



**Hapeville**  
georgia

**CIVILITY PLEDGE**

*The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.*

**DESIGN REVIEW COMMITTEE**

700 Doug Davis Drive  
Hapeville, GA 30354

August 20, 2025 6:00 PM

**AGENDA**

**1. Call to Order**

**2. Roll Call**

Jonathan Love  
Jacquie Smyth  
John Stalvey  
Gregory Morgan  
Sophie Brooks

**3. Approval of Minutes**

3.I. Minutes of June 18, 2025

**Documents:**

1. DRC Minutes 6-18-2025\_Draft

**4. Old Business**

4.I. Towns at Asbury Park (Pods D, E, F) Design Change

**Background:** Jason Braga of D.R. Horton, Inc. is requesting approval for the townhomes in Pods D, E, and F to modify the exterior facades in accordance with a reduction in depth for the townhomes. The properties are zoned RMU, Residential Mixed Use and subject to the Neighborhood Conservation section of the Architectural Design Standards.

**Documents:**

1. Planners Report Towns at Asbury Park Pods D E and F
2. Towns at Asbury - Pod D
3. Towns at Asbury - Pod E
4. Towns at Asbury - Pod F

4.II. 422 Walnut Street Design Change

**Background:** Victoria Vogt Clark has submitted a request seeking approval to modify the previously approved application to relocate the front staircase from the left of the house to the right of the 2,200 square-foot single-family dwelling located at 422 Walnut Street. The property is zoned R-SF, One Family Residential and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

**Documents:**

1. Planners Report 422 Walnut Street
2. Application - 422 Walnut Street\_Redacted

4.III. 629 Cofield Drive Accessory Structure & Addition

**Background:** Nathan Smith has submitted an application seeking approval to remove a rear deck, enclose a side patio (237sf) and construct a 285 square-foot rear addition (19' 8" x 17 x 10.25") to an existing single-family dwelling and construct a second 1,025 square-foot accessory building (garage) at 629 Cofield Drive. The property is zoned R-1, One Family Detached and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

**Documents:**

1. Planners Report 629 Cofield Drive
2. Application - 629 Cofield Drive\_Redacted

**5. New Business**

- 5.I. 831 Custer Street New Construction

**Background:** Greg Patel has submitted an application seeking approval for the construction of a 6,500 square-foot single-family dwelling with 3 bedrooms, 3 full baths, and 2 ½ baths with an attached side entry garage on a vacant lot located at 831 Custer Street. The property is zoned R-SF, Single Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

**Documents:**

1. Planners Report 831 Custer Street
2. Application - 831 Custer Street\_Redacted

- 5.II. Text Amendment Architectural Design Standards

**Background:** Consideration of an amendment to the Code of Ordinances, Section 81-1-4 (Membership), Section 81-1-6 and Section 81-1-7 for the purpose of updating the Design Review Committee.

**Documents:**

1. Planners Report DRC Membership
2. Sec.\_81\_1\_4.\_\_\_\_Design\_Review\_Committee

- 5.III. Text Amendment Architectural Design Standards

**Background:** Consideration of an amendment to the Code of Ordinances, Section 81-1-6 (Commercial/Mixed-Use Area) and Section 81-1-7 (Neighborhood Conservation Area) for the purpose of updating the Architectural Design Standards.

**Documents:**

1. Planners Report Landscape Materials

**6. Next Meeting Date - Wednesday, September 17, 2025**

**7. Adjourn**