



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

**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

September 13, 2022 6:00 PM

MINUTES

1. Called to Order at 6:05 PM.

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of July 19, 2022

MOTION ITEM: Jeanne Rast made a motion to approve the minutes of July 19, 2022, as submitted. Lucy Dolan seconded the motion. Motion carried: 5-0.

Commissioner Radford entered the meeting during discussion of the following item:

4. New Business

4.I. 3309-3345 Dogwood Drive

Preliminary Plat Review

Background:

Briana Garcia and Monte Hewitt of Green River Construction Georgia, LLC requested 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.

Findings:

The applicant requested to combine 5 parcels into 1 parcel for the purpose of constructing 58 single family attached (townhome) dwellings. Proposed are 7 buildings and an amenity area.

A north arrow/compass rose should be added to the plat.

The applicant should address any outstanding issues raised in the Engineer's report.

Recommendation:

Once the necessary revisions are made, the preliminary plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Public Comment: None.

MOTION ITEM: Cliff Thomas made a motion to approve the preliminary plat for 3309-3345 Dogwood Drive subject to the deficiencies outlined in the City Planner and Engineer's reports. Lucy Dolan seconded the motion. Motion Carried: 6-0.

4.II. 3309-3345 Dogwood Drive

Site Plan Review

Briana Garcia and Monte Hewitt of Green River Construction Georgia, LLC requested site plan review to construct a townhome development 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.

Findings:

The project is located in the Dogwood Gateway Corridor of the LCI Study/Comprehensive Plan approved by the city in 2017.

The property is zoned U-V, Village, is part of the A-D, Arts District Overlay, and is subject to the requirements for Neighborhood Conservation Area of the Architectural Design Standards.

Building heights have not been provided. No building or structure shall be less than 24 feet in height or exceed four stories or 64 feet in height, provided the city planning commission may allow a development with greater height via site plan approval.

Mr. Hewitt asked if the buildings located in the rear would be classified as multifamily or single-family attached. Dr. Patterson stated multifamily developments located within the U-V Zone would require a Conditional Use Permit.

Sidewalk dimension have not been provided. Plans indicate a new concrete sidewalk and planter systems will be installed to match city requirements for Dogwood Drive.

64 Garage spaces are provided, 52 tandem spaces, 21 surface spaces and 1 handicap accessible space for a total of 138 spaces. This exceeds the parking requirement by over 100% and will require a variance from the Board of Appeals. Staff supports the variance.

Recommendation:

The site plan is deficient for zoning in the following areas:

1. The parking exceeds allowable per Code but is desirable for visitors and supported by Staff. A variance will be required and is supported by Staff.
2. Building heights not provided.
3. Clear area for sidewalk detail should be provided.
4. Timeline not provided.
5. It is not clear whether the GDOT will require an accel/decel lane which may impact the site plan. The applicant should confirm with GDOT.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Once the Applicant has addressed all of the Planner's, Engineer's, Fire Marshall's and Arborist's comments to come into compliance with Code, the plan may be approved.

Public Comments:

Catherine Mickle, 3361 Dogwood Drive - Arches Brewing, commented regarding the interior driveway, rear trees and fence. Expressed concerns related to safety and noise.

Jennifer Ohme, 472 Walnut Street, commented regarding the construction and its impact. Also asked if the developer would consider donating building materials to Lifecycle Building Center prior to demolition. Mr. Hewitt stated yes and they will also abide by the City's requirements.

End of Public Comments.

Commissioner Wismer asked regarding the proposed development timeline. Ms. Garcia stated they are hoping to acquire the LDP (Land Disturbance Permit) by the end of October 2022 and the project would be under construction for approximately two years.

MOTION ITEM: Jeanne Rast made a motion to approve the site plan for 3309-3345 Dogwood Drive subject to the following conditions:

1. The height of the townhomes is limited to 45' or 3 stories.
2. Recommend the Board of Appeals approve the parking variance.
3. Provide sidewalk detail that meets the City's requirements.
4. Address outstanding comments from the Engineer, Planner, Fire Marshal, and Arborist.
5. Provide a development schedule.

Cliff Thomas seconded the motion. Motion Carried: 6-0.

6. Next Meeting Date – October 11, 2022 at 6:00 p.m.

7. Adjourn

MOTION ITEM: Cliff Thomas made a motion to adjourn the meeting at 7:08 p.m. Jeanne Rast seconded the motion. Motion carried: 6-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary