



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**

July 19, 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
Rob Hall
Miller Radford - Teleconference
Jeanne Rast
Cliff Thomas - Absent

3. Approval of Minutes

3.I. Minutes of June 14, 2022

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of June 14, 2022, as submitted. Jeanne Rast seconded the motion. Motion carried: 5-0.

3.II. Minutes of June 28, 2022

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of June 28, 2022, as submitted. Jeanne Rast seconded the motion. Motion carried: 5-0.

4. Old Business

4.I. 461 North Central Avenue

Final Plat Review

Background:

Joseph Latimer requested 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.*

FINDINGS:

The final plat subdivision revision is for one parcel of 2.642 acres. The property has been redeveloped as the Dwarf House restaurant and associated parking.

Recommendation:

The final plat has met all conditions with the exception of the concrete monument which cannot be installed due to the newly constructed sidewalk in the GDOT ROW. The applicant requested a waiver for this requirement from the Planning Commission. Staff recommends the waiver and approval.

Public Comment:

None.

MOTION ITEM: Lucy Dolan made a motion to approve the revised final plat for 461 N. Central Avenue and grant the requested waiver for the installation of the concrete monument. Rob Hall seconded the motion. Motion Carried: 5-0.

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, presented the final 2022 Comprehensive Plan Update.

Commissioner Hall asked regarding the 2020 data references. Ms. Lapwood explained the data is taken from the most recent Census report.

Commissioner Davis asked if the report can be updated at a later date to reflect the current data. Ms. Lapwood stated the Department of Community Affairs stated the reports can be updated.

Commissioner Wismer commented regarding the specific action items.

Public Comment:

None.

MOTION ITEM: Rob Hall made a motion to recommend the Mayor and Council accept the 2022 Comprehensive Plan Update, as submitted. Jeanne Rast seconded the motion. Motion Carried: 5-0.

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

Background:

CML Village Walk LLC c/o Miller Lowry requested 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.

Findings:

The request for the subdivision is to separate the commercial parcel (Tract 2) from the residential townhomes (Tract 1). The property is being developed as 25 townhomes and 1 commercial building. Within Tract 1, the townhomes, common space, and parking will require a final plat prior to any certificate of occupancy being issued.

In addition, a variance was granted from Board of Appeals to waive the buffer requirement between the commercial and residential property lines as this was originally developed as one integrated parcel.

Recommendation:

The plat is missing concrete monuments and utility locations. These and any other deficiencies outlined in the City Engineer's Report must be addressed to the City Engineer's satisfaction. Staff recommendation is conditional approval with approval finalized once the deficiencies are addressed.

Public Comment:

None.

MOTION ITEM: Jeanne Rast made a motion to approve the subdivision request at 0 Willingham Drive and 0 South Central Avenue to separate the commercial parcel and grant the following waivers: (1) Waive concrete monument requirement, (2) waive the 5' of additional right of way requirement, (3) address any outstanding item outlined in the Engineer's report. Lucy Dolan seconded the motion. Motion carried: 5-0.

5.III. 3165 Old Jonesboro Road

Final Plat Review

Background:

Jonathan Love representing 3ELKSDESIGN, LLC requested 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.

Findings:

The subdivision will include three parcels (.13 acres, .15 acres, .20 acres). The proposed use of the property are single family residential lots.

Recommendation:

Planning has the following comments for the proposed subdivision:

1. Street addresses should be shown.

2. Concrete monument should be shown for the proposed subdivision.
3. Minimum right of way should be shown on Old Jonesboro to ensure compliance.
4. A variance by the Planning Commission is required for the sidewalk installation along Old Jonesboro Road at the time of the proposed subdivision. Design Review Committee will review to determine suitability.
5. A variance by the Planning Commission is required for relief of additional right of way (5' along Jackson Street and 5' along Old Jonesboro Road).
6. Property must be developed in accordance with Site Plan requirements, including compliance with Tree Conservation Ordinance.

All outstanding issues from the Engineer's report must be addressed.

With the resolution of these items and barring any items required by the City Engineer, the final plat may be approved with a variance for sidewalk installation at the time of subdivision and waiver of additional right of way.

Public Comment:

None.

MOTION ITEM: Miller Radford made a motion to approve the final plat for 3165 Old Jonesboro Road and granting the following variances: (1) Relief for right of way requirement on Jackson Street and Old Jonesboro Road, (2) Waive the required sidewalk installation along Old Jonesboro Road, (3) Waive the required concrete monument installation, (4) Address outstanding items in the Planner's report, and (5) Address outstanding items in the Engineer's report. Rob Hall seconded the motion. Motion carried: 5-0.

5.IV. 3419 Hamilton Avenue

Site Plan Review

Background:

David W Cook requested 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.

Findings:

The Applicant must provide, and/or the site plan must be revised to address the following:

- Correct project data sheet A.0.
- Provide setbacks and distance between buildings.
- Provide driveway width.
- Provide front walkway to street.
- Provide building heights.
- Provide fence detail.
- Address any outstanding issues in the arborist report.

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and may require revision.

Recommendation:

Upon satisfactory completion of the items listed above that are in compliance with Code, the site plan is recommended for approval.

Commissioner Hall expressed concerns regarding development in Hapeville and the current price points.

Public Comment:

None.

MOTION ITEM: Lucy Dolan made a motion to approve the site plan request for 3419 Hamilton Avenue subject to the deficiencies outlined in the Planner's report. Rob Hall seconded the motion. Motion carried: 5-0.

5.V. 3299 Sims Street

Site Plan Review

Background:

David W. Cook requested 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.

Findings:

The project includes demolition of the existing structure and construction of a new single 2,297 SF, 3-bedroom 2.5-bathroom single-family dwelling with a 504 SF detached garage. The building height has not been provided for the dwelling or the detached garage. The property is zoned R-1, One Family Residential, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

The Applicant must provide, and/or the site plan must be revised to address the following:

- Correct project data sheet A.0.
- Setback should be provided to the front porch.
- Address any outstanding issues in the arborist report.

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and may require revision.

Recommendation:

Upon satisfactory completion of the items listed above that are in compliance with Code, the site plan is recommended for approval.

Public Comment:

None.

MOTION ITEM: Leah Davis made a motion to approve the site plan request for 3299 Sims Street provided the applicant addresses the deficiencies outlined in the Planner's report and add a front walkway to the street not driveway. Rob Hall seconded the motion. Motion carried: 5-0.

5.VI. 651 North Avenue

Site Plan Review

Background:

David W. Cook requested 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.

Findings:

The project includes construction of a second story addition of 1,026 SF to an existing 1,171 SF single family dwelling. The single-family dwelling will be a total of 2,774 SF when complete with an attached 432 SF two car garage. The building height has not been provided. The property is zoned R-SF, Single Family Residential, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

The Applicant must provide, and/or the site plan must be revised to address the following:

- Correct project data sheet A.0.
- Provide setbacks.
- Provide sidewalk along Lake Ave (subject to Design Review)
- Provide building heights.
- Provide fence detail.
- Address any outstanding issues in the arborist report.

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and may require revision.

Recommendation:

Upon satisfactory completion of the items listed above that are in compliance with Code, the site plan is recommended for approval.

Public Comment:

None.

MOTION ITEM: Rob Hall made a motion to approve the site plan review for 651 North Avenue provided the applicant address the following deficiencies: (1) Address all outstanding items in the Planner's report, (2) Remove the chain link fence, and (3) Correct the project data sheet. Motion carried: 5-0.

5.VII. 3309-3345 Dogwood Drive

Preliminary Plat Review

Background:

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. The applicant requested to defer their application until the next Planning Commission meeting.

MOTION ITEM: Rob Hall made a motion to table the preliminary plat review for 3309-3345 Dogwood Drive until Tuesday, August 9, 2022. Lucy Dolan seconded the motion. Motion carried: 5-0.

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

Background:

Green River Construction Georgia, LLC requested 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.

The applicant requested to defer their application until the next Planning Commission meeting.

MOTION ITEM: Leah Davis made a motion to table the site plan review for 3309-3345 Dogwood Drive until Tuesday, August 9, 2022. Lucy Dolan seconded the motion. Motion carried: 5-0.

6. Next Meeting Date – August 9, 2022 at 6:00 p.m.

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 7:00 p.m. Leah Davis seconded the motion. Motion carried: 5-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary