



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

June 14, 2022 6:00 PM

## MINUTES

### 1. Called to order at 6:04 p.m.

### 2. Roll Call

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

### 3. Approval of Minutes

#### 3.I. Minutes of April 12, 2022

**MOTION ITEM:** Cliff Thomas made a motion, Jeanne Rast seconded to approve the minutes of April 12, 2022, as submitted. Motion Carried: 4-0.

### 4. Old Business

#### 4.I. 397 N. Central Avenue

#### Site Plan Review

Background:

Will Casady of SCP Hapeville Owner, LLC requested 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.*

The revisions were based upon the following comments received from the Georgia Department of Transportation (GDOT):

1. Main entrance modification per Georgia Department of Transportation standards and approval.
2. Future commercial entrance revision per GDOT standards and approval; and
3. Reduce curb radius at the corner of LaVista Road and King Arnold Street per City of Hapeville's request for improved vehicular turns.

Staff recommended approval of the revised site plan.

**MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the approve the revised site plan for 397 N. Central Avenue. Motion Carried: 4-0.**

#### **4.II. 781 – 819 N. Central Avenue**

#### **Site Plan Review**

##### **Background:**

North & Central Venture Partners, LLC requested 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.*

The site plan modification is to shift one unit from Building 4 to Building 6.

Staff recommended approval of the revised site plan.

**Motion Item: Cliff Thomas made a motion, Jeanne Rast seconded to approve the revised site plan at 781-819 N. Central Avenue. Motion Carried: 6-0.**

#### **5. New Business**

##### **5.I. 330 Mt. Zion Road**

##### **Site Plan Review**

##### **Background:**

Thomas Davis III requested site plan review to construct a new, 2,036 single-family dwelling at 330 Mt. Zion Road, Parcel Identification Number 14-0094-0010-091-5. The building height, including foundation is listed as 29' 11.75". An optional 530-sf detached garage is also shown at the rear of the property. The property is zoned R-1, One-Family Residential and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

#### **FINDINGS**

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

- Correct project data sheet A.0.
- Provide driveway width.
- Provide breakdown of impervious surface.
- 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.

Motion Item: Cliff Thomas made a motion, Lucy Dolan seconded to approve the site plan request for 330 Mt. Zion Road subject to the conditions outlined in the Planner's report.  
Motion Carried: 6-0.

#### 4. IV. 464 Porsche Avenue

#### Conditional Use Permit

##### Background:

Will Casady of SCP Acquisitions, LLC requested 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.

Mr. Casady gave a presentation and overview on the proposed project. The utility easement will not be abandoned but relocated. Mr. Casady stated that they plan on working with the City to develop the walking trail proposed from Porsche Avenue to Loop Road.

Chairman Wismer stated the proposed greenway/walking trail should be lighted for safety.

Commissioner Dolan asked if modifications would be required for the windows. Mr. Casady stated a sound study will be performed due to the proximity to the air port and railroad.

##### FINDINGS

The applicant proposes to construct a mixed use apartment (247 units), retail development (2,000 to 4,000 SF) with a greenway trail. Prior to submission of the site plan and required approvals, the property will be replatted such all parcels will be consolidated. The properties are developed with multiple structures which will be demolished as part of the project.

Multifamily uses are permitted as a Conditional Use within the U-V Zoning District.

##### RECOMMENDATION

The proposed use of mixed use apartment, retail and commercial development is compatible with the U-V Zoning District and meets the intent of the district, the LCI Plan and the Comprehensive Plan. The proposed greenway offers an additional amenity to the property and the City at-large. The conditional use application is recommended for approval with a traffic study.

##### Public Comment

Melvin Traynum supported the overall project.

**MOTION ITEM:** Jeanne Rast made a motion, Lucy Dolan seconded to recommend approval of the conditional use permit request to the Mayor and Council to construct a multi-family development at 464 Porsche Avenue and 0 S. Central Avenue subject to completion of a traffic study. Motion Carried: 4-0.

### **5.III. 376 King Arnold St., 325 Sunset Ave., and 3394 LaVista Drive Preliminary Plat Review**

#### **Background:**

Jim LaValle, representative for Alex Popham, requested 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.

The proposed plan will combine 3 parcels into 1 parcel north of King Arnold Street between Sunset Avenue and LaVista Road for the purpose of developing 25 single family homes into a Planned Unit Development.

#### **FINDINGS**

The applicant should provide information for the property owner and the new tract should be assigned a new address.

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

Once the necessary revisions are made, the preliminary plat may be approved by the Planning Commission with the following waivers: allow for the existing right of way along LaVista Road to remain and allow for internal lots to have frontage on the private driveway. Any approval includes the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

**MOTION ITEM:** Jeanne Rast made a motion, Lucy Dolan seconded to approve the preliminary plat for 376 King Arnold St., 325 Sunset Ave., and 3394 LaVista Drive and provide a waiver to allow for the existing right of way along LaVista Drive. In addition, the applicant must address the deficiencies outlined in the Engineer's and Planner's reports. Motion Carried: 4-0.

### **5.IV. 376 King Arnold St., 325 Sunset Ave., and 3394 LaVista Drive Site Plan Review**

#### **Background:**

Jim LaValle, representative for Alex Popham, requested 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.

The site includes 25 single family dwellings fronting on the adjoining streets or a common interior drive. The site-specific standards were set by the Design Review Committee at their March 16, 2022 meeting. The single family dwellings to be located on the site are subject to the

requirements for Neighborhood Conservation Area of the Architectural Design Standards. Please note: the site plan application incorrectly lists the acreage as 2.43 acres. The correct acreage is 1.70 acres.

A 5' sidewalk is shown along the perimeter of the project along all King Arnold Street and Sunset Avenue but not along LaVista Drive. Two parking spaces per dwelling unit are required for development. Parking spaces are either provided in attached garages or parking pads adjacent to the dwellings. Fourteen (14) parallel parking spaces have been provided along King Arnold Street. For refuse collection, individual cans will be used. Community Services Director will coordinate to determine whether City garbage or private garbage collection will be required.

#### FINDINGS:

Staff recommends approval of the site plan with the following conditions.

- Sidewalk should be shown along LaVista Drive.
- Community Services Director will determine public or private garbage collection.
- Provide impervious surface allocation by site area type.
- Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
- Address any outstanding issues on the Engineer's Report.

It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and the sign permit applications will be reviewed separately.

The following P-D requirements will be addressed during Design Review:

- Sides of dwellings facing driveways or public right of way must include additional design elements to be approved at the Design Review Committee Meeting.

#### Public Comment:

A public comment was read into the record by Adrienne Senter from Tyler Tarwater. Mr. Tarwater requested that at least one sidewalk remain open on King Arnold Street during the construction of the homes.

#### End of public comment.

Mr. LaValle stated he will work with the neighboring developer (South City) regarding the issues related to sidewalk access.

**MOTION ITEM:** Cliff Thomas made a motion, Lucy Dolan seconded to approve the site plan for 376 King Arnold St., 325 Sunset Ave., and 3394 LaVista Drive subject to the deficiencies outlined

in the staff reports. Motion Carried: 6-0.

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

7. Adjourn

MOTION ITEM: Miller Radford made a motion, Jeanne Rast seconded to adjourn the meeting at 7:33 p.m. Motion Carried: 4-0.

Respectfully submitted by,

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Brian Wismer, Chairman

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Adrienne Senter, Secretary