



Brian Wismer, Chairman
Lucy Dolan, V. Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

June 14, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, V. Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of April 12, 2022

4. Old Business

4.I. 397 N. Central Avenue Site Plan Review

Background:

SCP Hapeville Owner, LLC is requesting review of a revised site plan for the property located at 397 North Central Avenue, Parcel Identification Number is 4-0096-0006-003-4. The property is zoned U-V, Urban Village. *The Planning Commission approved this item on March 9, 2021.*

Documents:

1. Application - 397 North Central Avenue_V2_Site Plan_Redacted
2. Plans - 397 North Central Avenue_Rev. Site Plan
3. Planners Report - 397 N central Revised Entrances and Curb

4.II. 781-819 N. Central Avenue Site Plan Review

Background:

North & Central Venture Partners, LLC is requesting review of a revised site plan for the properties located at 781 North Central Avenue, 789 North Central Avenue, 0 North Central Avenue, 803 North Central Avenue, 809 North Central Avenue and 813-819 North Central Avenue, Parcel Identification Numbers 14-0098-0011-011-8, 14-0098-0011-012-6, 14-0098-0011-013-4, 14-0098-0011-014-2, 14-0098-0011-015-9 and 14-0098-0011-018-3. The properties are zoned V, Village. *The Planning Commission approved this item on January 11, 2022.*

Documents:

1. Application - 781-819 N. Central Avenue_Revised Site Plan_Redacted
2. Plans - 781-819 North Central_Rev. Site Plan

3. Planners Report - 781-819 N. Central_Revised unit moved

5. New Business

- 5.I. 330 Mt. Zion Road Site Plan Review

Background:

Thomas Davis III is requesting site plan review to construct a new single family dwelling at 330 Mt. Zion Road, Parcel Identification Number 14-0094-0010-091-5. The property is zoned R-1, One-Family Residential.

Documents:

1. Application - 330 Mt. Zion Road_Site Plan_Redacted
2. Plans - 330 Mt. Zion Road_Site Plan
3. Planners Report - 330 Mt Zion Rd_Site Plan
4. Arborist Report - 330 Mt. Zion Road_V1

- 5.II. 464 Porsche Avenue and 0 South Central Avenue Conditional Use Permit

Background:

SCP Acquisitions, LLC is requesting approval of a Conditional Use Permit to construct a multifamily development at 0 South Central Avenue (14 009600050183) and 464 Porsche Avenue (14 009600050118). The properties are zoned U-V, Urban Village and are subject to the zoning regulations under Article 11.2 (U-V Zone, Urban Village), Section 93-11.2-5 (Conditional uses) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application-0 South Central Avenue and 464 Henry Ford II Avenue_Conditional Use Permit_Redacted
2. Plans - 0 South Central Avenue_CUP
3. Planners Report - 464 Porsche Ave and S. Central_Conditional Use Permit

- 5.III. 376 King Arnold St., 325 Sunset Ave., 3394 LaVista Rd. Preliminary Plat Review

Background:

Alex Popham is requesting preliminary plat review for the properties located at 376 King Arnold Street, 325 Sunset Avenue and 3394 LaVista Drive, Parcel Identification Numbers 14-0096-0006-014-1, 14-0096-0006-0009-1, and 14-0066-0001-007-6. The properties are zoned P-D, Planned Unit Development.

Documents:

1. Application - 325 Sunset, 376 King Arnold, 3394 LaVista_Preliminary Plat_Redacted
2. Plans - 325 Sunset Avenue_Preliminary Plat
3. Planners Report - 376 King Arnold 325 Sunset 3394 Lavista Subdivision
4. Engineer's Report - 325 Sunset Ave.V2

- 5.IV. 376 King Arnold St., 325 Sunset Ave., 3394 LaVista Dr. Site Plan Review

Background:

Alex Popham is requesting site plan review to construct 25 single family homes at 376 King Arnold Street, 325 Sunset Avenue and 3394 LaVista Drive, Parcel Identification Numbers 14-0096-0006-014-1, 14-0096-0006-0009-1, and 14-0066-0001-007-6. The properties are zoned P-D, Planned Unit Development.

Documents:

1. Application - 325 Sunset Ave., 376 King Arnold St., 3394 LaVista Dr_Redacted
2. Plans - 325 Sunset Ave., 376 King Arnold St., 3394 LaVista Dr._Site Plan_Reduced
3. Planners Report -325 Sunset, 376 King Arnold, 3394LaVista_Site Plan
4. Engineer's Report - 325 Sunset Ave.V2
5. Arborist Report - 325 Sunset Avenue_1

6. Next Meeting Date - July 19, 2022 at 6:00 PM

7. Adjourn