

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
February 17, 2021 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:03PM.

2. Roll Call

Jonathan Love

Brian Gregory

John Stalvey

Karl Dufrenne – Absent

Gregory Morgan

3. Approval of Minutes

3.I Minutes of January 20, 2021

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of January 20, 2021 as submitted. Motion Carried 4-0.

4. New Business

4.I 240 Maple Street

Addition

Background:

Ms. Weaver has submitted an application seeking approval to remodel the existing single-family dwelling at 240 Maple Street. The property is zoned R-1, One Family Residential.

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

1. Address all deficiencies identified in the Planners Report

(Simone Johnson provided City Planner, Dr. Patterson with revised drawings addressing deficiencies)

Motion Carried: 4-0

4.II 3358 Colville Avenue

Addition

Background:

Champion Window has submitted an application seeking approval for a 188-square foot roof addition over the rear deck at the existing single-family dwelling at 3358 Colville Avenue. The property is zoned R-SF, Residential Single-Family.

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

1. Allow for the use of aluminum construction materials for rear deck covering

Motion Carried: 4-0

4.III 3264 Springhaven Avenue

Establishment of Site Requirements

Background:

Epic Development has submitted an application for the establishment of site requirements for the P-D development zoning classification. The application proposes approximately 58 single family dwelling units on a 4.17-acre parcel located between Stillwood Drive, Springhaven Avenue and North Avenue. In addition to the single-family units, the site has an amenity area, including a pool and greenspace.

MOTION ITEM: Brian Gregory made a motion, Gregory Morgan seconded to approve the development plans with the following requirements:

1. Single family homes (SFHs) along public right-away should enfront or have the appearance of enfronting the public right-away
2. SFHs shall have a minimum separation of 5-ft between the eaves (minimum 7-ft between the walls)
3. Plans shall add architectural element onto the pedestrian ways from the public right of way
4. Sidewalks on public streets shall have a minimum 4-ft width with a minimum 4-ft landscape zone. The landscape zone is not required adjacent to parallel parking spots. Street trees are to be placed in the landscape zone where feasible. Sidewalks on the main thoroughfare shall have a minimum 3-ft width. Sidewalks on the pedestrian pathways shall have a minimum 4-ft width.
5. Plans shall provide a standard pedestrian lighting plan for the site
6. Plans shall provide a minimum of 2 parking spots per SFH
7. Shall provide landscaping along the main thoroughfare
8. SFH plan side elevations with non-adjacent homes shall require fenestration
9. Mechanical units should be screened from public right of way and interior streets
10. Plans shall provide landscaping to screen parking pads from pedestrian way or interior streets, esp. to screen the end of the tandem parking pads
11. Driveways should have a minimum 1-ft landscape strip to adjacent SFH
12. Plans shall place the mail kiosk inside a covered structure
13. Plans shall provide the green space calculations on the site plans
14. Tree conservation plans to follow city-wide tree ordinances
15. For a SFH allow the maximum height to be based on the average height of the roof from the average grade of the four-sides of the SFH
16. Plans shall provide for 20-ft wide alleyway (with curb) and 26-ft wide main thoroughfare (as directed by the Fire Marshal)
17. Houses enfronting the pedestrian pathway should have a walkway to the path
18. Retaining walls shall be considered as part of the character of the development and reviewed and approved by the DRC

Motion Carried: 4-0

5. Open Discussion

None

6. Next Meeting Date – Wednesday, March 17, 2021 at 6:00PM

7. Adjourn

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

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 8:48PM. Motion Carried 4-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman