



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
February 21, 2024, 6:00 PM**

MINUTES

1. Call to Order

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

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.1 Minutes of January 17, 2024

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the minutes of January 17, 2024, as submitted. Motion Carried: 5-0

4. New Business

5.1 551 Lake Drive

Addition/Remodel

Background:

Jake Fikse of PinnacleSky Ventures is seeking approval of a 654-square foot addition and remodeling of the front façade/entrance on an existing single-story single-family dwelling at 551 Lake Drive. 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 table the application until March 20, 2024. Applicant must address all outstanding items identified in the Planners Report and provide updated plans addressing the column spacing. It was indicated that a front rail is not needed due to the front porch height. Applicant will confirm installed shingle warranty. Motion Carried: 5-0

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 546 Oak Drive**Addition****Background:**

Jocelyn Juhan has submitted an application seeking approval for a 50-square foot addition to a single-family home located at 546 Oak Drive. 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 March 20, 2024. Applicant must provide proper as-built plans addressing all outstanding items identified in the Planners Report. Motion Carried: 5-0

5.III 816 South Central Avenue**Addition****Background:**

David Hewitt has submitted revised drawings for 816 South Central Avenue for two design modifications on the site. The first is to install wood slats around the poles of the staircase to screen outdoor storage (photos). Slats would be stained or painted. The property is zoned V, Village 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. Motion Carried: 5-0

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: made a motion, seconded to table the application until March 20, 2024. Applicant must provide updated plans addressing all outstanding items identified in the Planners Report. The following items were noted on the plans that were submitted for the February meeting:

- a. Update the as-built drawings to scale with floor heights on each unit
- b. For Units 11 and 14
 - Show correctly and include side elevations
 - Doors, windows, and bays should be accurate and spaced as built.
 - Provide proposed and as built configurations
- c. Units 8 and 15 elevations show a lower single window
- d. Windowsills should be indicated
- e. Juliet balcony should use approved building materials for the railing
- f. Garage doors are shown without windows. This is correct do not change it.
- g. Review recommendations for the variations on the entry door impediments. Select and add to the front door plans.

Motion Carried: 5-0

6. **Next Meeting Date – Wednesday, March 20, 2024, at 6:00PM**

7. **Adjourn**

There was discussion by Dr. Lynn Patterson, City Planner that text amendments for the Design Standards were submitted to Mayor and Council.

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 7:38PM. Motion Carried: 5-0

Respectfully submitted by,



Brian Gregory, Secretary



Jonathan Love, Chairman