



Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
May 15, 2024, 6:00 PM
MINUTES

ALAN HALLMAN
MAYOR

MIKE RAST
ALDERMAN AT LARGE

BRETT REICHERT
COUNCILMAN AT LARGE

MARK ADAMS
COUNCILMAN WARD I

CHLOE ALEXANDER
COUNCILMAN WARD II

1. Call to Order

Jonathan Love called the meeting to order at 6:08PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I Minutes of April 17, 2024

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of April 17, 2024, as submitted. Motion Carried: 4-0; Jacquie Smyth abstained

4. Old Business

4.I 3335 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, Jacquie Smyth seconded to table the application until June 20, 2024. Motion Carried: 5-0

4.II 3558 Elm Street

New Mixed-Use Development (Revision)

Background:

Derek Hutchison on behalf of Terwilliger Pappas is requesting the review of revised elevations for the construction of a mixed-use, multifamily, and retail development to be located at 3558 Elm Street. The property is zoned RMU, Residential Mixed Use and is subject to the Commercial/Mixed-Use Area of the Architectural Design Standards. The Design Review Committee approved this item on April 17, 2024.

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

MOTION ITEM: Gregory Morgan made a motion, John Stalvey seconded to approve the revised plans as submitted. Motion Carried: 5-0

4.III 3637 Elm Street

Request for Design Exception

Background:

Vincent Lucier is requesting a design exception to the previously approved plans for the renovation and second-floor addition to an existing single-family dwelling at 3637 Elm Street. The property is zoned RMU Residential Mixed Use and is subject to the Neighborhood Conservation Area (Subarea B) of the Architectural Design Standards.

MOTION ITEM: Brian Gregory made a motion, John Stalvey seconded to table the application until June 20, 2024. No further construction should occur on the exterior of the structure until the applicant addresses the following items and the plans are approved by the Committee.

Applicant shall update plans as follows:

- Add additional trim around all windows to increase the appearance of a recess
- Make trim consistent on all windows
- Create sill running from end to end on all windows
- Confirm and correct window locations, especially on right elevation
- Indicate overhangs are 16"
- Extend the first story roofline across the full front elevation

Applicant shall adjust the construction of the soffits to be sloped soffits. In this case the plans are correct, but the as built is not.

The Committee also granted the following design exceptions:

- Allow flush mount windows
- Mullions between double windows are less than 6" in width

Motion Carried: 5-0

5. Next Meeting Date – Thursday, June 20, 2024, at 6:00PM

6. Adjourn

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 7:25PM. Motion Carried: 5-0

Respectfully submitted by,


Brian Gregory, Secretary


Jonathan Love, Chairman