



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
March 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
Jacquie Smyth

3. Approval of Minutes

3.1 Minutes of February 16, 2022

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of February 16, 2022, as submitted. Motion Carried: 5-0

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to move the application for 748 Virginia Avenue to the end of the agenda. Motion Carried: 5-0

4. New Business

4.1 3112 Old Jonesboro Road

Addition

Background:

Pedro Torres has submitted an application seeking approval to construct a 333-square foot addition to the existing 1,383-square foot single family dwelling at 3112 Old Jonesboro Road. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area Subarea E section of the Architectural Design Standards.

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

1. Add front porch detail to front elevation on A-3. Applicant agreed to horizontal slats with 2-inch minimum spacing and to stain/paint the railing
2. On the front elevation, center the vents on the gable on A-3
3. On the front porch, add wider column base to grade to match existing
4. Update the rail spec on A-4 to specify only a 2x6 board on the top of the rail
5. Address all outstanding items identified in the Planners Report

The Committee also granted the following design exceptions:

6. The existing front porch width less than standard
7. Front porch column width more than 8-ft
8. Allow for existing fenestration percentage

Motion Carried: 5-0

4.II 3112 Grove Circle

New SF Dwelling

Background:

Brooks Kay has submitted an application seeking approval to construct a new 2 story, 4,287-square foot single-family dwelling at 3112 Grove Circle. The house will have 4 bedrooms, 3 ½ bathrooms, an attached garage, and an attached carport to the rear. 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: Gregory Morgan made a motion, John Stalvey seconded to approve the application with the following conditions:

- 1. Add thin brick veneer to the chimney**
- 2. Add thin brick veneer to the front porch base and end on an interior corner on side elevations**
- 3. Update front elevation windowsill height from base elevation**
- 4. Address all outstanding items identified in the Planners Report**

The Committee also granted the following design exceptions:

- 5. For windowsill height not meeting the standard**
- 6. For the column width spacing not meeting the standard**
- 7. For the porch width not meeting the percentage of the front elevation**
- 8. Allow for the fenestration percentage to be less than the standard**

Motion Carried: 5-0

4.III 325/376 King Arnold Street

PUD Requirements

Background:

Epic Development has submitted an application seeking approval for the rezoning from U-V, Urban Village to P-D, Planned Unit Development. As part of the proposed rezoning, the Design Review Committee establishes the site requirements for the site. The application proposes 25 single family dwelling units on a 1.47-acre parcel.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the development plans. One recommendation was to treat street facing façades of any house with additional design elements. Motion Carried 5-0

4.IV 748 Virginia Avenue

Pavilion Addition

Background:

The Hapeville Development Authority has submitted an application seeking approval to construct a 200-square foot pavilion and add a 62-square foot shed to the renovated gas station now art gallery, office, and arts studio at 748 Virginia Avenue. The property is zoned V, Village and A-D, Arts District Overlay and is subject to the Commercial /Mixed Use, SubArea B section of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application with one requirement to use upgraded and dark corrugated metal.

Motion Carried: 4-0; John Stalvey recused himself

5. Next Meeting Date – Wednesday, April 20, 2022, at 6:00PM

6. Adjourn

Dr. Patterson mentioned that the Steering Committee for the City of Hapeville's Comprehensive Plan Update had their first meeting on March 14, 2022, and currently advertising a community survey.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 7:23PM. Motion Carried: 5-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman