



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

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

2. Roll Call

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

3. Approval of Minutes

3.I Minutes of March 20, 2024

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to approve the minutes of March 20, 2024, as submitted. Motion Carried: 4-0

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to add 551 Lake Drive to Old Business. Motion Carried: 4-0

4. Old Business

4.I 551 Lake Drive

Design Change

Jake Fikse has requested approval to remove the steps from the side porch of the single-family home located 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: Gregory Morgan made a motion, John Stalvey seconded to approve the removal of the steps from the side porch as indicated on the plans. Motion Carried: 4-0

4.II 546 Oak Drive

Addition

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.

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

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to deny the application. Motion Carried: 4-0

4.III 3165 Dogwood Drive

Proposed Design Changes

Udi Goldstein is proposing a change to the previous Design Review approval of sloped soffits and window recess for the townhome development at 3165 Dogwood Drive. The property is zoned V, Village and is subject to Subarea C of the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to amend the previous approval to allow sloped soffits only on the end units of all buildings. The Committee denied the request to use flush window trim. Motion Carried: 4-0

5. New Business

5.I 3538 South Fulton Avenue

Solarium

Background:

Timothy Thomas has submitted an application seeking approval to construct a 454-square foot solarium (wood and glass structure) on an existing two-story single-family dwelling at 3538 South Fulton Avenue. The property is zoned U-V, Urban Village and A-D, Arts District Overlay and is subject to the SubArea B Neighborhood Conservation Area of the Architectural Design Standards.

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

- Resubmit the plans addressing all outstanding items identified in the Planners Report
- Revise design to incorporate horizontal header element from the front porch
- Add section cut to the windows on the plans

The Committee also granted the following design exception:

- Front facade window fenestration percentage exceeding 50%

Motion Carried: 4-0

5.II 3309-3345 Dogwood Drive

New Townhome Development

Background:

Daniel Kerr on behalf of Dogwood Assemblage LLC has submitted an application seeking approval to construct 58 attached single-family built-to-rent homes to be located on a newly consolidated parcel at 3335 Dogwood Drive (formerly 3309-3345 Dogwood Drive). The townhomes range from 1,399 to 1,664 square feet (3 bedrooms, 3 bathrooms). The property is within the U-V, Urban Village Zoning District and is subject to the Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to table the application until May 15th or until the applicant can resubmit the plans with the following conditions:

- Address all outstanding items identified in the Planners Report
- Discussion on building height not exceeding 45-ft (zoning requirement). Applicant agrees to define structure heights on plans.
- Change bird-box soffits to sloped or Queen Anne style soffits
- Note material of any decking on plans
- Third Row (units 33-38) wrap brick around corners at water table and in entry door recesses on front facade
- Indicate handrails on Third Row units as needed
- Add additional windows on left and right elevations as discussed

The Committee also granted the following design exceptions:

- Leave existing city sidewalks
- Driveway width exceeding 12'
- Roof pitch being less than the requirement

Motion Carried: 4-0

5.III 3558 Elm Street

New Mixed-Use Development

Background:

Derek Hutchison on behalf of Terwilliger Pappas has submitted an application seeking approval for the construction of 310 for-rent multifamily residential units on a 9.10-acre parcel. There are six (6) 3 and 4-story residential buildings, one (1) 4-story multi-use building and 1 garage building. The property is zoned RMU, Residential Mixed Use and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards.

MOTION ITEM: Gregory Morgan made a motion, Jonathan Love seconded to approve the application as submitted with a design exception for no windows on the garage buildings. The Committee also requested softscape be added along College Street enfronting the buildings.
Motion Carried: 4-0

6. Next Meeting Date – Wednesday, May 15, 2024, at 6:00PM

7. Adjourn

MOTION ITEM: John Stalvey made a motion, Brian Gregory seconded to adjourn the meeting at 7:42PM. **Motion Carried: 4-0**

Respectfully submitted by,


Brian Gregory, Secretary


Jonathan Love, Chairman