



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
July 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 - absent
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.1 Minutes of May 15, 2024

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of May 15, 2024, as submitted. Motion Carried: 4-0

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to appoint Jacquie Smyth as secretary pro tem. Motion Carried: 3-0

4. Old Business

4.1 3335 Dogwood Drive

New Townhome Development

Vincent Lucier is requesting review of the revised plans that were previously approved 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: John Stalvey made a motion, Jacquie Smyth seconded to approve the application as submitted. The Committee also granted the following design exceptions:

- Design exception for on-grade stoops on second row of buildings
- Design exception for 2' sill height
- Design exception for existing sidewalks
- Design exception for driveway width >12ft
- Design exception for roof pitch less than required

Motion Carried: 4-0

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

4.II 3637 Elm Street

Revisions

Vincent Lucier is requesting review of the revised plans that were previously approved 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: John Stalvey made a motion, Gregory Morgan seconded to approve the application with the condition that applicant contact City staff to review 4x4 sidewalk pavers on the public sidewalk and applicant was asked to remove bird boxes and install sloped soffits. Motion Carried: 4-0

5. New Business

5.I 673 North Central Avenue

Pergola Addition

Background:

Shannon Short has submitted an application seeking approval to construct a 275-square foot pergola on the front of the building at 673 North Central Avenue. The property is located in the U-V, Urban Village Zoning District, and is subject to the Arts District Overlay and the Hapeville Architectural Design Standards.

MOTION ITEM: John Stalvey made a motion, seconded to approve the application as submitted. Motion Carried: 3-0; Gregory Morgan recused himself

5.II 3302 Myrtle Street

Rear Patio and Deck Addition

Background:

Greg Morgan has submitted an application seeking approval to construct a 226-square foot rear screened in porch with a roof top terrace to the existing single-family dwelling at 3302 Myrtle Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Jonathan Love seconded to approve the application as submitted. Motion Carried: 3-0; Gregory Morgan recused himself

5.III 3336 Myrtle Street

Exterior Renovation

Background:

Simi Khera has submitted an application seeking approval to remodel the existing structure at 3336 Myrtle Street. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

- Committee requested adding a beam to the 1st-floor porch to match the 2nd-floor porch and the craftsman style
- Will note a tree on the site plan

Motion Carried: 4-0

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

7. Adjourn

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to adjourn the meeting at 6:37PM. Motion Carried: 4-0

Respectfully submitted by,



Jacquie Smyth, Secretary Pro Tem

Jonathan Love, Chairman