

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
April 21, 2021 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:05PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I Minutes of March 31, 2021

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of March 31, 2021 with noted correction. Motion Carried 5-0.

4. New Business

4.I 3011 Dogwood Drive

Ad dition/Renovation

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.

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

- 1. The bottom rail should be a 2x4 member**
- 2. Paint, stain or seal the decking**

Motion Caried: 5-0

4.II 3393 Old Jonesboro Road

Deck Addition

Background:

Steve Cushing has submitted an application seeking approval for replacement of the existing stair structure at 3393 Old Jonesboro Road. 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, John Stalvey seconded to approve the application with the following requirement:

- 1. Deck railing shall be constructed as per the Architectural Design Standards**

Motion Carried 5-0

4.III 3035 Gordon Circle

Porch Addition

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.

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

- 1. Width of stairs being narrower than the stoop**

Motion Carried: 4-0; Gregory Morgan recused himself

4.IV 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 approve the application with the following requirements:

- 1. On the front elevation, push the front floor gable back to be flush with porch**
- 2. Add new column to the porch to frame the triple window, for a total of four columns and update the plans**

Motion Carried: 5-0

4.V 3253 Forrest Hill 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 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.

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

1. Update plans as indicated on the Planners Report
2. Update plans to indicate mirroring of plans
3. On second floor Walnut Street elevation, master bedroom, use two night-stand windows and remove the transom window
4. On first floor Walnut Street elevation, living room, replace transoms with 3x3 windows around fireplace
5. On second floor Walnut Street elevation, bedroom two, add fixed sash window (2.8x2.6) aligns with window on first floor
6. Add sill on brick water table
7. Update column on rear corner of garage to be all brick

The Committee granted the following design exception:

8. Sidewalk is not required

Motion Carried: 5-0

4.VI 3257 Forrest Hill 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 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.

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

1. Update plans as indicated on Planners Report
2. Update plans to indicate mirroring of plans

The Committee granted the following design exception:

3. Sidewalk is not required

Motion Carried: 5-0

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.

MOTION ITEM: Jonathan Love made a motion, John Stalvey seconded to remove the application from the agenda as Dr. Patterson informed the Committee that the property has been sold. Motion Carried: 5-0

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.

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to move the application to the end of the agenda. Motion Carried: 5-0

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.

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

1. Address recommendations identified in the Planners Report
2. On building 600 and 700 Carriage Houses, add a brick water table on three sides (not needed on the rear elevation)
3. On building 600 and 700 Carriage Houses, all pedestrian entrances shall have an awning and light
4. Board and batten finishes end on horizontal elements
5. Add dimension for landscape buffer along Sunset Avenue from the parking lot south of building 500

The Committee granted the following design exceptions:

6. Allow for more than three colors used on a project
7. The three to four buildings do not need distinct foundation elements
8. Cementitious material façade exceed 20%
9. Recognize mixed-use total enfronting percentage will exceed 80% when entire development is completed

The Committee also recommended that the Board of Appeals grant the applicant approval for a ceiling height variance.

Motion Carried: 5-0

4.X 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.

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

- 1. Update plans with the window details, lighting, and elevations with accurate grade renderings**
- 2. Mechanicals on roof shall be screened if visible from other side of Virginia Avenue or South Central Avenue from 6-feet above grade**

The Committee granted the following design exceptions:

- 3. Height of building less than 24'**
- 4. Parking in the supplemental area along South Central Avenue**
- 5. Supplemental area of landscaping does not meet the required 10-feet. The Village Zoning Code requires 5-feet**
- 6. A section likely longer than 10-feet along Virginia Avenue does not meet the fenestration requirement but is required for the continual display of artwork**
- 7. Parged CMU used as exterior wall material**
- 8. No distinct foundation is provided**
- 9. Knee wall height exceeds 24-inches. Applicant agrees not to exceed 42-inches above grade as required for slope**
- 10. Corten material used on retaining wall**
- 11. Screening for trash bins to be 5-foot wooden enclosure that must be sealed, painted or stained**

The Committee also recommended that the Board of Appeals grant the applicant approval for a reduced set back.

Motion Carried: 5-0

5. Open Discussion

None

6. Next Meeting Date – Wednesday, May 19, 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 8:40PM. Motion Carried 5-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman#