

Design Review Committee Meeting

700 Doug Davis Drive
Hapeville, GA 30354

April 21, 2021 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I. Minutes of March 31, 2021

Documents:

1. DRC Minutes March 31, 2021

4. New Business

4.I. 3011 Dogwood Drive Bathroom & Deck Addition

Background:

Jorge Gomez has submitted an application seeking approval to construct a 70-square foot bathroom addition and a 216-square foot deck addition at 3011 Dogwood Drive. The property is located in the R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3011 Dogwood Drive
2. Application - 3011 Dogwood Drive_Redacted

4.II. 3393 Old Jonesboro Road Deck Replacement

Background:

Stephen Cushing has submitted an application seeking approval to replace an existing rear deck with a 520-square foot rear deck at 3393 Old Jonesboro Road. The property is zoned R-0, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3393 Old Jonesboro Road
2. Application - 3393 Old Jonesboro Road_Redacted

4.III 3035 Gordon Circle Covered Stoop

. Background:

Jason Beavers has submitted an application seeking approval for the construction of front covered stoop at 3035 Gordon Circle. The property is located in the R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3035 Gordon Circle
2. Application - 3035 Gordon Circle_Redacted

4.IV 510 Oak Drive New SF Dwelling

. Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,566-square foot single-family dwelling with four bedrooms, three and a half bathrooms and a side entry garage at 510 Oak Drive. 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. Application - 510 Oak Drive_Redacted

4.V. 3253 Forrest Hills Drive New SF Dwelling

Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,352-square foot single-family dwelling with three bedrooms, three and a half bathrooms and a drive under garage at 3253 Forrest Hills Drive. 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 3253 Forrest Hill Drive
2. Application - 3253 Forrest Hill Drive_Redacted

4.VI 3257 Forrest Hills Drive New SF Dwelling

. Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,352-square foot single-family dwelling with three bedrooms, three and a half bathrooms and a drive under garage at 3257 Forrest Hills Drive. 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 3257 Forrest Hill Drive
2. Application - 3257 Forrest Hill Drive_Redacted

4.VII. 831 Custer Street Renovation & Addition

Background:

Roderick Cloud has submitted an application seeking approval to construct a side room addition and a rear deck 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.

Documents:

1. Application - 831 Custer Street_Redacted

4.VIII 748 Virginia Avenue Renovation

Background:

David Burt on behalf of the Hapeville Development Authority has submitted an application seeking approval for the renovation of an existing 1950's gas station, an addition to the building, and creation of an outdoor plaza at 748 Virginia Avenue. The property is zoned V, Village and is subject to the Subarea B of the Architectural Design Standards, Neighborhood Conservation Area.

Documents:

1. Planners Report 748 Virginia Avenue
2. Application - 748 Virginia Avenue_Redacted

4.IX 397 North Central Avenue New Mixed Use Development

Background:

SCP Hapeville Owner, LLC has submitted an application seeking approval for the construction of a mixed- use development consisting of 284 apartment units, 4,300-square feet of retail/restaurant space and 20,000-square feet of office space at 397 North Central Avenue. The property is zoned U-V, Urban Village.

Documents:

1. 397 North Central Avenue - DRC Application
2. 397 North Central Avenue - Site Plan
3. 397 North Central Avenue - Color Renderings
4. 397 North Central Avenue - Elevations
5. 397 North Central Avenue - Exterior Building Materials
6. 397 North Central Avenue - Site Photos
7. 397 North Central Avenue - Survey, Landscape, Demo Plans

5. Open Discussion
6. Next Meeting Date - May 19, 2021
7. Adjourn