

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
April 20, 2022, 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:00PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I Minutes of March 16, 2022

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the minutes of March 16, 2022, as submitted. Motion Carried: 4-0

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to add Asbury Park Townhomes to the end of the agenda. Motion Carried: 5-0

4. New Business

4.I 3420 Jackson Street

Accessory Structure

Background:

Julio Ceballos has submitted an application seeking approval to install a 192-square foot accessory building (shed) located at 3240 Jackson Street. The proposed structure is a prebuilt "Tuff Shed" on gravel. 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, Jacquie Smyth seconded to approve the application as submitted with the following design exception:

- 1. Building height is less than the minimum required height**

Motion Carried: 5-0

4.II 3473 Harding Avenue

New SF Dwelling

Background:

Cortney Newmans has submitted an application seeking approval to construct a new 2 story, 3,992-square foot single-family dwelling at 3473 Harding Avenue. The house will have 5 bedrooms, 3 ½ bathrooms, and an attached garage. The property is zoned U-V, Urban Village and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

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

- 1. For the front elevation, window and column placement to return to the plans as originally submitted to the City**
- 2. On the front elevation, move the gable to the left side over the front door, centered on the window to the right of the front door**
- 3. On the front elevation gable, replace the window with a vent**
- 4. Update plans to show windowsill detail**
- 5. Update balcony roof to have a 1-foot overhang**
- 6. Identify windows for casement construction**

The Committee also granted the following design exceptions:

- 7. Design exception for column spacing width**
- 8. Design exception or window fenestration on front façade**
- 9. Design exception for the second-floor balcony on the front elevation**

Motion Carried: 5-0

4.III 556 Oak Drive

Addition

Background:

Joseph Espinosa has submitted an application seeking approval to construct a 736-square foot rear bedroom addition and the addition of a 130-square foot front porch on an existing single-story single-family dwelling at 556 Oak 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, Brian Gregory seconded to approve the application with the condition that the applicant resubmit plans addressing all outstanding items identified in the Planners Report.

The Committee also granted the following design exceptions:

- 1. Design exception for the roof overhangs so that the plans match the existing structure**
- 2. Design exception for the front porch width does not meet the minimum front percentage**
- 3. Design exception for the front porch column spacing which does not meet the 8-ft maximum**

Motion Carried: 5-0

4.IV Asbury Park Townhomes

Amendment to Plans

Background:

Tiffany Hogan on behalf of DR Horton is seeking approval to make changes to previously approved plans for Asbury Park Townhomes Pods, B, C, D, E, and F.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to approve the following changes:

1. In all pods on all units, decrease the height by approximately 1-foot
2. In all pods, on units B and C, remove one window on each 2nd story, side elevation

Motion Carried: 5-0

5. Next Meeting Date – Wednesday, May 18, 2022, at 6:00PM

6. Adjourn

MOTION ITEM: Brian Gregory made a motion, John Stalvey seconded to adjourn the meeting at 7:10PM. Motion Carried: 5-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman