



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
December 17, 2025, 6:00 PM**

ALAN HALLMAN
MAYOR

MIKE RAST
ALDERMAN AT LARGE

BRETT REICHERT
COUNCILMAN AT LARGE

MARK ADAMS
COUNCILMAN WARD I

CHASE STELL
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 October 15, 2025

MOTION ITEM: Gregory Morgan made a motion, Sophie Brooks seconded to approve the minutes of October 15, 2025, as submitted. Motion Carried: 4-0

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.

MOTION ITEM: Jonathan Love made a motion, Jacquie Smyth seconded to remove the application from the agenda as the applicant requested to withdraw the application. Motion Carried: 4-0

4.II 3335 Dogwood Drive

Design 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

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

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.

MOTION ITEM: Gregory Morgan made a motion, Sophie Brooks seconded to approve the revisions as submitted. Motion Carried: 4-0

5. New Business

5.I 3384 North Whitney Avenue

Stoop Replacement/Rear 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.

MOTION ITEM: Gregory Morgan made a motion, Sophie Brooks seconded to approve the application with the condition the applicant resubmits the plans addressing the outstanding items identified in the Planners Report. The applicant must also add house numbers and a light on the front porch. The Committee also recommended the addition of a tree in the front yard. Motion Carried: 4-0

5.II 3388 North Whitney Avenue

Stoop Replacement/Rear 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.


MOTION ITEM: Gregory Morgan made a motion, Jacquie Smyth seconded to approve the application with the condition the applicant resubmits the plans addressing the outstanding items identified in the Planners Report. The applicant must also add house numbers and a light on the front porch. Motion Carried: 4-0

6. Next Meeting Date – Wednesday, January 21, 2026, at 6:00PM

7. Adjourn

MOTION ITEM: Jonathan Love made a motion, Jacquie Smyth seconded to adjourn the meeting at 6:18PM. Motion Carried: 4-0

Respectfully submitted by,


Jacquie Smyth, Secretary


Jonathan Love, Chairman