



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
October 18, 2023, 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:01 PM.

2. Roll Call

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

3. Approval of Minutes

3.1 Minutes of September 20, 2023

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the minutes of September 20, 2023, as submitted. Motion Carried: 4-0

4. New Business

4.1 3034 Springdale Road

Townhome Revisions

Background

Christian J. Lessard on behalf of Lessard Design Inc. is seeking approval of a design exception for the stoop height based upon topography. The original application to construct 59 attached single-family homes (11 buildings) to be located on a newly consolidated parcel at 3034 Springdale Road was approved on June 21, 2023. 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, Jacquie Smyth seconded to approve the revisions as submitted. The Committee also granted a design exception for the stoop height due to the topography. 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 3315 Stillwood Drive**New SF Development (Phase III)****Background:**

Stillwood Development LLC has submitted an application seeking approval to construct 9 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. The property is zoned P-D, Planned Unit Development 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 applications as submitted. The Committee granted the following design exceptions:

- First story elevations above grade
- Sills at 18" above grade
- Stoop at grade
- Blank, windowless walls where required by Building Code
- Decorative railing on balcony

Motion Carried: 4-0

4.III 3276 Myrtle Street**Addition****Background:**

Margaret Crawford has submitted an application seeking approval to construct an 846-square foot addition to the rear of the existing 2,155-square-foot single-family dwelling at 3276 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: Jacquie Smyth made a motion, John Stalvey seconded to approve the application with the following conditions and design exceptions:

- Revise the site plan and add notes as indicated in Planner's Report
- Design exception granted for the window trim to match the existing window trim
- Design exception granted for the existing screened porch on the front of the property

Motion Carried: 4-0

4.IV 3189A 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 3189A 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, Jonathan Love seconded to approve the application as submitted and granted the following design exceptions:

- Chain link fence in the front yard
- Front porch less than 80% of the front façade
- Sill height
- Fenestration coverage less than 30%

Motion Carried: 4-0

4.V 3189B 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 3189B 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: Jonathan Love made a motion, John Stalvey seconded to approve the application as submitted and granted the following design exceptions:

- Sill height
- Fenestration coverage less than 30%

Motion Carried: 4-0

4.VI 3247 Old Jonesboro Road

Addition

Background:

Lillyan McLuster has submitted an application seeking approval for the construction of a 924-square foot second-story addition to an existing single-family dwelling located at 3247 Old Jonesboro Road. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Brian Gregory made a motion, John Stalvey seconded to approve the application with the following conditions:

- 1) **Front Elevation Recommendations**
 - Increase porch depth from 4-ft to 8-ft
 - Railing and needed porch steps should be added on plans
 - Center the center second story window over the front door and adjust the gable as indicated on the sketch
 - Line up the right-side second story window over the center of first story double window
 - Sloped Soffit on gabled returns
 - Add beam to front porch
 - Add columns as indicated in the standards (minimum of 8" diameter)
 - Add front window on lower elevation to the left of the front door, if possible
- 2) **Rear Elevation:** Line up windows to the right of the rear entry
- 3) **Right Elevation:** Suggestions - Stack double windows if possible, considering room locations
- 4) **No sidewalk is required because there is one across the street**

The Committee also granted the following design exceptions:

- Front porch is less than 80% width
- Front porch column spacing

Motion Carried: 4-0

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

7. Adjourn

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 7:20PM. Motion Carried: 4-0

Respectfully submitted by,



Brian Gregory, Secretary



Jonathan Love, Chairman