

**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
July 21, 2021, 6:00 PM**

MINUTES

1. Call to Order

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

2. Roll Call

Jonathan Love
Brian Gregory
John Stalvey
Gregory Morgan – late arrival
Jacquie Smyth

3. Approval of Minutes

3.1 Minutes of June 16, 2021

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to approve the minutes of June 16, 2021, as submitted. Motion Carried: 4-0.

4. New Business

4.1 3227 Jackson Street

New SF Dwelling

Background:

3874 Blount Street LLC has submitted an application seeking approval to construct a 2,200-square foot, three-bedroom, 2-bathroom single-family dwelling located on a lot at 3227 Jackson Street. The property is zoned R-SF, Single Family Residential and is subject to the SubArea E section of the 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 conditions:

- 1. Address all concerns from the July 15, 2021, Planner's Report**
- 2. Regarding the driveway width must be increased by 18-inches by either getting an easement from the neighbor or reducing the width of the house**
- 3. Add beams to the front-porch and rear-porch**
- 4. Add fifth column to the front porch with even spacing**
- 5. Front porch columns to be on masonry piers (brick recommended)**
- 6. Front porch shall be enclosed by appropriate materials (lattice, horizontal members, see guidelines for acceptable materials)**
- 7. Porch railings should follow the design standards as indicated in the Planner's Report**
- 8. Add window trim details and dimension (or window schedule). A105 and A106 have differing window dimensions (6' 5" and 6' 0" heights), please correct for consistency**
- 9. Change windowpane style with an emphasis on vertical and not horizontal styling**

10. Window placement should be a minimum of 2-ft from the floor
11. Use shake pattern on gables in plans
12. Add vent or window to the center of the front gable
13. Add either a transom window or 8-ft door to front entryway

Motion Carried: 5-0

4.II 3154 Lake Avenue

New SF Dwelling

Background:

Terrence Adams has submitted an application seeking approval to construct a 2,437-square foot, three-bedroom, 2-bathroom single-family dwelling located on a lot at 3154 Lake Avenue. The property is located in the R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

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

1. Address all concerns from the June 25, 2021, Planner's Report
2. On front-elevation add brick piers under the columns
3. Front porch shall be enclosed by appropriate materials (lattice, horizontal members, see guidelines for acceptable materials).
4. Add window to second story left elevation in Bedroom #2, 8-inches off closet wall. Align left elevation office window with added window above
5. On right elevation, add second story window closest to the closet in Master Bedroom aligning over the first-floor transom
6. Add board on second story side elevations to align with board on front elevation above the second story windows.
7. Remove vent from gable

Motion Carried: 5-0

5. Next Meeting Date – Wednesday, August 18, 2021, at 6:00PM
6. Adjourn

Dr. Patterson is working on guidance for townhomes to be reviewed by the Committee. There being no further discussion, the following action is taken:

MOTION ITEM: John Stalvey made a motion, Jacquie Smyth seconded to adjourn the meeting at 7:28 PM. Motion Carried: 5-0.

Respectfully submitted by,

Brian Gregory, Secretary

Jonathan Love, Chairman