



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
November 18, 2020 6:00 PM**

MINUTES

1. Call to Order

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

2. Roll Call

Jonathan Love

Brian Gregory

John Stalvey

Karl Dufrenne - absent

Gregory Morgan

3. Approval of Minutes

3.I Minutes of October 21, 2020

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of October 21, 2020 as submitted. Motion Carried 4-0.

4. New Business

4.I 826 Custer Street

Window Replacement

Background:

Ms. Novotny requested approval for the installation of windows on the existing structure at 826 Custer Street. The property is zoned V, Village and located within the Arts District Overlay.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to approve the application with the following condition:

- 1. Front elevation windows and door will be trimmed per the standards in the guidelines**

Motion Carried 4-0

4.II 649 Cofield Drive

Façade Modification

Background:

Mr. Hightower requested approval of a façade modification and deck addition to the existing single-family dwelling at 649 Cofield Drive. The property is zoned R-1, One Family Residential.

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

- 1. Add masonry foundation piers on the front porch columns**
- 2. Gable over front porch to extend over the entire front porch**

The Committee provided the following design exceptions:

- 3. Front porch width is less than 80% of the front façade**
- 4. Allow vinyl double hung windows**

Motion Carried 4-0

4.III 3376 Northside Drive**Bathroom Addition**Background:

Mr. Tran requested approval for the construction of a new 96-square foot bathroom addition to the rear of the existing single-family dwelling at 3376 Northside Drive. The property is zoned R-0, One Family Detached.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application with a condition that the applicant is to address all items identified in the Planners Report. Motion Carried 4-0.

4.IV 3220 Dogwood Drive**Room/Deck Addition**Background:

Ms. Woods requested approval for the construction of a new 461-square foot room addition and a 120-square foot deck to the rear of the existing dwelling at 3220 Dogwood drive. The property is zoned V, Village and located within the Arts District Overlay.

MOTION ITEM: Brian Gregory made a motion, Gregory Morgan seconded to approve the application with all items addressed that were identified in the Planners Report. Motion Carried 4-0.

4.V 236 Mt. Zion Road**New SF Dwelling**Background:

Mr. Justin Honore requested approval for the construction of a new 2,268-square foot single-family dwelling with a detached garage at 236 Mt. Zion Road. The property is zoned R-1, One Family Residential.

MOTION ITEM: Gregory Morgan made a motion, Jonathan Love seconded to approve the application with all items addressed that were identified in the Planners Report. Motion Carried 4-0.

4.VI 560 Lake Drive**New SF Dwelling**Background:

GDK Investments LLC requested approval for the construction of a new 1,786-square foot single-family dwelling at 560 Lake Drive. The property is zoned R-SF, Residential Single.

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

- 1. Applicant agreed to submit new plans mirroring existing to flip the left and right elevation**
- 2. Address all deficiencies identified in the Planners Report**

The Committee provided the following design exceptions:

- 3. Porch columns spacing exceeds 8' on center**
- 4. Porch width less than 80% of the front façade**
- 5. The height of the side gable exceeds the allowable 25'**

Motion Carried 4-0

MOTION ITEM: Jonathan Love made a motion, Gregory Morgan seconded that the Design Review Committee recommend approval of the variance for the side yard setback to the Board of Appeals. Motion Carried 4-0.

4.VII 800 Doug Davis Drive

Commercial Renovation

Background:

Mr. Tedrow requested approval for the conversion of an existing office building to a restaurant at 800 Doug Davis Drive. The property is zoned U-V, Urban Village.

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

- 1. Address all items identified in the Planners Report**
- 2. Add dog park details to site plan (landscaping and pet dropping receptacles)**

The Committee provided the following design exceptions:

- 3. Existing window dimensions/configurations**
- 4. Existing structure does not have distinct foundation**
- 5. Parking in the supplemental area**
- 6. Reduced 10' landscape area at sidewalk**
- 7. Curb cut exceeding 24'**
- 8. Building does not enfront for a minimum of 80% of the width of the front setback or build-to line**

Motion Carried 4-0

4.VIII 461 North Central Avenue

Commercial Reconstruction

Background:

Mr. Joseph Latimer on behalf of Dwarf House Property Co., Inc. requested approval for the reconstruction of the Dwarf House restaurant at 461 North Central Avenue. The property is zoned U-V, Urban Village.

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

- 1. Add building numbers to plan**
- 2. Add compliant dumpster screening to site plans**
- 3. Add gutters and downspouts on plans**

The Committee provided the following design exceptions:

- 4. Main entry door is not located along the enfronting street**
- 5. Proposed roof line**
- 6. Height of building less than 24'**
- 7. Parking in the supplemental area along North Central Avenue. A request to the Board of Appeals for a variance to allow this parking has been requested, but not yet heard/approved. DRC recommends approval to the Board of Appeals for the variance**
- 8. Supplemental area landscaping may not meet the required 10'. There is a landscape zone, sidewalk and landscape buffer along North Central Avenue**
- 9. The wider driveway width (>24')**

Motion Carried 4-0

5. 2021 Design Review Committee Meeting Schedule

Consideration to Approve the 2021 Design Review Committee Meeting Schedule

MOTION ITEM: Jonathan Love made a motion, Brian Gregory seconded to approve the 2021 Design Review Committee Meeting Schedule. Motion Carried 4-0.

6. Next Meeting Date – Wednesday, December 16, 2020 at 6:00PM

7. Adjourn

City Planner, Lynn Patterson informed the Design Review Committee that guidance is being developed for when to require sidewalks on applications.

There being no further discussion, the following action is taken:

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to adjourn the meeting at 7:24PM. Motion Carried 4-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman