



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

March 12, 2024 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 February 13, 2024

Documents:

1. Minutes - 02-13-2024_draft

4. New Business

4.I. 3264 Springhaven Drive Final Plat Review (Units 7-14)

Background: Alex Popham is requesting final plat review for the property located at 3264 Springhaven Drive, Units 7-14, Parcel Identification Number 14-0098-0009-048-4. The properties are zoned P-D, Planned Development.

Documents:

1. Application - 3264 Springdale Rd._ Final Plat_7-14
2. Plans - 3264 Springhaven_Final Plat_Units 7-14
3. Planner's Report 3264 Springhaven Stillwood Subdivision Second Phase
4. Engineer's Report - Stillwood Phase 2 - Plat Rev 1

4.II. 3165 Old Jonesboro Road Site Plan Review

Background: Daniel Love is requesting site plan review to construct a 2,200 single-family detached dwelling at 3165 Old Jonesboro Road, Lot 1 (Parcel ID: 14-0094-0010-0056-8. The property is zoned R-SF, Residential Single Family, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

Documents:

1. Application - 3165 Dogwood Drive_Lot1_Site PlanRedacted
2. Plans - 3165 Old Jonesboro Road_Lot1_Site Plan
3. 3165 Old Jonesboro Road Lot 1 Tree Conservation Plan (003)
4. Planners Report - 3165 Old Jonesboro Rd._Site Plan
5. Arborist Report - 3165 Old Jonesboro Road_Lot 1_Site Plan

4.III. 3163 Old Jonesboro Road Site Plan Review

Background: Daniel Love is requesting site plan review to construct a 2,305 single-family detached dwelling at 3163 Old Jonesboro, Lot 2 (Parcel ID: 14-0094-0010-0056-8. The property is zoned R-SF, Residential Single Family, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

Documents:

1. Application - 3163 Old Jonesboro Road_Lot 2_Site Plan_Redacted
2. Plans - 3163 Old Jonesboro Road_Lot 2_Site Plan
3. 3163_Lot 2 Old Jonesboro Road Tree Conservation Plan
4. Planner's Report Site - 3163 Old Jonesboro_Lot 2_Site Plan
5. Arborist Report - 3163 Old Jonesboro Rd._Lot 2_Site Plan

4.IV. 3085 Jackson Street Site Plan Review

Background: Daniel Love is requesting site plan review to construct a 2,305 single-family detached dwelling at 3085 Jackson Street, Lot 3 (Parcel ID: 14-0094-0010-0056-8. The property is zoned R-SF, Residential Single Family, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

Documents:

1. Application - 3085 Jackson Street_Lot 3_Redacted
2. Plans -3085 Jackson Street_Lot3_Site Plan
3. Planner's Report - 3085 Jackson Street_Site Plan
4. Arborist Report - 3085 Jackson Street_Lot 3

4.V. 3309, 3319, and 3327 Dogwood Drive Rezoning Request

Background: Daniel Kerr on behalf of Dogwood Assemblage LLC is requesting to rezone the properties located at 3309 Dogwood Drive, 3319 Dogwood Drive, 3327 Dogwood Drive, Parcel Identification Numbers 14-0098-0016-010-5, 14-0098-0016-011-3, 14-0098-0016-012-1 from V, Village to U-V, Urban Village for the purpose of constructing a residential townhome development.

Documents:

1. Application - 3309, 3319, 3327 Dogwood Dr. -Rezoning_Redacted
2. Plans - 3309-3345 Dogwood Drive_Site Plan
3. Planner's Report-3309 3325 Dogwood Dr._Rezoning

4.VI. 3309 - 3345 Dogwood Drive Site Plan Review

Background: Daniel Kerr on behalf of Dogwood Assemblage LLC is requesting site plan review to construct a townhome development to be located at 3309 Dogwood Drive (Parcel ID: 14-0098-0016- 010-5), 3319 Dogwood Drive (Parcel ID: 14-0098-0016-011-3), 3327 Dogwood Drive (Parcel ID: 14-0098-0016-012-1), 3335 Dogwood Drive (Parcel ID: 14-0098-0016-013-9), and 3345 Dogwood Drive (Parcel ID: 14-0098-0016-029-5). The properties are zoned U-V, Urban Village.

Documents:

1. Application - 3309-3345 Dogwood Drive_Site Plan_Redacted
2. Plans - 3309-3345 Dogwood Drive_Site Plan
3. Planners Report - 3309 to 3345 Dogwood Dr._Site Plan
4. Enginner's Report - 3309-3345 Dogwood Dr ._Site Plan -3
5. Fire Marshal's Report - 3309-3345 Dogwood Dr_Site Plan

5. **Next Meeting Date - April 9, 2024 at 6:00 PM**

6. **Adjourn**