



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

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

April 11, 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. Approval of Minutes

3.I. Minutes of March 14, 2023_draft

4. Old Business

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

Background:

Phil Carson of MCRT Investments, LLC is requesting review of a revised site plan 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. *The Planning Commission approved this item on January 17, 2023.*

Documents:

1. Application - 3558 Elm Street_Revised Site Plan_Redacted
2. Plans - 3558 Elm Street_Revised Plans
3. Traffic Study_FINAL_Modera Hapeville TIA_2023-02-20
4. Planners Report Site Plan Review 3558 Elm Revised Layout
5. Engineer's Report - 3558 Elm Street Concept Site Plans Review -3
6. Arborist Report - 3558 Elm Street_2nd Review
7. Fire Marshal Report - 3558 Elm Street

5. New Business

- 5.I. 3264 Springhaven Drive Final Plat Review (Lots 1-6 and 53-58)

Background:

Alex Popham is requesting final plat review for the property located at 3264 Springhaven Drive, Buildings 1-6 and Buildings 53-58, Parcel Identification Number 14-0098-0009-048-

4. The properties are zoned P-D, Planned Development.

Documents:

1. Application - 3264 Springhaven Drive_final plat_Redacted
2. Plans - 3264 Springhaven Drive_final plat_lots 1-6 and 53-58
3. Planner's Report - 3264 Springhaven Stillwood Subdivision First Phase
4. Engineer's Report - 3264 Springhaven_Stillwood Final Plat Review -1

6. **Next Meeting Date - May 9, 2023 at 6:00 PM**

7. **Adjourn**