



**Design Review Committee Meeting  
700 Doug Davis Drive  
Hapeville, GA 30354  
October 19, 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 September 21, 2022

**MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the minutes of September 21, 2022, as submitted. Motion Carried: 4-0**

**4. New Business**

**4.I 3281 Myrtle Street**

**Porch Enclosure**

Background:

Carlos Britt has submitted an application seeking approval to enclose a side screened in porch with two windows and hardiplank siding at 3281 Myrtle Street. 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, John Stalvey seconded to approve the as submitted. The new windows on porch enclosure will match the existing windows and will not have grid-between-glass. Motion Carried: 5-0**

**4.II 300 Porsche Avenue**

**Design Modification**

Background:

Porsche Cars North America, Inc. has submitted an application seeking approval to modify the parking deck by adding metal panels to align with the headquarters building more closely. The property is zoned B-P, Business Park and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards.

**MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the design modification as submitted. Motion Carried: 5-0**

#### **4.III 433 Grady Place**

#### **Exterior Modification**

##### Background:

Steve Bennett has submitted an application seeking approval to remove the existing decks at the front and side of the house and install new railings on the original porch at 433 Grady Place. The property is zoned R-SF, Residential Single Family 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 application as submitted provided the applicant paint or stain the porch per standards.**

**Motion Carried: 5-0**

#### **4.IV 2132 Argo Drive**

#### **Rear Porch Addition**

##### Background:

Carolyn Routh has submitted an application seeking approval to construct a 288-square foot rear porch addition on an existing single-family dwelling at 2132 Argo Drive. The porch will include exposed timber, screening, and new roofing to match the existing house. The property is zoned R-0, One Family Detached and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

**MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application as submitted. A design exception was granted for the design materials as depicted in the plans. Motion Carried: 5-0**

#### **4.V 3419 Rainey Avenue**

#### **Window Change/Rear Porch Addition**

##### Background:

Nestor Gutierrez has submitted an application seeking approval to construct 96-square foot rear deck addition and change in size of north side elevation window on an existing single-family dwelling at 3419 Rainey Avenue. The single-family dwelling is being renovated, removing a rear section of the house, and also updating the front door (removing transoms). The property is zoned R-SF, Residential Single Family 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 application with the following conditions:**

- **New windows will be 6 over 6 grids and not GBGs**
- **Front entry door to have side and top trim to match standards**
- **New windows to have sills**
- **Carport columns to be wrapped in wood to match the front columns on the carport**
- **Finish on porches or decks shall be painted or stained**

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

- **Minimum 3-foot masonry base on columns in order to match the existing structure**

**Motion Carried: 5-0**

#### **4.VI 3468 Rainey Avenue**

#### **Porch Remodel**

##### Background:

Leslyn Wong has submitted an application seeking approval to remove the screening and replace columns and railing on an existing front porch at 3468 Rainey Avenue. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

- **Address outstanding items identified in the Planner's Report**

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

- **Front porch railing materials**
- **The front porch coverage percentage of the façade as it is an existing structure**

**Motion Carried: 5-0**

#### **4.VII 3300 Russell Street**

#### **Stair/Stoop 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: Brian Gregory made a motion, Jonathan Love seconded to approve the application with the following conditions:**

- **Replace front porch railing to meet standard**
- **Enclose the deck and stairs with lattice**

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

- **Stair width of the porch**

**Motion Carried: 5-0**

#### **4.VIII 3315 Stillwood Drive (Lots 7-14)**

#### **New SF Development**

##### Background:

Stillwood Development LLC has submitted an application seeking approval to construct 8 single family homes to be located in the Stillwood Farm subdivision, between Stillwood Drive, North Avenue, and Springhaven Avenue. The single-family homes range from 1,620-square feet to 2,025-square feet based upon the unit type, have 3 or 4 bedrooms and are less than 35' in height with garages. There are greenspaces within the development and homes are rear entry loaded with fronts either on greenspace or streets. The property is zoned P-D, Planned Unit Development and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

- Address outstanding items identified in the Planner's Report

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

- Design exception required for first story elevations above grade
- Design exception required for stoop at grade
- Design exception required for blank, windowless walls where required by Building Code
- On Lot 11, design exception for column spacing exceeding the maximum of 8'

**Motion Carried: 5-0**

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

**6. Adjourn**

**MOTION ITEM:** John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 6:57PM. Motion Carried: 5-0

Respectfully submitted by,

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Brian Gregory, Secretary

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Jonathan Love, Chairman