



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
April 19, 2023, 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 - absent

3. Approval of Minutes

3.I Minutes of March 15, 2023

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of March 15, 2023, as submitted. Motion Carried: 4-0

4. New Business

5.I 3315 Stillwood Drive

Building Numbers

Background

Alex Popham has submitted a request to reduce the size of the building numbers from 6" to 4" for aesthetic purposes on the single-family dwelling units in the Stillwood Farms subdivision located at 3315 Stillwood Drive.

MOTION ITEM: Brian Gregory made a motion, John Stalvey seconded to approve the request to reduce the size of the building numbers as submitted. Motion Carried: 4-0

5.II 3112 Old Jonesboro Road

Elevation Change

Background

Pedro Torres is seeking approval of a design modification of the previously approved application at 3112 Old Jonesboro Road. 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 elevation change with a requirement that the front eaves be changed to sloped soffits. Motion Carried: 4 -0

5.III 3558-3668 Elm Street

New Multi-Family Construction

Background

Phil Carson of MCRT Investments has submitted a revised application seeking approval for the construction of 302 for-rent multifamily residential units on an 8.41-acre parcel. There are seven four and five-story residential buildings, one clubhouse and included in one of the buildings is

first-floor retail. The property is zoned RMU, Residential Mixed Use 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 as submitted. Motion Carried: 4-0

5.IV 436 Grady Place

Addition & Porch Replacement

Background:

Marc Takacs has submitted an application seeking approval to replace the existing back deck and add a 140-square foot bathroom (placed on an existing patio slab and foundation wall) to the existing single-family dwelling at 436 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: John Stalvey made a motion, Johnathan Love seconded to approve the application as submitted and granted the following design exceptions:

- Sidewalk as there is one across the street
- Driveway and garage as existing conditions

Motion Carried: 4-0

5.V 3469 Harding Avenue

Accessory Dwelling Unit

Background:

Pavan Iyer has submitted an application seeking approval for the construction of a new 420-sqauer foot ADU to be located at 3469 Harding 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: Gregory Morgan made a motion, John Stalvey seconded to approve the application and required the applicant to provide the following details:

- Add window and door trim and sills as appropriate to the plans
- Update the plans with the impervious service calculations

Motion Carried: 4-0

5.VI 3637 Elm Street

Exterior Remodel

Background:

Vincent Lucier has submitted an application seeking approval to construct a 470-square foot second-floor addition to the rear of an existing single-family dwelling at 3637 Elm Street. The property is zoned RMU, Residential Mixed Use and is subject to the Neighborhood Conservation Area (Subarea B) of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to table the application to May 17, 2023, or until the applicant can provide updated plans. Motion Carried: 4-0

5.VII 831 Custer Street

Exterior Remodel

Background:

Greg Patel has submitted an application seeking approval to perform exterior 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, Gregory Morgan seconded to approve the application with the following conditions:

- Add 2.0x3.0 window on the right elevation on the second story bathroom and remove the small window in the stairwell on the right elevation
- The stoop must be a minimum of 4'x4'. The committee recommended 5'x4'
- Sloped soffits on all eaves
- Provide setbacks of the structure from all sides
- Update plans for the tree details (2" caliper trees)
- Trims and sills must be shown on all elevations for windows and door

The Committee also granted the following design exceptions:

- Stoop at ground level
- Parking in the supplemental level based on existing structure
- Overhands less than 12-inches based on existing structure
- Sidewalk based on one across the street

Motion Carried: 4-0

6. Next Meeting Date – Wednesday, May 17, 2023, at 6:00PM

7. Adjourn

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 7:28PM. Motion Carried: 4-0

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman