

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

January 17, 2023 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. Election of Officers

- 3.I. Election of Vice Chairman
- 3.II. Election of Chairman

4. Approval of Minutes

- 4.I. Minutes of November 8, 2022

Documents:

- 1. Minutes - 11-08-2022_draft

5. Old Business

- 5.I. 2023 Planning Commission Meeting Schedule (Revised)

Background:

Consideration and action to approve the revised 2023 Planning Commission meeting schedule. Due to the City Council's schedule, the meeting scheduled for July 18, 2023, has been changed to July 11, 2023, and the meeting scheduled on August 8, 2023, has been changed to August 15, 2023. The Planning Commission approved this item on November 8, 2022.

Documents:

- 1. 2023 Meeting Date and Submittal Deadline Schedule_rev. 12.19.22

6. New Business

- 6.I. 3166 Dogwood Drive Site Plan Review

Background:

Darrell Harris of D. Harris Construction is requesting site plan review to construct a 2,994 square foot commercial building at 3166 Dogwood Drive (Parcel ID: 14-0094-0002-087-3). The property is zoned V, Village.

Documents:

1. Application - 3166 Dogwood Drive_Site Plan_Redacted
2. Plans - 3166 Dogwood Dr._Site Plan
3. Planner's Report - 3166 Dogwood Dr._Site Plan
4. Engineer's Report - 3166 Dogwood Drive Concept Site Plans Review -1
5. Arborist Report - 3166 Dogwood Drive_Site Plan
6. Fire Marshal's Report - 3166 Dogwood Dr._Site Plan

- 6.II. 3558-3668 Elm St., 522-530 Porsche Ave., 543-573 College St., 3560-3572 Perkins St., 0 Perkins St. Preliminary Plat Review

Background:

Phil Carson of MCRT Investments, LLC is requesting preliminary plat review to combine 18 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-002-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-530 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3560 and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing a mixed-use, multifamily and retail development. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3558 Elm Street_Preliminary Plat_Redacted
2. Plans- 3558 Elm Street - Modera Hapeville_Combination Plat
3. Planners Report 3558 Elm Subdivision
4. Engineer's Report - 3558 Elm Street Preliminary_Plat Review -1

- 6.III. 3558-3668 Elm St., 522-530 Porsche Ave., 543-573 College St., 3560-3572 Perkins St., 0 Perkins St. Site Plan Review

Background:

Phil Carson of MCRT Investments, LLC is requesting site plan review to construct a mixed-use development at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-002-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-530 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3560 and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4). The properties are zoned RMU, Residential Mixed Use and are subject to the design requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

Documents:

1. Application - 3558 Elm Street_Site Plan_Redacted
2. Plans - 3558 Elm St. - Modera Hapeville_Site Plan
3. Planners Report Site Plan Review 3558 Elm
4. Engineer's Report - 3558 Elm Street Concept Site Plans Review 1
5. Arborist Report - 3558 Elm Street_1.11. 23 Modera - Checklist 1st Arborist Review
6. Fire Marshal's Report - 3558 Elm Street_Site Plan

- 6.IV. Willingham Corridor Improvement Study Resolution 2023-01

Background:

Consideration to recommend the Mayor and Council accept the Willingham Drive Corridor Improvement Study.

The Aerotropolis Atlanta, in conjunction with the City of Hapeville, the City of College Park and the City of East Point, had an improvement study prepared for the Willingham Drive Corridor. The study included developing a vision for the future area, identifying potential

catalytic sites, identifying potential public investment, highlighting the Flint River, and creating an area that connects the Tri-Cities.

Documents:

1. Willingham Corridor Improvement Study_Final Draft_12-29-21
2. Willingham Drive Corridor Study Resolution_2023_draft
3. Planners Report Willingham LCI Study

- 6.V. Zoning Map Amendment Text Amendment

Background:

Consideration of a text amendment to update the zoning map.

Documents:

1. Hapeville Zoning Map_20230221
2. Planners Report 2023 Zoning Map Update

7. **Next Meeting Date - February 13, 2023 at 6:00 PM**

8. **Adjourn**