



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
Miller Radford
Jeanne Rast
Cliff Thomas
Vacant

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

April 9, 2024 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, V. Chairman
G. Leah Davis
Miller Radford
Jeanne Rast
Cliff Thomas
Vacant

3. Approval of Minutes

3.I. Minutes - 03-12-2024

Documents:

1. Minutes - 03-12-2024_draft

4. Old Business

4.I. 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. Planners Report 3309 3328 Dogwood Dr Rezoning

4.II. 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 Site Plan Review 3309 to 3345 Dogwood March 2024
4. Enginner's Report - 3309-3345 Dogwood Dr . Site Plan -3
5. Fire Marshal's Report - 3309-3345 Dogwood Dr_Site Plan

5. New Business

5.I. 3558 Elm Street Subdivision Plat Review

Background:

Derek Hutchinson on behalf of Terwilliger Pappas is requesting preliminary subdivision plat review to combine 21 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, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 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) 3552-3560 Perkins St., 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_Subdivision_Redacted
2. Plans - 3558 Elm Street_Subdivision Plat
3. Planners Report 3558 Elm Hapeville Combination Plat March 2024 (002)
4. Engineer's Report - 3558 Elm St._Comb Plat- Plat Rev. 1

5.II. 3558 Elm Street Site Plan Review

Background:

Derek Hutchinson on behalf of Terwilliger Pappas is requesting preliminary subdivision plat review to combine 21 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, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 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) 3552-3560 Perkins St., 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_Site Plan_Redacted
2. Plans - 3558 Elm Street_Site Plan
3. Planners Report Site Plan Review 3558 Elm March 2024 (002)
4. Fire Marshal's Report - 3558 Elm Street_Site Plan

6. Next Meeting Date - May 14, 2024 at 6:00 PM

7. Adjourn