

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

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:07 PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan – absent
Jacquie Smyth

3. Approval of Minutes

3.I Minutes of September 15, 2021

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the minutes of September 15, 2021, as submitted. Motion Carried: 4-0

Old Business

4.I 816 South Central Avenue

Design Modification

Background:

David Hewitt has requested a design review modification for the commercial/restaurant project located at 816 South Central Avenue. The original application was approved November 14, 2018, with modifications approved September 16, 2020. The property is zoned V, Village and is subject to the Subarea C of the Architectural Design Standards, Neighborhood Conservation Area.

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

4.II 3165 Dogwood Drive

New Townhomes

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 three 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.

MOTION ITEM: Brian Gregory made a motion, John Stalvey seconded to conditionally approve the application upon receipt of updated plans to include the following changes:

- 1) Add pediment to front door on all entries and remove shed-roof
- 2) Update floor plans to match elevations, compare units 9-12 on floorplans and elevations (windows and balcony are not matching up on current drawings)
- 3) Update plans to indicate header over Juliet balcony double-door
- 4) All side elevation brick height should match the front elevations
- 5) On full brick front elevations, add brick soldiers on Units 2, 5, 9(17), 12(20) above windows
- 6) Plan A, Sheet 01B - Update window schedule Type WC Single sash from 9 lite dormer to 6 lite dormer and include a drawing
- 7) All floor plans shall match exterior door and window placement as defined by elevations
- 8) All second-floor windows shall be 6-foot in height, update window schedule accordingly
- 9) All third-floor windows shall be 5-foot in height, update window schedule accordingly
- 10) Update Typical Window Trim Detail on page A12 to represent planned building materials with sill
- 11) Address all outstanding items identified in Planners Report

The Committee also granted the following design exceptions:

- 1) To allow for a reduction in required sidewalk clear area and landscape zone along Dogwood Drive
- 2) To allow for Juliet balconies
- 3) To allow the height of first floor windowsills to be less than the required minimum, due to subterranean ground level
- 4) To allow for a 6/12 roof pitch as shown on plans
- 5) On the main/ground level, to allow for reduction to fenestration percentage requirement to match submitted plans to allow for sufficient window dimensions for egress
- 6) To allow composite windowsill material

Motion Carried: 4-0

4. Next Meeting Date – Wednesday, October 20, 2021, at 6:00PM

5. Adjourn

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 7:19PM. Motion Carried: 4-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman