



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**

April 11, 2023 6:00 PM

MINUTES

1. Called to Order at 6:04 PM.

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of March 14, 2023

MOTION ITEM: Cliff Thomas made a motion to approve the minutes of March 14, 2023, as submitted. Lucy Dolan seconded the motion. Motion carried: 6-0.

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 requested 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.*

The revised plan includes five (5) 5-story multi-family buildings, two (2) 4-story buildings, and one (1) 2 story amenity building. The 5-story building enfronting Porsche Ave includes 6,700 SF first floor retail.

The traffic study requested at the January Planning Commission meeting was provided. No turn lane is recommended.

Recommendations:

The first page description should be updated to reflect the new project. The site plan should reflect the correct building heights and stories.

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

1. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
2. Address any outstanding issues in the Engineer's Report.

Staff recommends the following conditions with Planning Commission approval:

1. Increase in building height to 74'.
2. Increase in build-to line to accommodate transmission lines.
3. Waive street tree requirement along South Central/Porsche Ave. Variance requested from Board of Appeals for parking space length and sign size.

Buildings along Elm are set further back than 15' as there are transmission lines overhead. A variance was approved as part of the previous submittal and is recommended again.

The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process.

An increased build to line along Elm Street is requested and recommended given the transmission lines.

Porsche Ave - no street trees along Building 9 requires approval as an alternate by the Planning Commission. This was previously approved.

Code requires 30% of parking be at least 9'x 15'. Request for 18' length spaces. Recommend approval.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Public Comment

None.

MOTION ITEM: Leah Davis made a motion to approve the site plan request for 3558-3668 Elm Street, subject to the following:

- 1. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.**
- 2. Address any outstanding issues in the Engineer's Report.**
- 3. Increase in build-to line to accommodate transmission lines.**
- 4. Waive street tree requirement along South Central and Porsche Avenue.**
- 5. Recommend the Board of Appeals approve the variance requests to reduce the parking full-size parking stall minimum from 10' to 9'.**

The motion was seconded by Lucy Dolan. Motion carried: 6-0.

5. New Business

5.I. 3264 Springhaven Drive

Final Plat Review (1-6 and 53-58)

Background:

Alex Popham requested final plat review for the property located at 3264 Springhaven Drive, Units 1-6 and 53-58, Parcel Identification Number 14-0098-0009-048-4. The properties are zoned P-D, Planned Development.

The application is for the first phase of the Stillwood Development consisting of 12 homes and amenity building. The total parcel is 4.17 acres with individual lots to be sold as fee simple. The remainder of the area will be owned and maintained by the developer until the HOA is established.

The house numbers have not been shown on the plat and no monuments are indicated.

Recommendation

Any deficiencies identified in the Engineer's Report must be addressed. Once the deficiencies are addressed, the plat is compliant for phase I and may be approved by the Planning Commission.

MOTION ITEM: Cliff Thomas made a motion to approve the final plat for 3264 Springhaven Drive – Phase I (Units 1-6 and 53-58) subject to the deficiencies outlined in the Staff reports. Lucy Dolan seconded the motion. Motion carried: 6-0.

5.II. 3034, 3038, and 3044 Springdale Road

Site Plan Review

This application was tabled at the March 14, 2023, meeting pending resubmittal of revised plans.

MOTION ITEM: Cliff Thomas made a motion to table the application for 3034, 3038, and 3044 Springdale Road until May 9, 2023. Jeanne Rast seconded the motion. Motion carried: 6-0.

6. Next Meeting Date – May 9, 2023 at 6:00 p.m.

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 6:45 p.m. Cliff Thomas seconded the motion. Motion carried: 6-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary