



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

July 19, 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 June 14, 2022
- 3.II. Minutes of June 28, 2022

4. Old Business

- 4.I. 461 North Central Avenue Final Plat Review

Background:

Joseph Latimer is requesting review of a revised final plat for the properties located at 461 North Central Avenue (Parcel ID's: 1400950003030, 1400950003040, 1400960003027, 1400960003026, 1400960003021, 1400960003012, 1400960003025, 1400960003024).

The properties are zoned U-V, Urban Village. *The Planning Commission approved this item on March 8, 2022.*

Documents:

- 1. Application - 461 N. Central Avenue_Final Plat_Redacted
- 2. Plans - 461 North Central Avenue_final plat
- 3. Planner's Report - 461 North Central Ave._Final Plat Revised (monument waiver)
- 4. Engineer's Report - 461 N. Central Ave Final Plat Review -4

5. New Business

- 5.I. Consideration and Action to Recommend Acceptance of the 2022 Comprehensive Plan

Background:

The Department of Community Affairs (DCA) Local Comprehensive Planning Rules require that each local government update its Needs and Opportunities, Community Work Program, and Land Use Element portions of its Comprehensive Plan every five years. The City, along with the Atlanta Regional Commission, has worked with the Steering Committee and has received input from residents, businesses, property owners and other stakeholders. Atlanta Regional Commission's Senior Planner, Bonnie Lapwood, will present

the final 2022 Comprehensive Plan Update.

Documents:

1. 2022 Comprehensive Plan Update
2. Planner's Report - 2022 Comp Plan Update_

- 5.II. 0 Willingham Drive and 0 South Central Avenue Final Plat Review

Background:

CML Village Walk LLC c/o Miller Lowry is requesting final plat review for the properties located at 0 Willingham Drive (Parcel ID: 14-0127-0002-042-9) and 0 South Central Avenue (Parcel ID: 14-0127-0002-037-9). The properties are zoned V, Village.

Documents:

1. Application-Willingham at Colville Avenue_Final Plat_Redacted
2. Plans-Willingham at Colville Avenue_Final Plat
3. Planner's Report -Willingham Commercial Tract SubDivision_Final Plat Review
4. Engineer's Report - Village Walk Final Plat Review -1

- 5.III. 3165 Old Jonesboro Road Final Plat Review

Background:

3ELKSDESIGN, LLC is requesting final plat review for the property located at 3165 Old Jonesboro Road (Parcel ID: 14-0094-0010-056-8). The property is zoned R-SF, Residential Single-Family.

Documents:

1. Application - 3165 Old Jonesboro Road_Subdivision_Redacted
2. Plans - 3165 Old Jonesboro Road_Subdivision
3. Planner's Report - 3165 Old Jonesboro Rd._Subdivision
4. Engineer's Report - 3165 Old Jonesboro Rd_Final Plat Review -1

- 5.IV. 3419 Hamilton Avenue Site Plan Review

Background:

David W Cook is requesting site plan review to construct a second story addition to an existing single-family dwelling located at 3419 Hamilton Avenue (Parcel ID: 14-0098-0003-027-4). The property is zoned R-SF, Residential Single Family.

Documents:

1. Application-3419 Hamilton Avenue_Site Plan_Redacted
2. Plans-3419 Hamilton Avenue_Site Plans
3. Planners Report - 3419 Hamilton Ave._Site Plan Review

- 5.V. 3299 Sims Street Site Plan Review

Background:

David W. Cook is requesting site plan review to construct a new single family dwelling at 3299 Sims Street (Parcel ID: 14-009800100135). The property is zoned R-1, One Family Residential.

Documents:

1. Application- 3299 Sims Street_Site Plan_Redacted
2. Plans-3299 Sims Street_Site Plans
3. Planners Report -3299 Sims St._Site Plan Review

5.VI. 651 North Avenue Site Plan Review

Background:

David W. Cook is requesting site plan review to construct a second story addition to an existing single-family dwelling at 651 North Avenue (Parcel ID: 14-0099-0003-072-9). The property is zoned R-SF, Residential Single-Family.

Documents:

1. Application- 651 North Avenue_Site Plan_Redacted
2. Plans- 651 North Avenue_Site Plans
3. Planners Report -651 North Ave._Site Plan Review

5.VII. 3309-3345 Dogwood Drive Preliminary Plat Review

Background:

Green River Construction Georgia, LLC is requesting preliminary plat review for the properties located at 3309 Dogwood Drive (Parcel ID: 14-0098-0016-010-5), 3319 Dogwood Drive (Parcel ID: 14-0098-0016-011-3), 3327 Dogwood Drive (Parcel ID: 14-0098-0016-012-1), 3335 Dogwood Drive (Parcel ID: 14-0098-0016-013-9) and 3345 Dogwood Drive (Parcel ID: 14-0098-0016-029-5). The properties are zoned U-V, Urban Village.

Documents:

1. Application- 3309-3345 Dogwood Drive_Preliminary Plat_Redacted
2. Plans - 3309-3345 Dogwood Drive_PreliminaryPlat
3. Planners Report - 3309 to 3345 Dogwood Dr._Subdivision

5.VIII. 3309-3345 Dogwood Drive Site Plan Review

Background:

Green River Construction Georgia, LLC is requesting site plan review to construct a townhome development to be located at 3309 Dogwood Drive (Parcel ID: 14-0098-0016-010-5), 3319 Dogwood Drive (Parcel ID: 14-0098-0016-011-3), 3327 Dogwood Drive (Parcel ID: 14-0098-0016-012-1), 3335 Dogwood Drive (Parcel ID: 14-0098-0016-013-9) and 3345 Dogwood Drive (Parcel ID: 14-0098-0016-029-5). The properties are zoned U-V, Urban Village.

Documents:

1. Application- 3309-3345 Dogwood Drive_Site Plan_Redacted
2. Plans - 3309-3345 Dogwood Drive_Site Plan
3. Planner's Report - 3309 - 3345 Dogwood Dr._Site Plan Review

6. **Next Meeting Date - August 9, 2022 at 6:00 PM**

7. **Adjourn**