



Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
September 21, 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 - absent
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I Minutes of August 17, 2022

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to approve the minutes of August 17, 2022, as submitted. Motion Carried: 4-0

4. New Business

4.I 3154 Lake Avenue

Window Addition

Background:

Terrence Adams has submitted an application seeking approval to modify a previously approved plan for a single-family home on a lot located at 3154 Lake Avenue. The modification is a window over the stairs on the side elevation. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the revised elevations as submitted. Motion Carried: 4-0

4.II 3532 South Fulton Avenue

Cabana

Background:

Carol Cahill has submitted an application seeking approval to modify a previously approved plan for an accessory structure (cabana) located in the rear yard at 3532 South Fulton Avenue. 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: Gregory Morgan made a motion, Brian Gregory seconded to approve the revised elevations as submitted. Motion Carried: 4-0

4.III 718 Campbell Circle

Exterior Renovation

Background:

Shannon Short has submitted an application seeking approval for an exterior renovation at 718 Campbell Circle. The remodeling will include enclosing a current carport with brick infill and a garage door and raising the grade of the existing driveway. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jonathan Love made a motion, Jacquie Smyth seconded to approve the application as submitted with a design exception granted to allow for garage access in front.

Motion Carried: 3-0; Gregory Morgan recused himself

4.IV 3300 Russell Street

Deck/Stoop/Stair Addition

Background:

Sonya McCoy has submitted an application seeking approval to construct a new front deck/stoop and stairs to a single-family dwelling located at 3300 Russell Street. The property is zoned R-2, Two Family Residential and is subject to the Neighborhood Conservation Area Subarea E section of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to table the application. Motion Carried: 4-0

4.V 3309-3345 Dogwood Drive

New Townhome Development

Background:

Green River Construction Georgia LLC has submitted an application seeking approval to construct 58 attached single-family homes to be located at a newly consolidated parcel at 3309-3345 Dogwood Drive. The townhomes range from 1,640 to 1,976 square feet (3 bedrooms, 3 bathrooms). The property is within the U-V, Urban Village Zoning District and is subject to the Architectural Design Standards.

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

- **Address all deficiencies identified in the Planners Report**
- **Use stone construction on the retaining wall**
- **Follow the sidewalk standards**
- **Revise plans to add a sill to windows wherever there is not horizontal band or element below the windows**

The Committee also granted the following design exceptions:

- **Require a drive width with a maximum of 24-ft**
- **Allow railing materials as defined on the balconies**
- **Allow for a stoop and foundation for units 18-32; should be at least 12" above grade**
- **Allow for the 1st floor windowsill height above grade**
- **Allow for a roof pitch as applied**
- **Where applicable, the applicant does not have to have to put a windowsill on the windows unless there is no horizontal feature below the window**

Motion Carried: 4-0

5. Next Meeting Date – Wednesday, October 19, 2022, at 6:00PM

MOTION ITEM: Jonathan Love made a motion, Gregory Morgan seconded to move the December 21, 2022, meeting to December 14, 2022. Motion Carried: 4-0

6. Adjourn

Dr. Patterson introduced to the Committee the idea of Administrative Approval where the City can approve an application for minor changes that do not affect the aesthetic of the Architectural Guidelines. The Committee agreed that Dr. Patterson should draft language for an Administrative Approval process.

MOTION ITEM: Jacquie Smyth made a motion, Jonathan Love seconded to adjourn the meeting at 7:22PM. Motion Carried: 4-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman