

**Called Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
March 31, 2021 6:00 PM**

MINUTES

1. Call to Order

Chairman Jonathan Love called the meeting to order at 6:05PM.

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan
Jacquie Smyth

3. Approval of Minutes

3.I Minutes of March 17, 2021

MOTION ITEM: John Stalvey made a motion, Gregory Morgan seconded to approve the minutes of March 17, 2021 with noted correction. Motion Carried 5-0.

4. Old Business

4.I 449 Walnut Street

New SF Construction

Background:

Bernard Vigilance has submitted an application seeking approval for the construction of a new 4,190-square foot single-family dwelling with four bedrooms, three bathrooms and a drive under garage at 449 Walnut Street. The property is zoned R-SF, Residential Single-Family. The Design Review Committee approved this item on September 18, 2019. The applicant is requesting to modify the previously approved plan by relocating the garage.

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

- 1. Front porch does not meet 80-100 percent of the front elevation of house**

Motion Carried: 5-0

4.II 401 Walnut Street

New SF Construction

Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,352-square foot single-family dwelling with three bedrooms, three and a half bathrooms and a drive under garage at 401 Walnut Street. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

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

1. Update plans to use sloped soffit on side elevation gable returns
2. Remove chimney on the second-floor plan
3. Address all items identified in the Planners Report
4. Wrap brick around the side elevations for at least 8-feet and then drop to water table (Application amended to add Item 4 by John Stalvey)

The Committee granted the following design exception:

5. Application does not require a sidewalk as there is a sidewalk on the other side of the street and no adjacent property has a sidewalk

Motion Carried: 5-0

4.III 405 Walnut Street

New SF Construction

Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,352-square foot single-family dwelling with three bedrooms, three and a half bathrooms and a drive under garage at 405 Walnut Street. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Brian Gregory made a motion, Jonathan Love seconded to approve the application with the following requirements:

1. Update plans to use sloped soffit on side elevation gable returns
2. Remove chimney on the second-floor plan
3. Change the left elevation to match the right elevation with respect to banding and board and batten in gable
4. On the left elevation eaves, add a trim board to extend the sloped soffit to match the right elevation
5. Wrap brick around the side elevations for at least 8-feet and then drop to water table
6. On the front elevation lower the brick from the windowsill to the stoop height (front door brick surround to remain the same)
7. Address all items identified in the Planners Report

The Committee granted the following design exception:

8. Application does not require a sidewalk as there is a sidewalk on the other side of the street and no adjacent property has a sidewalk

Motion Carried: 5-0

4.IV 510 Oak Drive

New SF Construction

Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,566-square foot single-family dwelling with four bedrooms, three and a half bathrooms and a side entry garage at 510 Oak Drive. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jonathan Love made a motion, John Stalvey seconded to table the application until the Site Plan is approved. Motion Carried 5-0.

4.V 518 Oak Drive

New SF Construction

Background:

James MacDowell has submitted an application seeking approval for the construction of a new 2,352-square foot single-family dwelling with three bedrooms, three and a half bathrooms and a drive under garage at 518 Oak Drive. The property is zoned R-SF, Single Family Residential and is subject to the Subarea E, Neighborhood Conservation Area of the Architectural Design Standards.

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

- 1. Update plans to use sloped soffit on side elevation gable returns**
- 2. Remove chimney on the second-floor plan**
- 3. Add a band board on the left and right elevations to align with the frieze board on the front and rear elevations**
- 4. Wrap brick around the side elevations for at least 8-feet and then drop to water table**
- 5. Address all items identified in the Planners Report**

5. Open Discussion

The Committee welcomed Jacquie Smyth as the newest Design Review Committee member.

6. Next Meeting Date – Wednesday, April 21, 2021 at 6:00PM

7. Adjourn

There being no further discussion, the following action is taken:

MOTION ITEM: John Stalvey made a motion, Jonathan Love seconded to adjourn the meeting at 6:52PM. Motion Carried 5-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman