



DESIGN REVIEW COMMITTEE MEETING

700 Doug Davis Drive
Hapeville, GA 30354

November 17, 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 October 20, 2021
Documents:

1. DRC Minutes October 20, 2021

4. **New Business**

- 4.I. 3382 Colville Avenue Metal Roof
Background:

Donald Aaron Williams has submitted an application seeking approval to replace a shingle roof with a metal roof on the single-family dwelling located at 3382 Colville Avenue. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3382 Colville Avenue_Redacted
2. Planners Report 3382 Colville Avenue

- 4.II. 329 Moreland Way Driveway
Background:

Richard Neal is seeking approval of a design exception for parking in the supplemental area at 329 Moreland Way. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 329 Moreland Way_Redacted
2. Planners Report 329 Moreland Way

- 4.III. 510 Oak Drive Design Modification
Background:

James MacDowell is seeking approval for a design modification for a change in roof style from gable to hip roof for a new construction single-family dwelling at 510 Oak Drive. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. 510 Oak Drive - Elevation Changes
2. Planners Report 510 Oak Drive

4.IV. 236 Mt Zion Road Design Modification
Background:

Justin Honore is seeking approval for a design modification for a change in windows from the approved plans (November 18, 2020) for a new construction single-family dwelling at 236 Mt. Zion Road. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. 236 Mt Zion Road - Elevation Changes
2. Planners Report 236 Mt Zion Road

4.V. 3418 Dogwood Drive Awning
Background:

Ray Waters has submitted an application seeking approval to install a 6' aluminum and copper awning above a glass entry at 3418 Dogwood Drive. The property is zoned U-V, Urban Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

Documents:

1. Application - 3418 Dogwood Drive_Redacted
2. Planners Report 3418 Dogwood Drive

4.VI. 832 Virginia Avenue Suite D Facade Modification
Background:

Richard Williams has submitted an application seeking approval to install a new entry door and window along the storefront entrance with a frosted privacy film to the existing kitchen storefront. The property is zoned V, Village and is subject to the Commercial / Mixed Use section of the Architectural Design Standards.

Documents:

1. Application - 832 Virginia Avenue Suite D_Redacted
2. Planners Report 832 Virginia Suite D

4.VII. 3120 Hope Street Pergola
Background:

Stefany Velasco has submitted an application seeking approval to construct a 20' x 20' pergola with a hip roof to a height of 13 8 3/8" to be located in the rear yard of the existing single-family dwelling at 3120 Hope Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3120 Hope Street_Redacted
2. Planners Report 3120 Hope Street

4.VIII. 3400 North Whitney Avenue Addition and Remodel
Background:

Artistry Properties LLC has submitted an application seeking approval to construct a 594-square foot addition and remodel the front entrance on an existing single-story single-family dwelling at 3400 North Whitney Avenue. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3400 North Whitney Avenue_Redacted
2. Planners Report 3400 North Whitney Avenue

4.IX. 3033 Oakdale Road Addition
Background:

Linda Thrasher has submitted an application seeking approval to construct a 673-square foot second story addition on an existing single-story single-family dwelling at 3033 Oakdale Road. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3033 Oakdale Road_Redacted
2. Planners Report 3033 Oakdale Road

4.X. 3143 Old Jonesboro Road New SF Dwelling
Background:

A Sheltered Cove, LLC has submitted an application seeking approval to construct a 1,204-square foot, two bedrooms, two baths, single-family dwelling at 3143 Old Jonesboro Road. However, there are discrepancies in the square footage between plans. The project also includes a detached garage with an accessory dwelling unit located above. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3143 Old Jonesboro Road_Redacted
2. Planners Report 3143 Old Jonesboro Road

4.XI. 300 Porsche Avenue Parking Deck and Classic Car Restoration Facility
Background:

Porsche Cars North America, Inc. has submitted an application seeking approval to construct an asphalt track extension to the existing facilities at the Porsche Experience, construction of a parking deck (S-2, storage occupancy), and development of a classic car restoration facility. The lot is currently partially paved but is otherwise undeveloped. The site area under consideration is 28.6 +/- acres. The parking deck is 184,000 SF (45,700 SF footprint) and will be made from composite panel wall system and green screen walls. The deck base structure is constructed of precast concrete. The classic car restoration facility is 33,005 SF (31,058 SF) and will be made of metal composite paneling and glass. The structure will be constructed of structural steel and concrete. The property is zoned B-P, Business Park, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards.

Documents:

1. 300 Porsche Avenue
2. Planners Report 300 Porsche Avenue
3. Porsche Survey
4. Porsche Site Plan
5. Porsche Landscape Plan
6. Porsche Site Photos
7. Porsche Exterior Perspective Views
8. Porsche Parking Deck
9. Porsche Classic Car Restoration Facility

4.XII. 781-819 North Central Avenue New Townhome Development
Background:

North & Central Venture Partners LLC has submitted an application seeking approval to construct 68 attached single-family townhomes to be located on a newly consolidated parcel at 781-819 North Central Avenue. The townhomes range from 1,240 to 1,900 square feet and have a mixture of two to four bedrooms. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is zoned V, Village Zoning District and is subject to the Commercial/Mixed Use, Subarea C section of the Architectural Design Standards.

Documents:

1. 781-819 North Central Avenue

2. Planners Report 781-819 North Central Avenue
3. 781-819 North Central Avenue - Civil LA Survey
4. 781-819 North Central Avenue - Buildings
5. 781-819 North Central Avenue - Units

4.XIII. 3560 Atlanta Avenue (Pod A) New Townhome Development
Background:

DR Horton LLC has submitted an application seeking approval to construct two attached single-family townhomes to be located at 3560 Atlanta Avenue. The 2,142-square foot townhomes have three bedrooms and three and a half baths and an attached two-car garage. Heights have not been provided. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is zoned RMU, Residential Mixed Use Zoning District and is subject to the Commercial/Mixed Use, SubArea B section of the Architectural Design Standards.

Documents:

1. 3560 Atlanta Avenue POD A
2. Planners Report 3560 Atlanta Avenue Pod A
3. Surveys-POD A
4. Site Plan-POD A
5. Landscape Plan-POD A
6. Elevations-POD A

4.XIV. Asbury Park Pods B-F (College, S Fulton, Chestnut, Georgia, Union) New Townhome Development
Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family townhomes to be located in Pods B-F in the Asbury Park neighborhood. The 2,142-square foot townhomes have three bedrooms and three and a half baths and an attached two-car garage. Heights have not been provided. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is zoned RMU, Residential Mixed Use Zoning District and is subject to the Commercial/Mixed Use, SubArea B section of the Architectural Design Standards.

Documents:

1. Planners Report Asbury Park Townhomes Pods B-F
2. Pod B Documents
3. Pod C Documents
4. Pod D Documents
5. Pod E Documents
6. Pod F Documents

5. 2022 Design Review Committee Meeting Schedule

5.I. Consideration to Approve the 2022 Design Review Committee Meeting Schedule
Documents:

1. Draft 2022 DRC Meeting Schedule

6. Next Meeting Date - Wednesday, December 15, 2021

7. Adjourn