



**Called Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
January 17, 2024, 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: Brian Gregory made a motion, Jacquie Smyth 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

3. Election of Officers

MOTION ITEM: Jacquie Smyth made a motion, Gregory Morgan seconded to elect Jonathan Love as Chairman. Motion Carried: 4-0

MOTION ITEM: Jacquie Smyth made a motion, Gregory Morgan seconded to elect Brian Gregory as Secretary. Motion Carried: 4-0

4. Approval of Minutes

3.I Minutes of October 18, 2023

MOTION ITEM: Gregory Morgan made a motion, Brian Gregory seconded to approve the minutes of October 18, 2023, as submitted. Motion Carried: 4-0

5. New Business

5.I 2024 Design Review Committee Meeting Schedule

Background:

Consideration and action to approve the 2024 Design Review Committee meeting schedule.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the 2024 DRC Meeting Schedule with a change to move the June 19th meeting to June 20th. 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 3374 North Fulton Avenue

Metal Roof

Background

Roberts Restoration has submitted an application seeking approval for the installation of a metal roof at 3374 North Fulton 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, Jacquie Smyth seconded to approve the application as submitted. Motion Carried: 4-0

5.III 3112 Grove Circle

Design Modification

Background:

Shannon Short is seeking approval of a design modification of the previously approved application at 3112 Grove Circle. 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, Brian Gregory seconded to approve the application with the following conditions:

- **Change front elevation windows from triple to double on the first and second floors**
- **Front elevation uses 4 brick height instead of 7 bricks on porch/No handrail is needed**
- **Right elevation lap siding instead of shingles**
- **Remove faux chimney pot on center of roof and remove chimney pot**
- **Metal garage doors instead of wood**
- **Replace concrete patio with decking at back screened porch**
- **Replace metal shed roof with asphalt shingles over screened porch**
- **Change/remove bead molding**
- **Traditional gutter design instead of round**
- **Replace metal shed roof with asphalt shingles over golf cart garage**

Motion Carried: 4-0

5.IV 3165 Dogwood Drive

Design Modification

Background:

Udi Goldstein is seeking approval of design modifications for the previously approved 23-unit townhome project along Dogwood Drive. The property is zoned V, Village and is subject to Subarea C of the Architectural Design Standards, Neighborhood Conservation Area.

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to table the application until as-built plans are submitted and modifications/red-lines to the as-built plans address the deficiencies identified in the Planners Report. Numbers below refer to applicant responses.

- **1: Lower windows installed as single vs double on original plans**
 - o **Update as-built plans to indicate single windows as-built**
 - o **Dogwood facing building, resolve the issue with the layout and add double windows as originally planned**
- **2-4: Required trim, sills, and recessing around all windows**
 - o **Use vinyl windows with additional trim and sills**
- **5, 6, 12: Submit a new set of as-built plans**
- **7: Change installed bird box soffits to sloped soffits**

- 8 - Unit 11: Bottom of the eave/slope of the roof will be 6-inches above the trim
- 9 - Unit 14: Add shake siding to all three sides of the center mass/bay window tower
- 10: Garage doors without windows. Original plans indicated windows, the installed doors do not have them. The change is acceptable, must indicate on the as-built plans.
- 11: Update the entry-door pediments to the as-built, show what will be changed on the redlines. The red lines should be similar to the previously approved elevations

Motion Carried: 4-0

6. Next Meeting Date – Wednesday, February 21, 2024, at 6:00PM

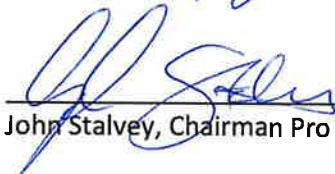
7. Adjourn

MOTION ITEM: Jacquie Smyth made a motion, Gregory Morgan seconded to adjourn the meeting at 7:52PM. Motion Carried: 4-0

Respectfully submitted by,



Brian Gregory, Secretary



John Stalvey, Chairman Pro Tem