



Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
October 15, 2025, 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
Jacquie Smyth
Sophie Brooks
John Stalvey - absent
Gregory Morgan

3. Approval of Minutes

3.1 Minutes of August 20, 2025

MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the minutes of August 20, 2025, as submitted. Motion Carried: 4-0

4. Old Business

4.1 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.

MOTION ITEM: Gregory Morgan made a motion, Sophie Brooks seconded to approve the submitted revisions with the following conditions:

- **Keep third story front windows as approved on elevation "C" on Pods D, E, and F**
- **Shift front doors back to original design on all front elevations (potentially remove interior closet)**
- **Keep brick element to second story as approved for street-facing units**
- **Add two additional windows on all side street-facing elevations**

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

Community Service
3474 N. Fulton Avenue
404-669-2120

Economic Development
3468 N. Fulton Avenue
404-669-8269

Fire Department
606 King Arnold Street
404-669-2141

Police Department
700 Doug Davis Drive
404-768-7171

Recreation Department
3444 N. Fulton Avenue
404-669-2136

- Truss under gable on all street-facing end units
- Make sure matching the approved pitch for the roofs (approved 8/12, submitted 6/12 on primary roofs)

Motion Carried: 4-0

5. New Business

5.I 3046 Gordon Circle

New Construction

Background:

Philip Belt has submitted an application seeking approval for the construction of a 3,416 square-foot single-family dwelling with three bedrooms, three bathrooms, a front porch, and a rear entry attached garage located at 3046 Gordon Circle. The property is zoned R-1, One Family Detached and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Sophie Brooks seconded to approve the application with two design exceptions granted for the proposed railing material and the sidewalk requirement. Motion Carried: 3-0; Gregory Morgan recused himself

5.II 3417 Orchard Street

Accessory Structure

Background:

Laura Hall has submitted an application seeking approval for the construction of a 675 square-foot detached garage on the property with an existing 2,126 square-foot single-family dwelling located at 3417 Orchard Street. The property is zoned R-SF, Residential Single Family 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 condition the applicant resubmits the plans addressing the outstanding items identified in the Planners Report. Motion Carried: 4-0

5.III 2026 Design Review Committee Meeting Schedule

Background:

Consideration and action to approve the 2026 Design Review Committee meeting schedule.

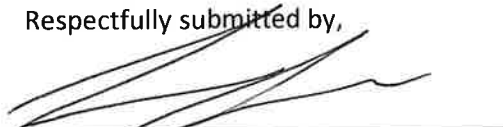
MOTION ITEM: Gregory Morgan made a motion, Sophie Brooks seconded to approve the 2026 Design Review Committee Meeting Schedule. Motion carried: 4-0

6. Next Meeting Date – Wednesday, November 19, 2025, at 6:00PM

7. Adjourn

MOTION ITEM: Jacquie Smyth made a motion, Sophie Brooks seconded to adjourn the meeting at 6:58 PM. Motion Carried: 4-0

Respectfully submitted by,



Jacquie Smyth, Secretary



Jonathan Love, Chairman