



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

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:02PM.

2. Roll Call

Jonathan Love

Brian Gregory

John Stalvey - absent

Gregory Morgan

Jacquie Smyth

3. Approval of Minutes

3.I Minutes of October 20, 2021

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the minutes of October 20, 2021, as submitted. Motion Carried: 4-0

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.

MOTION ITEM: Brian Gregory made a motion, Gregory Morgan seconded to approve the application as submitted. Motion Carried: 4-0

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.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application with the condition that the applicant provide landscaping to soften the new driveway. Motion Carried: 4-0

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.

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

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.

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

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.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application as submitted with a design exception granted to allow for corrugated metal. Motion Carried: 4-0

4.VI 832 Virginia Avenue Suite D

Façade Modification

Background:

Richard McWilliams 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.

MOTION ITEM: Jacquie Smyth made a motion, Brian Gregory seconded to approve the application as submitted with a design exception granted for privacy film on the front façade as the interior is a kitchen. Motion Carried: 4-0

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.

MOTION ITEM: Brian Gregory made a motion, Gregory Morgan seconded to table the application as the applicant was not present. Motion Carried: 4-0

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.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application as submitted. Motion Carried 4-0

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.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application with the condition that the applicant resubmit plans to address all outstanding items identified in the Planners Report. Motion Carried: 4-0

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.

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

1. Address all outstanding items identified in the Planner's Report
2. On the front elevation, increase the gable to approximately 14-feet in width over the bedroom bump out, centering the vent and window under the peak of the gable. The intent is to increase the size of the gable to cover the bedroom and close on the bump out
3. Increase the window to a 3.0 x 5.0 on the front elevation bump-out

The Committee also granted the following design exceptions:

1. For the depth of the front porch due to the existing foundation
2. For the front porch percentage of the front façade
3. For the sidewalk requirement, following the sidewalk guidelines

Motion carried: 4-0

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.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application as submitted. Motion carried: 4-0

4.XII 781-819 North Central Avenue

New Townhome Project

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.

Application was tabled at the November 16, 2021, Planning Commission meeting and therefore, removed from the Design Review Committee agenda.

4.XIII 3560 Atlanta Avenue

New Townhome Project

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.

MOTION ITEM: Brian Gregory made a motion, Jacquie Smyth seconded to table the application until updated drawings are provided. The Committee recommended to use brick materials on three sides of the new construction to match the existing townhome structures on Atlanta Avenue. Motion carried 4-0

4.XIV Asbury Park Pods B-F (College, S Fulton, Chestnut, Georgia, Union)

New Townhome Project

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

MOTION ITEM: Brian Gregory made a motion, Jonathan seconded to table the applications until updated drawings are provided. Motion carried 4-0

5. Consideration to approve the 2022 Design Review Committee Meeting Schedule

MOTION ITEM: Jacquie Smyth made a motion, Gregory Morgan seconded to approve the 2022 Design Review Committee Meeting Schedule. Motion carried 4-0

6. Next Meeting Date – Wednesday, December 15, 2021, at 6:00PM

7. Adjourn

MOTION ITEM: Jonathan Love made a motion, Gregory Morgan seconded to adjourn the meeting at 7:44 PM. Motion Carried: 4-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman