

Design Review Committee Meeting Minutes

August 21, 2019

I. Call to Order

Jonathan Love called to order the regular meeting of the Design Review Committee at 6:05 PM on August 21, 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, Rick Ferrero, and Lynn Patterson (non-voting).

III. Meeting Minutes

The Committee reviewed the minutes from the July 17th meeting. One correction was made for a typo. Mr. Stalvey made a motion to approve the minutes and Mr. Ferrero seconded. Motion passed 5-0.

The Committee reviewed the minutes from the July 31st called meeting. Mr. Ferrero made a motion to approve the minutes, Mr. Dufrenne seconded Motion passed 5-0.

IV. Applications

a) Motion was made by Mr. Love to add two applications to the agenda, 903 Margaret Street and 3048 Dogwood Drive. Mr. Stalvey seconded the motion and it passed 5-0.

b) 3312 Myrtle Street – Don May attending

The final construction does not meet the approved plans. Applicant agreed to update the plans with the addition of pavers from the front entry to the street.

Mr. Dufrenne made a motion to approve the application with the following design exceptions:

1. House built on grade
2. Windows are not recessed the required 2-inches.
3. Window trim requirements due to the approved contemporary design.

Mr. Stalvey seconded the motion and it passed 5-0

c) 3408 Orchard Street – John Berry attending

The final construction does not meet the approved plans. Applicant provided updated plans to the DRC.

Mr. Stalvey made a motion to approve the application based on the updated plans provided by the applicant.

Mr. Ferrero seconded the motion and it passed 5-0

- d) 600 South Central Avenue – Michael Foster attending
Mr. Gregory made a motion to approve the application contingent upon approval of the text amendment for drive-thru windows with the following design exception:

1. Awning depth less than 5-feet

Mr. Stalvey seconded the motion and it passed 5-0.

- e) 3429 Rainey Avenue – Andy Steele attending
Applicant must get approval from Board of Appeals for construction of addition in the supplemental area. Existing structure is already in the supplemental area and is not further encroaching into the area. DRC recommends approval from the Board of Appeals.

Mr. Stalvey made a motion to approve the application upon appeal approval and the receipt of window details that are compliant with code and with the following design exceptions:

1. Allow a side-screened porch as it is hidden from the right-of-way;
2. Allow for parking in the supplemental area
3. Allow for fenestration requirement other than the 30%-50% coverage

Mr. Dufrenne seconded the motion and it passed 5-0.

- f) 336 Moreland Way – Jim Joyner attending
Application was missing a site plan and structure elevation from grade. Applicant must address issues identified in Planner's Report. Due to several other deficiencies in the application, Mr. Gregory made a motion to table the application until the re-submittal. Mr. Dufrenne seconded the motion and it passed 5-0.

- g) 105 Lilly Street – Jim Joyner attending
Mr. Love made a motion to table the application until all items in the Planner's report are addressed. The following requirements were made by the Committee as well:

1. Add three single windows on the second story in the front elevation gable;
2. Columns to be wood box columns instead of brick if foundation is parged with cement;
3. Add corner boards and trim to eaves as noted on drawings
4. Add front facing gable over front entry.

Mr. Stalvey seconded the motion and it passed 5-0.

h) 644 Coleman Street – Janice White attending
Mr. Love made a motion to approve the application with the following requirements:

1. Move the second story Bedroom 2 front elevation window so that is in line with the first story window at 2'-10" from the outside edge;
2. Move the second story M Bath front elevation window so that is in line with the first story window at 2'-10" from the outside edge.
3. Add window to Bedroom 1 closet on west lower elevation
4. Provide site plan
5. Add sloped soffits on eaves
6. On A102, correct the elevation identifiers (all are incorrect)

The following design exceptions are allowed:

7. Porch width is less than 80% of the front façade
8. Windowsill height is not between 2.5 and 3.5 feet above the finished floor elevation
9. House style is allowed

Mr. Gregory seconded the motion and it passed 5-0.

i) 3384 North Fulton Avenue – Janice White attending
Mr. Gregory made a motion to approve the application with the following requirements:

1. Move the right front porch column so that it centered on the main roofline gable.
2. Tablature (box beam) to line up with the head of the column (See added drawing on A102).
3. Address all items identified in the Planner's Report

The following design exceptions are also granted:

4. Existing sidewalk does not have landscape zone
5. Porch width is less than 80% of the front façade
6. Porch column width is greater than 8-feet

Mr. Stalvey seconded the motion and it passed 5-0.

j) 903 Margaret Street – Shannon Short attending
The final construction does not meet the approved plans. Mr. Stalvey made a motion to approve the updated plans for as built with the requirement to add the sills on windows that do not meet on a material transition. A design exception was granted for the window recess requirement.

Mr. Dufrenne seconded the motion and it passed 5-0.

k) 3048 Dogwood Drive – Terrence Adams attending
The final construction does not meet the approved plans. Mr. Gregory made a motion to approve the updated plans with a requirement to add windowsills and address the findings in the Planner’s report. The following design exceptions are also granted:

1. Window recess requirement of 2-inches
2. Height of porch is greater than 4-feet due to topography

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

l) Mr. Love made a motion to add 3303 Sims Street to the agenda. Mr. Gregory seconded the motion and it passed 5-0.

m) 3303 Sims Street – Stanley Knowles and Pia Forbes attending
Construction does not meet the approved plans. Mr. Gregory made a motion to accept the plans upon submission with the following comments:

1. Remove picture window and add double-hung window (similar to second floor double-hung window on rear elevation)
2. Add railings to stoop and side porch per the Architectural Design Standards (Chapter 87)
3. Stoop placement is acceptable
4. Window placement is acceptable

A design exception is granted for the foundation as it is existing.

Mr. Stalvey seconded the motion and it passed 5-0.

V. New Business

Ms. Patterson informed the Committee that the City is considering adding a rule to the board that 4 missed meetings in a term (3-years for DRC) would allow the Mayor and Council to recall the nomination.

VI. Adjournment

Jonathan Love adjourned the meeting at 9:11 PM.

Minutes submitted by: _____
Brian Gregory, Secretary

Minutes approved by: _____
Jonathan Love, Chairman