



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
May 17, 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

John Stalvey called the meeting to order at 6:00PM.

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

2. Roll Call

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

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to add two items to the beginning of the agenda. Motion Carried: 4-0

3. Approval of Minutes

3.1 Minutes of April 19, 2023

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the minutes of April 19, 2023, as submitted. Motion Carried: 3-0; Jacquie Smyth abstained

4. New Business

5.1 817 Custer Street

Design Modification

Background

Roger Fisher has submitted a request for a design modification for the as-built windows on the single-family dwelling at 817 Custer Street.

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

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 901 Willingham Drive**Design Modification****Background**

Ryan Richmond on behalf of Artisan Homes has submitted a request for a design modification for the as-built windows on the new townhome development at 901 Willingham Drive.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the design modification with the recommendation to add windowsill and trim to simulate depth of the windows. Future buildings on the development will follow the plans as originally approved. Motion Carried: 4-0

5.III 801 North Central Avenue**Elevation Change****Background**

Matt Vyverberg has submitted a request for an elevation change on the townhomes at 801 North Central Avenue.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the elevation change to allow for the Georgia Power guy wire with the recommendation to remove the middle herringbone window from side elevation B. Motion Carried: 4-0

5.IV 3538 South Fulton Avenue**Front Porch Modification****Background**

Timothy Thomas has submitted an application seeking approval of a front porch modification on the existing single-family dwelling at 3538 South Fulton Avenue. The property is zoned U-V, Urban Village and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Brian Gregory seconded to approve the application as submitted. Motion Carried: 3-0; Gregory Morgan abstained

MOTION ITEM: Jacquie Smyth made a motion, Brian Gregory seconded to move 3303 Sims Street to the end of the agenda. Motion Carried: 4-0

5.V 260 Birch Street**New SF Dwelling****Background:**

Thomas Davis III has submitted an application seeking approval for the construction of a new 2,305-square foot single-family dwelling at 260 Birch 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, Jacquie Smyth seconded to approve the application as submitted. The Committee also granted the following design exceptions:

- Minimum window height above the finished floor elevation.
- Minimum front porch post width.

Motion Carried: 4-0

5.VI 3356 Colville Avenue**New SF Dwelling****Background:**

Shanon Hudson has submitted an application seeking approval for the construction of a new 2,555-square foot single-family dwelling at 3356 Colville 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: Jacquie Smyth made a motion, John Stalvey seconded to approve the application with the following design exceptions:

- Front porch is at grade
- Front porch is less than 6-feet
- Front porch columns exceed maximum spacing width
- Windowless wall on the lower elevation due to interior configuration and relationship to neighboring property
- Second story windows less than required façade coverage
- First story windows on front elevation exceed the maximum height above the finished floor elevation

Motion Carried: 3-0; Gregory Morgan abstained

5.VII 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: Brian Gregory made a motion, Gregory Morgan seconded to table the application until July 19, 2023. **Motion Carried: 4-0**

5.VIII 3303 Sims Street**Deck Addition****Background**

Joydi Ovalle has submitted an application seeking approval for the construction of a 588-square foot deck at 3303 Sims Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

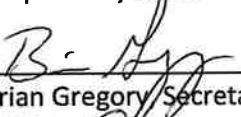
MOTION ITEM: Jacquie Smyth made a motion, John Stalvey seconded to approve the application as submitted. **Motion Carried: 3-0; Gregory Morgan abstained**

6. Next Meeting Date – Wednesday, June 21, 2023, at 6:00PM

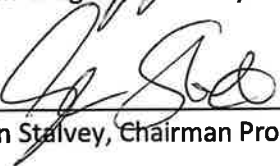
7. Adjourn

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to adjourn the meeting at 7:26 PM. Motion Carried: 4-0

Respectfully submitted by,



Brian Gregory, Secretary



John Stalvey, Chairman Pro Tem