

AGENDA

City of Hapeville

3468 North Fulton Avenue

Hapeville, Georgia 30354

Design Review Committee

June 19, 2019

6:00 PM

1. Welcome And Introduction

2. Approval Of Minutes

2.I. Design Review Committee Minutes: May 15, 2019

Documents:

[DRC MINUTES MAY 15, 2019.PDF](#)

3. New Business

4. Next Scheduled Meeting - Wednesday, July 17, 2019

5. Adjourn

Design Review Committee Meeting Minutes

May 15, 2019

I. Call to Order

Jonathan Love called to order the regular meeting of the Design Review Committee at 6:09 PM on May 15, 2019 in the Hapeville City Hall Conference Room.

II. Roll Call

Jonathan Love (Chairman) conducted a roll call. The following persons were present Rick Ferrero, John Stalvey (acting secretary) and Planner's Lynn Patterson and Michael Smith (non-voting).

III. Approval of Minutes

John Stalvey made a motion to approve the minutes from April 19, 2019. Rick Ferrero seconded, motion passed 3-0

IV. Applications

a) 232 Birch Street – Mariano Alvarado and Alexander Tapia attending

Rick Ferrero made a motion to approve the application with the following condition:

1. Top and bottom rail material and size must be compliant with requirements and must be painted or stained

John Stalvey seconded, motion passed 3-0

b) 632 South Central Avenue – Bianca Howard attending

Jonathan Love made a motion to approve the application with the condition that the paint meets standards identified in the Planner's Report and will include a topcoat or varnish that will guarantee a 5-year lifespan

Rick Ferrero seconded, motion passed 3-0

c) 3418 Dogwood Drive – Bianca Howard attending

Jonathan Love made a motion to approve the application with the condition that the paint meets the requirements identified in the Planner's Report, will include a topcoat or varnish that will guarantee a 5-year lifespan and that size requirements for the text portion of the mural doesn't exceed maximum size requirements

John Stalvey seconded, motion passed 3-0

d) 3472 Rainey Avenue – Tony McSwain attending

John Stalvey made a motion to approve the application with the following conditions:

1. Convert master bath area from 2' to a 1' offset and use board and batten on the exterior instead of stucco (reference home at 3388 Colville Avenue)
2. Chimney will stack and go to grade; Chimney height must meet requirements
3. Light to be located at front door
4. Roof shingle information must be provided and meet standards
5. Must include building numbers on plan
6. Gutter and downspout material must be provided and meet standards
7. Any exposed slab must have mock foundation
8. Add window to dining room area
9. Provide specifications on windows and must meet standards; glass must be recessed from façade

Design Exceptions:

10. A design exception will be made to allow PVC columns
11. An exception to be given to the porch width requirement; due to width of home and lot a driveway would not fit if porch extended further
12. A design exception given to allow for windowsill height less than 30"

Jonathan Love seconded, motion passed 3-0

e) Village Walk @ Hapeville – Scott Johnson and Trey Baltz attending

The site will eventually be subdivided and will be partial residential and partial commercial. As such, the residential and commercial will be split and include different standards and separate votes.

Residential

Jonathan Love made a motion to table the vote until such time that the applicant can correct several items on the plan to include the following:

1. The façade and roof form of the townhomes cannot be mirrored or repeating; it is suggested to add offsets in the units (no more than 3 per offset)
2. Mechanical features must be included and show screening
3. No GBG windows to be used; must provide window and window trim dimensions
4. Plans must include building numbers and a light next to the doors
5. Provide roof shingle warranty information that must meet standards
6. Roof overhang will be a minimum of 12" beyond façade

7. Provide a landscape plan that shows sidewalk connecting units to commercial area and each unit to the sidewalk to meet ADA requirements. Landscape plan must include details of the wall and screening to be used along the Central Avenue portion of the property

Design Exceptions:

8. A design exception will be provided to allow 26' width on driveway at request of Fire Marshal

Rick Ferrero seconded, motion passed 3-0

Commercial

Jonathan Love made a motion to table the vote until applicant can update items on the plan to include the following:

1. Building heights must be at least 24' tall
2. Provide building numbers on plan
3. Must include information on material and look of proposed screening wall along Central Avenue
4. Upgrade landscape plan to include street trees
5. Sidewalk shown on landscape plan must wrap from Colville side to rear parking area
6. Provide plans to include mechanical features and screening
7. Provide height and material of dumpster screening for all dumpsters
8. Provide pedestrian scale streetlights
9. Awnings must have square aluminum tubing frame
10. Commercial properties must use full depth brick

Design Exceptions:

11. Exception to allow for 5' sidewalk along Colville Avenue to allow for 6' width in parking area for safety concerns
12. An exception to not require hardscape along Colville Avenue frontage to allow for more plantings and maintain the park like feel that is desired
13. A design exception will be given to allow for a 26' driveway at the request of the Fire Marshal

Rick Ferrero seconded, motion passed 3-0

V. New Business

None

VI. Next Scheduled Meeting is Wednesday, June 19, 2019 at 6:00 PM

VII. Adjournment

Jonathan Love made a motion to adjourn, John Stalvey seconded.
Motion passed 3-0

Minutes submitted by: _____
John Stalvey, Acting Secretary

Minutes approved by: _____
Jonathan Love, Chairman