

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

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:09PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Karl Dufrenne - absent
Gregory Morgan

3. Approval of Minutes

3.I Minutes of February 17, 2021

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of February 17, 2021 as submitted. Motion Carried 4-0.

4. New Business

4.I 3610 Atlanta Avenue

Stair Replacement

Background:

John Chauhan has submitted an application seeking approval for replacement of the existing stair structure at 3610 Atlanta Avenue. The property is located in the RMU, Residential Mixed Use, Zoning District and is subject to the Commercial Mixed Use, Subarea B of the Architectural Design Standards.

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

- 1. Allow for open risers on the stairs in keeping with the stairs that are being replaced**
Motion Carried 4-0

4.II 449 Walnut Street

New SF Construction

Background:

Bernard Vigilance has submitted an application seeking approval for the construction of a new 4,190-square foot single-family dwelling with four bedrooms, three bathrooms and a drive under garage at 449 Walnut Street. The property is zoned R-SF, Residential Single-Family. The Design Review Committee approved this item on September 18, 2019. The applicant is requesting to modify the previously approved plan by relocating the garage.

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to table the application until April 21, 2021 meeting as the applicant was not present.

4.III 401 Walnut Street

New SF Construction

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

Mr. MacDowell agreed to update the application and address the following:

- 1. Address all items identified in the Planners Report**
- 2. Add box beam on porch columns on the side elevations**
- 3. Add brick water table on side elevations**
- 4. Insert chimney bump out and remove from front and side elevations**
- 5. Update roof plan and side and rear elevations to be consistent with front elevations**
- 6. Side elevation materials should match front elevation materials per story**
- 7. Use a 1x10 band and board at porch and soffit heights (floor and attic joist heights) on all elevations to separate materials**

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to table the application until the special called meeting on March 31, 2021.

4.IV 405 Walnut Street

New SF Construction

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

Mr. MacDowell agreed to update the application and address the following:

- 1. Address all items identified in the Planners Report**
- 2. Add box beam on porch columns on the side elevations**
- 3. Add brick water table on side elevations**
- 4. Insert chimney bump out and remove from front and side elevations**
- 5. Update roof plan and side and rear elevations to be consistent with front elevations**
- 6. Side elevation materials should match front elevation materials per story**
- 7. Use a 1x10 band and board at porch and soffit heights (floor and attic joist heights) on all elevations to separate materials**

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to table the application until the special called meeting on March 31, 2021.

4.V 510 Oak Drive**New SF Construction****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.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to table the application until the special called meeting on March 31, 2021.

4.VI 518 Oak Drive**New SF Construction****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 518 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.

Mr. MacDowell agreed to update the application and address the following:

- 1. Address all items identified in the Planners Report**
- 2. Add box beam on porch columns on the side elevations**
- 3. Add brick water table on side elevations**
- 4. Insert chimney bump out and remove from front and side elevations**
- 5. Update roof plan and side and rear elevations to be consistent with front elevations**
- 6. Side elevation materials should match front elevation materials per story**
- 7. Use a 1x10 band and board at porch and soffit heights (floor and attic joist heights) on all elevations to separate materials**

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to table the application until the special called meeting on March 31, 2021.

4.VII 3165 Dogwood Drive**New Townhome Construction****Background:**

W. Barry Dunlop has submitted an application seeking approval for the construction of a new 23-unit townhome project along Dogwood Drive. The townhomes are 3 story, 2,200-square feet with a two-car garage. There is an interior greenspace. The property is zoned V, Village and is subject to the Subarea C of the Architectural Design Standards, Neighborhood Conservation Area.

Mr. Dunlop agreed to address the concerns and general design issues identified in the Planners Report.

MOTION ITEM: Jonathan Love made a motion, Brian Gregory seconded to table the application until the regularly scheduled Design Review Committee meeting on April 21, 2021.

5. Open Discussion

There will be a special called Design Review Committee meeting on Wednesday, March 31, 2021 at 6:00PM based on applicants resubmitting the applications in a timely manner.

6. Next Meeting Date – Wednesday, April 21, 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 8:01PM. Motion Carried 4-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman