



ALAN HALLMAN
MAYOR

MIKE RAST
ALDERMAN AT LARGE

BRETT REICHERT
COUNCILMAN AT LARGE

MARK ADAMS
COUNCILMAN WARD I

CHLOE ALEXANDER
COUNCILMAN WARD II

Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
September 20, 2023, 6:00 PM

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:03PM.

2. Roll Call

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

3. Approval of Minutes

3.1 Minutes of August 16, 2023

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of August 16, 2023, as submitted. Motion Carried: 4-0

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

4. New Business

4.1 819 North Avenue

Front Porch Modification

Background

Christy Moore has submitted an application seeking approval for a 160-square foot patio to the front of the existing dwelling at 819 North Avenue. 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 application as submitted. The Committee granted a design exception for screen on the side. 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

4.II 558 Woodrow Avenue

Exterior Remodel/Addition

Background:

Avuntee Patel has submitted an application seeking approval to construct a 2,400-square foot second story addition to the existing dwelling at 558 Woodrow 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 with condition that the applicant add sill and porch height details to plans.

Motion Carried: 4-0

4.III 3189-A Jackson Street

New SF Dwelling

Background:

Michael Olajubutu has submitted an application seeking approval for the construction of a 2,681-square foot single-family dwelling with five bedrooms, three bathrooms and an attached garage to be located at 3189-A 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 table the application until October 18, 2023, with the following changes to be made to the plans:

- Address all outstanding items identified in the Planners Report
- Recommended design exception front porch from 2-4' to 1ft grade for front porch
- Recommended design exception on front dormer overhang from 12" to 9"
- To match requirement of 25' max height, recommended to modify side elevation to diminish gables and add a shallow shed roof behind the gable, toward the back elevation; this also makes the gables symmetrical; could also add a hipped roof instead of shed roof
- Show header trim on rear elevation to match the windows

Motion Carried: 4-0

4.III 3189-B Jackson Street

New SF Dwelling

Background:

Joycelyn Lee has submitted an application seeking approval for the construction of a 2,681-square foot single-family dwelling with five bedrooms, three bathrooms and an attached garage to be located at 3189-B 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 table the application until October 18, 2023, with the following changes to be made to the plans:

- Address all outstanding items identified in the Planners Report
- Recommended design exception front porch from 2-4' to 1ft grade for front porch
- Recommended design exception on front dormer overhang from 12" to 9"
- To match requirement of 25' max height, recommended to modify side elevation to diminish gables and add a shallow shed roof behind the gable, toward the back

elevation; this also makes the gables symmetrical; could also add a hipped roof instead of shed roof

- Show header trim on rear elevation to match the windows

Motion Carried: 4-0

4.III 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: Gregory Morgan made a motion, Jonathan Love seconded to approve the application with the following conditions:

- Recommendation to extend the roof elevation across the first floor in front of the addition to make two parallel roof lines
- Submit a legible site plan

Motion Carried: 4-0

6. Next Meeting Date – Wednesday, October 18, 2023, at 6:00PM

7. Adjourn

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 6:56PM. Motion Carried: 4-0

Respectfully submitted by,



Jacquie Smyth, Secretary Pro Tem



Jonathan Love, Chairman