



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 11, 2023 6:00 PM

MINUTES

1. Called to Order at 6:04 PM.

2. Roll Call

Brian Wismer, Chairman (Absent)
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of June 13, 2023

MOTION ITEM: Leah Davis made a motion to approve the minutes of June 13, 2023, as submitted. Miller Radford seconded the motion. Motion carried: 4-0.

Commissioner Cliff Thomas entered the meeting during the discussion of the following item.

4. New Business

4.I. 459 Oak Drive

Site Plan Review

Background:

Benedict Fons is requesting final plat review for the property located at 459 Oak Drive (Parcel ID: 14-0094-0008-010-9). The property is zoned R-SF, Residential Single Family.

Findings:

Mr. Fons on behalf of Benedict & JoAnn Living Trust to subdivide one parcel Tax ID 14 0094-0008-010-9, 459 Oak Drive into two parcels: 4,171.3 SF, 461 Oak Drive and 4181.58 SF, 459 Oak Drive. The lot had been developed in 1920 with two structures. The properties share a driveway, and an easement has been shown on the plat. The easement also includes a sewer line service easement. The proposed subdivision of the lots would bring the properties into

conformance regarding number of buildings on each lot and setback requirements. The existing buildings (912 sf and 836 sf), however, do not meet the City's minimum square footage of 1000 sf for a single-family dwelling.

Recommendation:

Planning has the following comments for the proposed subdivision:

1. The existing single-family dwellings are less than 1000 sf each (912 sf and 856 sf). They were built around 1920. A variance is required by the Board of Appeals.
2. Concrete monuments should be shown and installed for the proposed subdivision.
3. A waiver by the Planning Commission is recommended for relief of the additional 5' right of way.
4. A waiver by the Planning Commission is recommended for relief of required 40' road frontage as this lot had been developed since around 1920.
5. The Planning Commission may determine whether street trees are required for each of the lots. 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 the waivers listed above and approval of a variance by the Board of Appeals.

MOTION ITEM: Miller Radford made a motion to approve the final plat for 459 Oak Drive subject to the deficiencies outlined in the Engineer's and Planner's reports and to grant relief from the additional 5' right of way. The Planning Commission recommended the Board of Appeals grants variances for the setback, minimum floor area and lot width. The motion was seconded by Rob Hall. MOTION CARRIED: 5-0.

4.II. 3165 & 3167 Dogwood Drive

Final Plat Review (Phase I)

Background:

Udi Goldstein of IHD Investments requested final plat review for the properties located at 3165 & 3167 Dogwood Drive (Parel ID's: 14-0099-0003-042-2, 14-0099-0003-112-3, 14-0099-0003-113-1). The properties are zoned V, Village.

Findings:

The first phase includes 16 of the total 23 proposed townhomes. The parcels requested under the final plat in this application are located at the rear of the property. A third building with 7 units is expected to enfront Dogwood Drive and a separate final plat will be submitted for the entire property at that time. The total parcel is 1.63 acres with individual fee simple lots. The remainder of the area will be owned and maintained by the developer until the HOA is established.

As the third building enfronting Dogwood Drive has yet to be constructed, no certificate of occupancy will be issued until the required improvements are installed in Phase I.

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: Rob Hall made a motion to approve the final plat for 3165 & 3167 Dogwood Drive subject to the following conditions:

- 1. No Certificate of Occupancies will be issued until all improvements are installed in Phase I.**
- 2. Waiver of the 70' right of way requirement.**
- 3. Must address the deficiencies in the Staff reports.**

The motion was seconded by Jeanne Rast. MOTION CARRIED: 5-0.

6. Next Meeting Date – August 15, 2023 at 6:00 p.m.

7. Adjourn

MOTION ITEM: Leah Davis made a motion to adjourn the meeting at 6:37 p.m. Cliff Thomas seconded the motion. Motion carried: 5-0.

Respectfully submitted by,

Lucy Dolan, Vice Chairman

Adrienne Senter, Secretary