



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
August 17, 2022, 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:01PM.

2. Roll Call

Jonathan Love - absent
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to appoint Brian Gregory as Chairman pro tem. Motion Carried: 4-0

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to appoint Jacquie Smyth as the Secretary pro tem. Motion Carried: 4-0

3. Approval of Minutes

3.1 Minutes of July 20, 2022

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the minutes of July 20, 2022, as submitted. Motion Carried: 4-0

4. New Business

4.1 3396 Dogwood Drive

Addition

Background:

Nestor Aldo Gutierrez has submitted an application seeking approval for an addition to an existing commercial building located at 3396 Dogwood Drive. The proposed addition is approximately 1,040-square feet intended for office use for a new total of 3,710-square feet. The property is zoned U-V, Urban Village, and within A-D Arts District Overlay, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

- Applicant to address all outstanding items identified in the Planners Report
- Property will require consolidation plat approval

The Committee also granted the following design exceptions:

- Building height of 16'
- The floor to ceiling height has not been provided. Requirement is 12'

- The existing structure was developed prior to the adoption of the Architectural Design Standards and is within the portion of Dogwood Drive currently being revitalized with sidewalks, pavers, and landscaping
- There is no landscaping in the supplemental area
- The enfronting facade is less than 80% of the frontage. No transoms on front windows. Allow for no foundation along front façade
- Foundation on front is not distinct. Requires design exception
- Parking is in the supplemental area and there is no 10' landscape buffer between the parking and adjacent sidewalk. If restriping parking lot, parking preferred to side of building rather than front

Motion Carried: 4-0

4.II 3315 Stillwood Drive

Subdivision Revisions

Background:

Stillwood Development LLC has submitted an application seeking approval for revisions required by the Building Inspectors/Building Code for 3 already approved single-family homes to be located in the Stillwood Farm subdivision located at 3315 Stillwood Drive. The property is zoned P-D, Planned Unit Development zoning district 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 revisions as submitted. Motion Carried: 4-0

4.III 376 King Arnold Street/325 Sunset Avenue

New SF Subdivision

Background:

Alex Popham with Epic Development has submitted an application seeking approval for the construction of 25 single-family homes (10 in this application) to be located at 325/376 King Arnold. The lots under consideration with this application are 1, 2, 3, 4, 11, 12, 13, 16, 21, and 22. The property is zoned P-D, Planned Unit Development zoning district and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

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

- Applicant to address all outstanding items identified in the Planners Report
- Recommendation agreed by applicant: aesthetic differentiation with color, finish, and type of brick

The Committee also granted the following design exceptions:

- First floor sill height below 24"
- Parking in the supplemental area for internal lots
- First story elevations will not be above grade
- Depth of stoop (3'4") and porches (7'4")
- Stoop at grade

Gregory Morgan amended the motion, John Stalvey seconded to approve all 25 units.

Motion Carried: 4-0

5. Next Meeting Date – Wednesday, September 21, 2022, at 6:00PM

6. Adjourn

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to adjourn the meeting at 6:44PM. Motion Carried: 4-0

Respectfully submitted by,

Jacquie Smyth, Secretary Pro Tem

Brian Gregory, Chairman Pro Tem