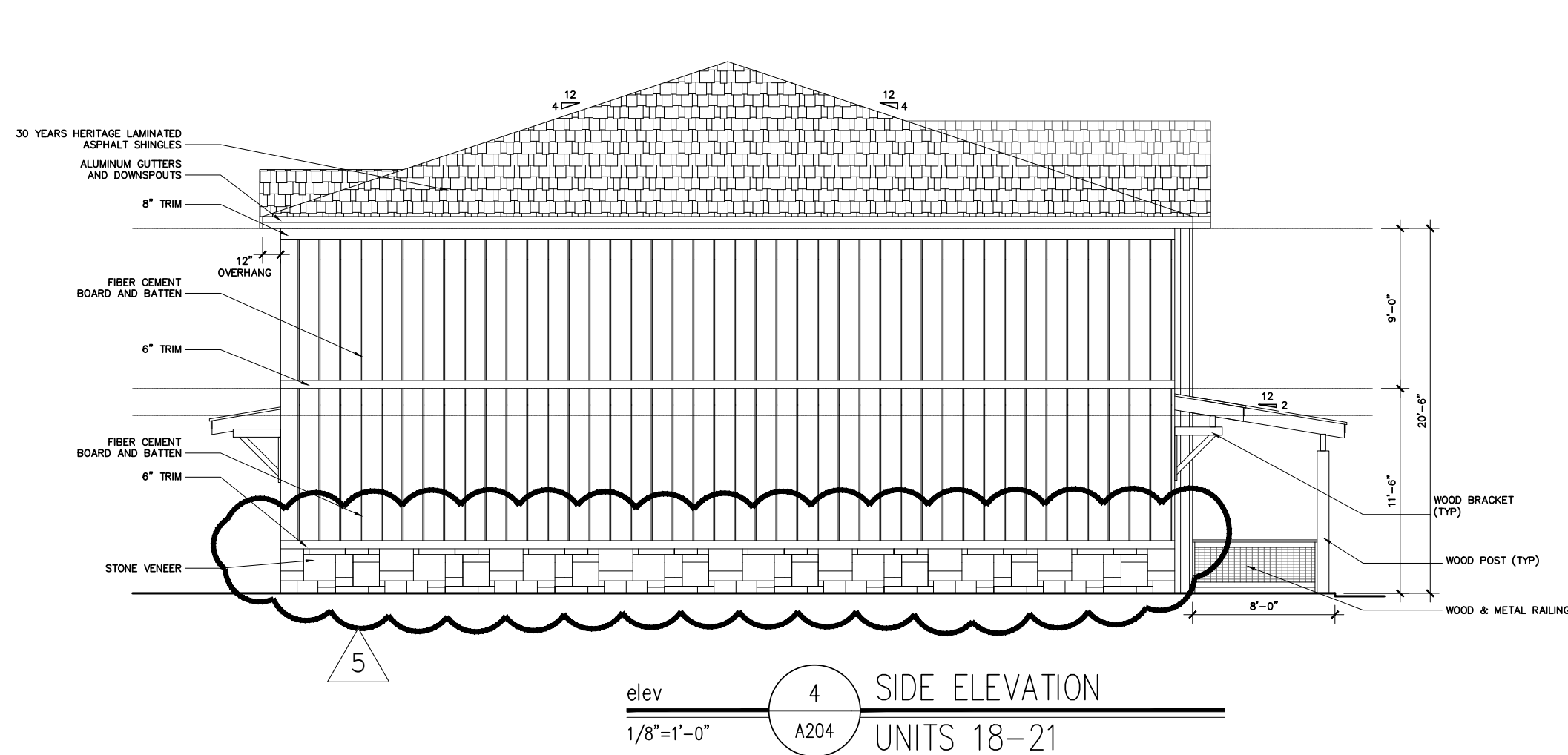
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CHECKED JC

TITLE
ELEVATIONS
UNITS 18-21

SHEET

A204



06.24.20	D.R.C. REVISION 5
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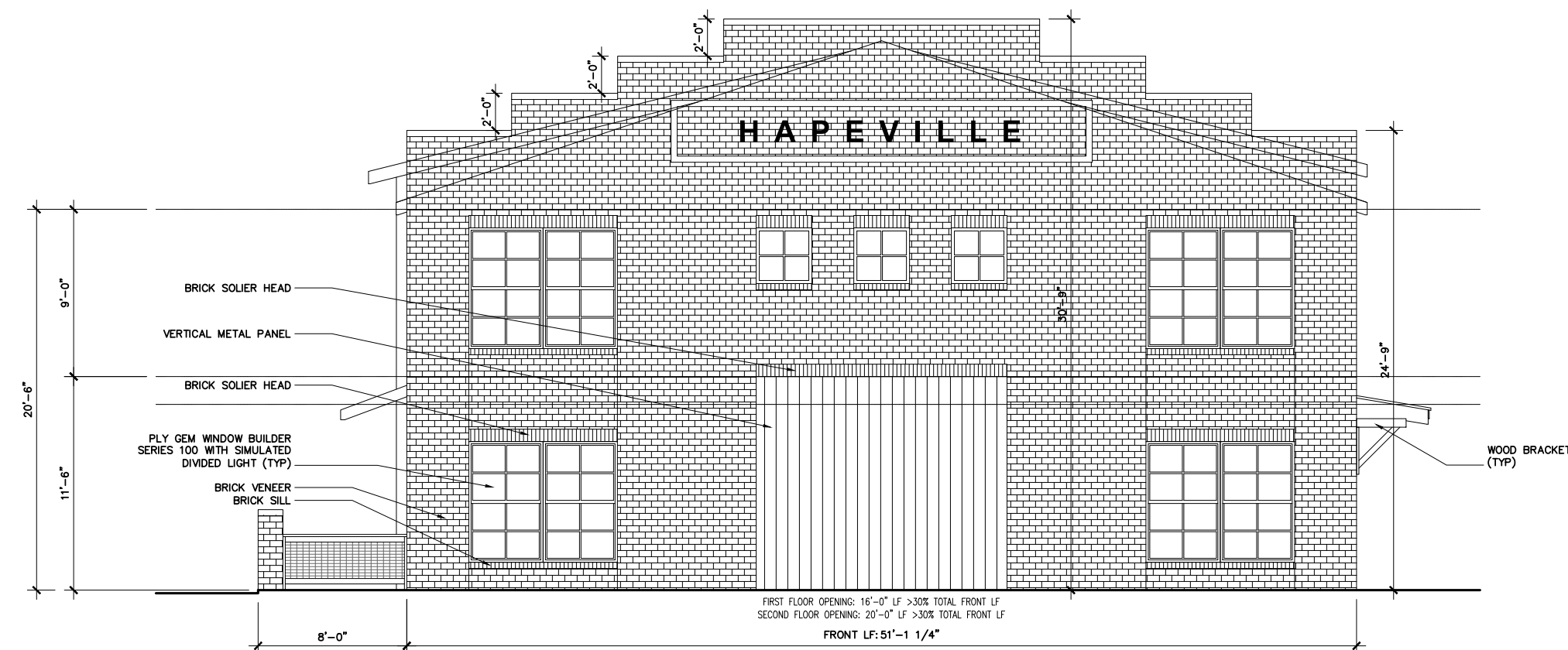
DRAWN
NK

CHECKED
JC

TITLE
ELEVATIONS
UNITS 22-25

SHEET

A205



elev 3 SIDE ELEVATION
1/8"=1'-0" A205 UNITS 22-25



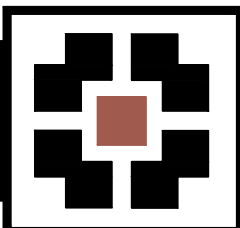
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1/8"=1'-0" A205 UNITS 22-25



elev 1 FRONT ELEVATION
1/8"=1'-0" A205 UNITS 22-25



#20012
06/23/2020



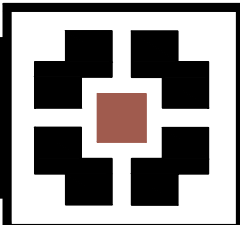
PLACE MAKER DESIGN
1000 Circle 75 Parkway - Suite 400 - Atlanta, Georgia 30339

VILLAGE WALK at HAPEVILLE
Hapeville, Georgia



#20012

06/23/2020



PLACE MAKER DESIGN

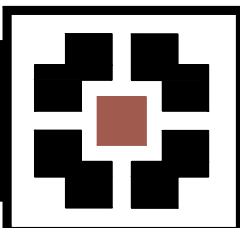
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VILLAGE WALK at HAPEVILLE
Hapeville, Georgia



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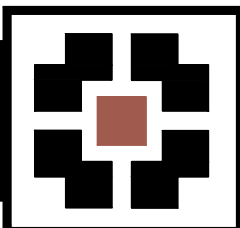
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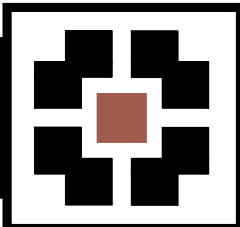
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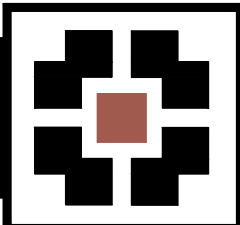
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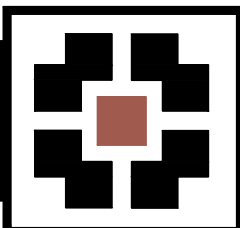
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Hapeville, Georgia