



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
March 20, 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

Jonathan Love called the meeting to order at 6:00PM.

2. Roll Call

Jonathan Love

Brian Gregory

John Stalvey

Gregory Morgan - absent

Jacque Smyth

3. Approval of Minutes

3.I Minutes of February 21, 2024

MOTION ITEM: John Stalvey made a motion, Jacque Smyth seconded to approve the minutes of February 21, 2024, as submitted. Motion Carried: 4-0

MOTION ITEM: Jonathan Love made a motion, John Stalvey seconded to add 546 Oak Drive to the agenda. Motion Carried: 4-0

MOTION ITEM: Jacque Smyth made a motion, John Stalvey seconded to table 546 Oak Drive until April 17, 2024. Motion Carried: 4-0

4. New Business

4.I 3112 Grove Circle

Design Exception

Brooks Kay is requesting a design exception for the installation of a sidewalk at 3112 Grove Circle. The original submitted and approved plans included a sidewalk along the front of the property.

MOTION ITEM: Jacque Smyth made a motion, John Stalvey seconded to grant a design exception for the installation of a sidewalk as one is across the street. Motion Carried: 4-0

4.II 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.

3468 North Fulton Avenue, Hapeville, Georgia 30354
City Hall 404.669.2100 www.hapeville.org

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to approve the application and the Committee also granted the following design exceptions:

- Front elevation column spacing more than 8'
- The depth of the front porch
- Newly installed roof shingles with an unknown warranty length

Motion Carried: 4-0

MOTION ITEM: Brian Gregory made a motion, Jacquie Smyth seconded to appoint John Stalvey as Chairman Pro Tem. Motion Carried: 3-0; Johnathan Love recused himself

4.III 3085 Jackson Street

New SF Dwelling

Background:

Daniel Love has submitted an application seeking approval for the construction of a 2,036-square foot 3-bedroom, 2.5-bathroom, bungalow style single-family dwelling with an optional detached garage to be located at 3085 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: Jacquie Smyth made a motion, John Stalvey seconded to approve the application as submitted. The Committee granted the following design exceptions:

- Front elevation column spacing more than 8'
- Sill height from finished floor elevation is less than 30"

Motion Carried: 3-0

4.IV 3163 Old Jonesboro Road

New SF Dwelling

Background:

Daniel Love has submitted an application seeking approval for the construction of a 2,036-square foot 3-bedroom, 2.5-bathroom, bungalow style single-family dwelling with an optional detached garage to be located at 3163 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: Jacquie Smyth made a motion, Brian Gregory seconded to approve the application as submitted. The Committee granted the following design exceptions:

- Front elevation column spacing more than 8'
- Sill height from finished floor elevation is less than 30"
- Sidewalk is not needed as there is one across the street

Motion Carried: 3-0

4.V 3165 Old Jonesboro Road

New SF Dwelling

Background:

Daniel Love has submitted an application seeking approval for the construction of a 2,036-square foot 3-bedroom, 2.5-bathroom, bungalow style single-family dwelling with an optional detached garage to be located at 3165 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: Jacquie Smyth made a motion, John Stalvey seconded to approve the application as submitted. The Committee granted the following design exceptions:

- Front elevation column spacing more than 8'
- Sill height from finished floor elevation is less than 30"
- Sidewalk is not needed as there is one across the street

Motion Carried: 3-0

MOTION ITEM: Jacquie Smyth made a motion, Brian Gregory seconded to reappoint Jonathan Love as Chairman for the duration of the meeting. **Motion Carried: 3-0**

4.VI 3165 Dogwood Drive

As-Built Revisions

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: Brian Gregory made a motion, John Stalvey seconded to approve the application after the applicant submitted plans for all three buildings notating details from the previous meetings. The applicant agreed to alternating pediments on the front elevations as presented in the emailed updates on March 20, 2024.

The Committee granted a design exception for the following:

- Front to back roof pitch on the interior units built to match the front facing gables may be less than an 8x12 pitch

Motion Carried: 4-0

5. **Next Meeting Date – Wednesday, April 17, 2024, at 6:00PM**

6. **Adjourn**

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 6:47PM. **Motion Carried: 4-0**

Respectfully submitted by,



Brian Gregory, Secretary



Jonathan Love, Chairman