



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

December 17, 2025 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Jonathan Love
John Stalvey
Gregory Morgan
Jacquie Smyth
Sophie Brooks

3. Approval of Minutes

3.I. Minutes of October 15, 2025

Documents:

1. DRC Minutes October 15, 2025

4. Old Business

4.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.

4.II. 3335 Dogwood Drive Elevation Change

Background: Gordon Smith of Norhaven Partners is requesting approval to modify the exterior facades of the townhomes located at 3335 Dogwood Drive. The requested modification is to reverse/mirror the window configuration for Unit 9 Building 1000, Unit 18 Building 3000, Unit 25 Building 3000, Unit 26 Building 4000, and Unit 32 Building 4000.

Documents:

1. Planners Report 3335 Dogwood Drive
2. 3335 Dogwood Drive

5. New Business

5.I. 3384 North Whitney Avenue Replacement/Addition

Background: Bonnie Ochoa has submitted an application seeking approval for the installation of a front stoop/deck and the addition of a 239 square foot rear addition and rear deck/stairs on an existing single-story single-family dwelling at 3384 North Whitney Avenue. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3384 North Whitney Avenue
2. Application - 3384 North Whitney Avenue_Redacted

5.II. 3388 North Whitney Avenue Replacement/Addition

Background: Bonnie Ochoa has submitted an application seeking approval for the replacement of a front stoop/deck and the addition of a 239 square foot rear addition and rear deck/stairs on an existing single-story single-family dwelling at 3388 North Whitney Avenue. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Planners Report 3388 North Whitney Avenue
2. Application - 3388 North Whitney Avenue_Redacted

6. Next Meeting Date - Wednesday, January 21, 2026

7. Adjourn