



**Design Review Committee Meeting  
700 Doug Davis Drive  
Hapeville, GA 30354  
February 16, 2022, 6:00 PM**

**MINUTES**

**1. Call to Order**

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

**2. Roll Call**

Jonathan Love

Brian Gregory

John Stalvey

Gregory Morgan - absent

Jacque Smyth

**3. Approval of Minutes**

3.1 Minutes of January 19, 2022

**MOTION ITEM: John Stalvey made a motion, Jacque Smyth seconded to approve the minutes of January 19, 2022, as submitted. Motion Carried: 4-0**

**MOTION ITEM: Jonathan Love made a motion, John Stalvey seconded to add 3154 Lake Avenue to the agenda for the request to receive a design exception for a sidewalk.**

**MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to add the nomination of a member of the Design Review Committee to the Steering Committee for the Comprehensive Plan.**

**4. New Business**

**4.1 551 Lake Drive**

**Addition**

Background:

Ayisha Thomas has submitted an application seeking approval to construct a 654-square foot addition and remodeling of the front façade/entrance on an existing single-story single-family dwelling at 551 Lake Drive. The property is zoned R-SF, Residential Single Family and is subject to the SubArea E section of Neighborhood Conservation Area of the Architectural Design Standards.

**MOTION ITEM: John Stalvey made a motion, Jacque Smyth seconded to approve the application provided the applicant resubmit the plans addressing the following items...**

- 1. Add a column on the front porch elevation centered on the gable**
- 2. Move the front porch stair to be centered on the front entry door**
- 3. Re-design the roof plan as sketched in the meeting**
- 4. Recommendation was made to join the two front elevation porches if possible**
- 5. Address all items as noted in the Planner's Report**

**Motion Carried: 4-0**

#### **4.II 240 Mount Zion Road**

#### **New Single-Family Dwelling**

##### Background:

Justin Honore has submitted an application seeking approval to construct a new 1,938-square foot single family dwelling with a detached garage to be located at 240 Mt Zion Rd. The dwelling will have 4 bedrooms and 2.5 bathrooms. 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, Brian Gregory seconded to approve the application with the revised drawings submitted on February 15, 2022. Motion Carried: 4-0**

#### **4.III 791 Oak Street**

#### **Addition**

##### Background:

Jonathan Colvin has submitted an application seeking approval for the renovation and a 3,654-square foot addition to the existing building located at 791 Oak Street. The addition will be 27'10" at its highest point. Exterior materials will include stucco and brick and a metal decorative screening wall with a brick base. The property is zoned RMU, Residential Mixed Use and is subject to the Commercial /Mixed Use, SubArea B section of the Architectural Design Standards.

**MOTION ITEM: Jacquie Smyth made a motion, Brian Gregory seconded to approve the application with the following condition:**

1. Applicant agrees to move the trees in the landscape buffer along South Fulton Avenue to the other side of the sidewalk next to the parking lot due to the sewer drains along the street

**The Committee also granted the following design exceptions:**

2. Less than 10-ft buffer between the parking spots and sidewalk on South Fulton Avenue
3. Materials used for the awning
4. Different foundation/base material

**Motion Carried: 3-0; John Stalvey recused himself**

#### **4.IV 3154 Lake Avenue**

#### **Design Exception**

##### Background:

Terrence Adams requested a design exception to not install a proposed sidewalk at 3154 Lake Avenue as the installation would impact an existing 35" Oak tree.

**MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to approve the design exception for the sidewalk. Motion Carried 4-0**

#### **4.V DRC Nomination**

#### **Steering Committee**

**MOTION ITEM: Jonathan Love made a motion, Brian Gregory seconded to approve nominate Jacquie Smyth to the Steering Committee. Motion Carried: 3-0**

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

6. Adjourn

**MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 6:47PM. Motion Carried: 4-0**

Respectfully submitted by,

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Brian Gregory, Secretary

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Jonathan Love, Chairman