



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
January 18, 2023, 6:00 PM**

ALAN HALLMAN
MAYOR

MIKE RAST
ALDERMAN AT LARGE

BRETT REICHERT
COUNCILMAN AT LARGE

MARK ADAMS
COUNCILMAN WARD I

CHLOE ALEXANDER
COUNCILMAN WARD II

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. Election of Officers

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to elect Jonathan Love as Chairman. Motion Carried: 5-0

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to elect Brian Gregory as Secretary. Motion Carried: 5-0

4. Approval of Minutes

3.1 Minutes of November 16, 2022

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

5. New Business

5.1 839 Virginia Avenue

Exterior Modification

Background:

Ike Powell has submitted an application seeking approval for exterior renovations of an existing commercial building at 839 Virginia Avenue. The proposed modification is to replace a canvas awning with a standing metal seam awning. The property is zoned U-V, Urban Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the application with design exceptions granted for the awning construction material (metal) and the awning depth of 4-feet (minimum is 5-feet). Motion Carried: 5-0

3468 North Fulton Avenue, Hapeville, Georgia 30354
City Hall 404.669.2100 www.hapeville.org

Community Service
3474 N. Fulton Avenue
404-669-2120

Economic Development
3468 N. Fulton Avenue
404-669-8269

Fire Department
606 King Arnold Street
404-669-2141

Police Department
700 Doug Davis Drive
404-768-7171

Recreation Department
3444 N. Fulton Avenue
404-669-2136

5.II 3227 Jackson Street**Design Modification****Background:**

2874 Blount St LLC is seeking approval of a design modification of the previously approved application at 3227 Jackson Street. 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, Gregory Morgan seconded to approve the application with the following conditions:

- **Revise plans to add a beam to front elevation porch gable**
- **Remove the house number from the front elevation below the porch, and either add a notation that it will be located adjacent to the door or add it to the drawings**

Motion Carried: 5-0

5.III 400 Porsche Avenue**Design Modification****Background:**

Jesse Treuden of Redmond Company on behalf of APORT, LLC is seeking approval of a design modification of the previously approved application at 400 Porsche Avenue. 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, John Stalvey seconded to approve the application as submitted. Motion Carried: 5-0

5.IV 3259 Dogwood Drive**Exterior Modification****Background:**

Lorraine Patterson has submitted an application seeking approval for exterior remodeling to an existing commercial building located at 3259 Dogwood Drive. The proposed remodeling includes the modification of the patio walls, relocation of the sign, commercial door replacement, roof replacement, gutters, soffit, and fascia boards and wood accents. The property is zoned V, Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to table the application until the applicant can address the outstanding items identified in the Planners Report. Motion Carried: 5-0

5.V 831 Custer Street**Exterior Remodel****Background:**

Greg Patel has submitted an application seeking approval to perform and interior remodeling to an existing single-family dwelling at 831 Custer Street. 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, Jonathan Love seconded to table the application until the applicant can address the outstanding items identified in the Planners Report and provide a site plan. Motion Carried: 5-0

5.VI 3166 Dogwood Drive**New Construction****Background:**

Darrell Harris has submitted an application seeking approval to construct a two-story 28', 2,994-square foot commercial building to house law offices at 3166 Dogwood Drive. Building materials are brick and stucco. The property is zoned V, Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

MOTION ITEM: Brian Gregory made a motion, Jonathan Love seconded to approve the application with the condition that the applicant address all outstanding items identified in the Planners Report and granted the following design exceptions:

- Transom waiver above windows and front door
- Distinct foundation
- Landscape area not adjacent to the curb (existing)
- Building does not meet 80% frontage requirement because of driveway
- Rear buffer is reduced from 20-feet to 15-feet, contingent on the Board of Appeals

The Committee recommends the Board of Appeals approve the request for the reduced setback and the reduction in the required landscape buffer on the south side of the property.

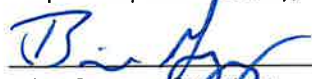
Motion Carried: 5-0

6. Next Meeting Date – Wednesday, February 15, 2023, at 6:00PM

7. Adjourn

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 7:35PM. Motion Carried: 5-0

Respectfully submitted by,



Brian Gregory, Secretary



Jonathan Love, Chairman