



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
January 19, 2022, 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 - absent
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Election of Officers

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to reelect Jonathan Love as Chairman. Motion Carried: 3-0

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to reelect Brian Gregory as Secretary. Motion Carried: 4-0

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

4. Approval of Minutes

3.1 Minutes of December 15, 2021

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

5. Old Business

5.I 3143 Old Jonesboro Road

New Accessory Dwelling Unit

Background:

A Sheltered Cove, LLC has submitted an application seeking approval to construct an ADU to be located at 3143 Old Jonesboro Road. The ADU is one story, 17' 1" high, approximately 450-square feet and contains one bedroom kitchen, bathroom and presumed storage. The property is zoned 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, Jacquie Smyth seconded to approve the application with a design exception granted for a minimum height of 14-feet. Motion Carried: 4-0

5.II 781-819 North Central Avenue

New Townhomes

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.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application with the condition that the applicant revise the plans to address all outstanding items identified in the Panners Report.

The Committee also granted the following design exceptions:

- 1. Allow for 5 units in Building 4 to have same roof line**
- 2. Allow for 6:12 pitch roofs**
- 3. Allow for at grade stoop height**
- 4. Amend Planner's Report to allow for metal roofs on porches**
- 5. Add allowance for 21" sill height**

Motion Carried: 4-0

5.III 609-627 College Street (Pod B)

New Townhomes

Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family homes to be located in Pod B in the Asbury Park neighborhood. The 2,142-square foot townhomes have 3 bedrooms and 3 1/2 baths and an attached 2-car garage. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is within the RMU, Residential Mixed Use Zoning District and is subject to the Commercial /Mixed Use, SubArea B section of the Architectural Design Standards.

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

- 1. Sidewalks were developed to the RMU Standards**
- 2. Fire Marshall has required a wider driveway and multiple curb cuts for access**
- 3. Add recommendation for street-facing lamp posts at 6' post height, plus light fixture (total 7-8'), evenly spaced between 70-100'**
- 4. Add additional color notation: Pod B can be monochromatic modern farmhouse design with a variety of textures on each unit**
- 5. Add additional color notation: end units require color diversity**

The Committee also granted the following design exceptions:

- 1. Add allowance for 6:12 pitch roofs**
- 2. Amend Planner's Report to allow for metal roofs on porches**

Motion Carried: 4-0

5.IV 3602 S. Fulton Ave., 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C)

New Townhomes

Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family homes to be located in Pod C in the Asbury Park neighborhood. The 2,142-square foot townhomes have 3 bedrooms and 3 1/2 baths and an attached 2-car garage. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is within the RMU, Residential Mixed Use Zoning District and is subject to the Commercial /Mixed Use, SubArea B section of the Architectural Design Standards.

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

- 1. Sidewalks were developed to the RMU Standards**
- 2. Fire Marshall has required a wider driveway and multiple curb cuts for access**

3. Add recommendation for street-facing lamp posts at 6' post height, plus light fixture (total 7-8'), evenly spaced between 70-100'
4. Add additional color notation: Monochromatic design can be applied on a building-by-building basis, with a variety of textures on each unit
5. Add additional color notation: end units require color diversity

The Committee also granted the following design exceptions:

1. Add allowance for 6:12 pitch roofs
2. Amend Planner's Report to allow for metal roofs on porches

Motion Carried: 4-0

5.V 3608-3622 Georgia Avenue & 3619-3637 Union Avenue (Pod D)

New Townhomes

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.

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

1. Sidewalks were developed to the RMU Standards
2. Fire Marshall has required a wider driveway and multiple curb cuts for access
3. Add recommendation for street-facing lamp posts at 6' post height, plus light fixture (total 7-8'), evenly spaced between 70-100'
4. Add additional color notation: Monochromatic design can be applied on a building-by-building basis, with a variety of textures on each unit
5. Add additional color notation: end units require color diversity

The Committee also granted the following design exceptions:

1. Add allowance for 6:12 pitch roofs
2. Amend Planner's Report to allow for metal roofs on porches

Motion Carried: 4-0

5.VI 608 Chestnut Street & 3644-3662 Georgia Avenue (Pod E)

New Townhomes

Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family homes to be located in Pod E in the Asbury Park neighborhood. The 2,142 SF townhomes have 3 bedrooms and 3 1/2 baths and an attached 2-car garage. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is within the RMU, Residential Mixed Use Zoning District and is subject to the Commercial /Mixed Use, SubArea B section of the Architectural Design Standards.

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

1. Sidewalks were developed to the RMU Standards
2. Fire Marshall has required a wider driveway and multiple curb cuts for access
3. Add recommendation for street-facing lamp posts at 6' post height, plus light fixture (total 7-8'), evenly spaced between 70-100'

4. Add additional color notation: Monochromatic design can be applied on a building-by-building basis, with a variety of textures on each unit
5. Add additional color notation: end units require color diversity

The Committee also granted the following design exceptions:

1. Add allowance for 6:12 pitch roofs
2. Amend Planner's Report to allow for metal roofs on porches

Motion Carried: 4-0

5.VII 3636-3654 Union Avenue & 511-579 Chestnut Street (Pod F)

New Townhomes

Background:

DR Horton LLC has submitted an application seeking approval to construct attached single family homes to be located in Pod F in the Asbury Park neighborhood. The 2,142-square foot townhomes have 3 bedrooms and 3 1/2 baths and an attached 2-car garage. Exterior materials are cementitious board and batten and/or lap siding and brick with asphalt and metal roofs. The property is within the RMU, Residential Mixed Use Zoning District and is subject to the Commercial /Mixed Use, SubArea B section of the Architectural Design Standards.

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

1. Sidewalks were developed to the RMU Standards
2. Fire Marshall has required a wider driveway and multiple curb cuts for access
3. Add recommendation for street-facing lamp posts at 6' post height, plus light fixture (total 7-8'), evenly spaced between 70-100'
4. Add additional color notation: Monochromatic design can be applied on a building-by-building basis, with a variety of textures on each unit
5. Add additional color notation: end units require color diversity

The Committee also granted the following design exceptions:

1. Add allowance for 6:12 pitch roofs
2. Amend Planner's Report to allow for metal roofs on porches

Motion Carried: 4-0

6. Next Meeting Date – Wednesday, February 16, 2022, at 6:00PM

7. Adjourn

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 7:09PM. Motion Carried: 4-0

Respectfully submitted by,

Jacquie Smyth, Secretary Pro Tem

Jonathan Love, Chairman