

Design Review Committee Meeting Minutes

July 17, 2019

I. Call to Order

Jonathan Love called to order the regular meeting of the Design Review Committee at 6:00 PM on July 17, 2019 at Hapeville City Hall Conference Room.

II. Roll Call

Jonathan Love (Chairman) conducted a roll call. The following persons were present Brian Gregory, Karl Dufrenne, John Stalvey, Lynn Patterson (non-voting), and Michael Smith (non-voting). Rick Ferrero (1) absent.

III. Approval of Meeting Minutes

Jonathan Love read the minutes from the June 19th meeting. Mr. Stalvey made a motion to approve the minutes. Mr. Dufrenne seconded, and it passed 4-0.

IV. Applications

a) 282 Birch Street – Kevin Clark attending

Mr. Stalvey made a motion to approve the application with the following requirements:

1. Add stoop railing details for top and bottom members
2. Add window trim dimensions and recess depth
3. Twin window on rear elevation to have a minimum 2-inch mullion between windows
4. Trim around all windows in sill below window (apron trim not required)

Mr. Gregory seconded the motion and it passed 4-0.

b) 3210 Oakdale Road – Ashok Avasthi absent

Mr. Love made a motion to move the item to the end of the agenda.

Mr. Stalvey seconded the motion and it passed 4-0.

c) 3365 Northside Drive – Paula Smith attending

Mr. Gregory made a motion to approve the application with the following requirements to be met:

1. Add sidewalk to property on Old Jonesboro Road.
2. Driveway to be a maximum of 15-ft wide on center of door to flair out to 18-feet on either side of the garage door.
3. Move windowsill to below window, not below the trim (apron trim is not required).
4. On plans, indicate window recess for all windows (not just faux window)
5. Second story twin window on right elevation missing mullion (match left elevation twin window)

Design Exemptions granted:

6. Due to slab construction, the porch height can be at grade
7. Due to slab construction, the first floor can be at grade
8. For a porch width less than 80% of the front façade

Mr. Stalvey seconded the motion and it passed 4-0.

- d) Village Walk – Miller Lowry Developments
Village Walk application was considered as three distinct applications for the residential, commercial, and wall.

Residential

Mr. Gregory made a motion to approve the residential buildings as applied with the following requirements and exemptions:

1. Revise the drawings to add dormers to the center units on the two 6-unit buildings (units 7, 8, 13, 14)
2. Modify the square window above the shed roof to be the same as the top sash on the second story windows (units 6, 9, 12, 15) on the two 6-unit buildings.
3. Add windowsills to drawing on all elevations (apron is not required)

Design exemptions as noted in the Planner's notes:

4. Allow 26' width on driveway at request of Fire Marshal
5. Allow the user of the existing sidewalk along South Central. The sidewalk along South Central Avenue must have a clear area of 6' and a landscape area of 5' between the clear area and the street. Existing sidewalk has a 5.25' clear area and a landscape area behind the sidewalk, which is not compliant.
6. Allow the expanded pedestrian walkway to serve in place of the required sidewalk along Willingham Drive.
7. Allow the townhomes to face away from the adjacent public sidewalk along South Central Avenue.

Mr. Stalvey seconded the motion and it passed 4-0.

Commercial

Mr. Stalvey made a motion to approve the application as applied with the following design exemptions:

8. Allow for 5' sidewalk along Colville Avenue to allow for 6' width in parking area for safety concerns
9. Not require hardscape along Colville Avenue frontage to allow for more plantings and maintain the park like feel that is desired.
10. Allow for a 26' driveway at the request of the Fire Marshal.
11. Allow the commercial buildings to not enfront along South Central Avenue.
12. Use existing sidewalk along South Central Avenue.
13. Allow the expanded pedestrian walkway to serve in place of the required sidewalk along Willingham Drive.
14. Allow for a landscape buffer less than 10' wide between the parallel parking spaces and the sidewalk along South Central.

Mr. Dufrenne seconded the motion and it passed 4-0.

Wall

Discussion was held around design of the wall on South Central Avenue. Prior to construction of the wall sections, the applicant must submit new plans for the proposed wall.

Mr. Gregory made a motion to separate out the wall approval from the other components so the project can move forward.

Mr. Stalvey seconded the motion and it passed 4-0.

- e) 3210 Oakdale Road – Ashok Avasthi attending
Mr. Dufrenne made a motion to approve the application as applied. Mr. Avasthi was advised that proper construction drawings may be needed and to speak with Tonya Hutson in Community Services.

Mr. Stalvey seconded the motion and it passed 4-0.

V. New Business

None

VI. Next Scheduled Meeting is Wednesday, August 21, 2019 at 6:00 PM

VII. Adjournment

Jonathan Love adjourned the meeting at 7:57 PM.

Minutes submitted by: _____
Brian Gregory, Secretary

Minutes approved by: _____
Jonathan Love, Chairman