

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
June 16, 2021, 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:06PM.

2. Roll Call

Jonathan Love
Brian Gregory - Absent
John Stalvey
Gregory Morgan
Jacquie Smyth

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to appoint Jacquie Smyth as secretary pro tem. Motion Carried: 4-0.

3. Approval of Minutes

3.1 Minutes of May 19, 2021

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of May 19, 2021, as submitted. Motion Carried: 4-0.

4. New Business

4.1 3571-3581 South Fulton Avenue

Window Modification

Background:

Kenneth Ellsworth has requested a design review modification for the townhome project located at 3571-3581 South Fulton Avenue. The original application was approved April 15, 2020. The requested modification is to change one window in each of the townhomes to a 2'0" x 4'0" window. The property is zoned RMU, Residential Mixed Use and is subject to the SubArea B section of the Neighborhood Conservation Area of the Architectural Design Standards.

RECOMMENDATION:

- The Design Review Committee may approve the modification.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the design modification as submitted. Motion Carried: 4-0

4.II 493 North Avenue

New SF Dwelling

Background:

Roger Fisher has submitted an application seeking approval to construct a 1,600-square foot, three-bedroom, 2-bathroom single-family dwelling located on a lot at 493 North Avenue. The property is zoned R-SF, Single Family Residential and is subject to the SubArea E section of the Neighborhood Conservation Area of the Architectural Design Standards.

RECOMMENDATIONS:

- Comply with Architectural Design Standards, provide the following on all plan sheets:
- Porch should be 8' to meet Standards.
- Downspout locations
- Mechanical screening with fence/vegetation
- Paint or stain on porches
- Building numbers
- Trim detail to meet standards
- Light at front porch
- Porch foundation enclosure
- Sill height to meet standards with dimensions
- Approved Tree Conservation Plan (finalize with Arborist)

The Design Review Committee may approve the application subject to the satisfaction of the aforementioned issues.

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

- 1) **Revise plans to address the outstanding items identified in the Planners Report**
- 2) **2nd floor dormer will be aligned with twin window in the middle**
- 3) **Size of fixed dormer to reflect 3026FX**

Motion Carried: 4-0

4.III 585 North Central Avenue

Exterior Renovations

Background:

Joan Shorter has submitted an application seeking approval for exterior modifications to the existing commercial building located at 585 North Central Avenue. Modifications include installing a double pane front glass door, front double pane storefront windows with transoms above, a rear wooden deck with stairs, and the installation of a double pane glass door and large window at the rear entry. The property is zoned U-V, Urban Village and is located in the Arts District Overlay. It is subject to the Commercial/Mixed-Use, Subarea A of the Architectural Design Standards.

RECOMMENDATIONS:

Upon review of the information provided by the Applicant, and with clarification of the below deficiencies, staff recommends approval of the application.

Deficiencies to Address

- The Applicant should include building numbers on the plans.
- The Applicant should provide all unreadable and missing window and door details, including measurements, recessions, etc.

- Any tinting must be in compliance with the Code.
- Risers for the stairs should be enclosed.
- The rear deck must not encroach beyond the property line.

Design Exception Proposed

- Allow for slab/no distinct foundation as property is historic.
- Allow for windowless wall along greenspace.

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

1) Screen underneath the rear deck and steps

The Committee also approved the following design exceptions:

- 1) Allow for slab/no distinct foundation as property is historic**
- 2) Allow for windowless wall along greenspace**
- 3) Allow for alternate railing style**
- 4) Allow for painted brick**

Motion Carried: 3-0; Gregory Morgan recused himself

5. Open Discussion

3165 Dogwood Drive is modifying plans and will possibly return before the board next month.

6. Next Meeting Date – Wednesday, July 21, 2021, at 6:00PM

7. Adjourn

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

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to adjourn the meeting at 6:38 PM. Motion Carried: 4-0.

Respectfully submitted by,

Jacquie Smyth, Secretary Pro Tem

Jonathan Love, Chairman#