



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**

**March 12, 2024 6:00 PM**

**MINUTES**

**1. Called to Order at 6:00 PM.**

**2. Roll Call**

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

**3. Approval of Minutes**

4.I. Minutes of February 13, 2024

**MOTION ITEM: Cliff Thomas made a motion to approve the minutes of February 13, 2024, as amended. Lucy Dolan seconded the motion. Motion Carried: 4-0.**

**4. New Business**

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

**Background:**

Alex Popham requested 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.

**MOTION ITEM: Rob Hall made a motion to approve the final plat for 3264 Springhaven Drive, units 7-14, as submitted. Leah Davis seconded the motion. MOTION CARRIED: 4-0.**

**4.II. 3165 Old Jonesboro Road                      Site Plan Review**

**Background:**

Daniel Love requested 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 new dwelling proposes

to have 4 bedrooms and 3.5 baths with parking provided in an attached garage. The building height (from the average front grade) will be 30' 6". The property is zoned R-SF, Residential Single Family, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

**Findings:**

The Applicant must address the following:

- Provide the width of the driveway at the street (separate from the apron)
- Show sidewalk on site plan along Jackson Street
- Address outstanding issues with the Tree Plan
- Provide a general landscape plan.

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and may require revision.

Once these deficiencies are addressed, the site plan is compliant and may be approved.

**MOTION ITEM: Lucy Dolan made a motion to approve the site plan request at 3165 Old Jonesboro Road subject to the deficiencies outlined in the staff reports. Cliff Thomas seconded the motion. MOTION CARRIED: 4-0.**

**4.III. 3163 Old Jonesboro Road      Site Plan Review**

**Background:**

Daniel Love requested 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 new dwelling proposes to have 4 bedrooms and 3 baths with parking provided in an attached garage. The building height (from the average front grade) will be 32' 2". The property is zoned R-SF, Residential Single Family, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

**Findings:**

The Applicant must address the following:

- It is not clear if the overhang is in the setback (5.6'), if so, the building must be moved to the north of the site.
- Provide the width of the driveway at the street (separate from the apron)
- Address outstanding issues with the Tree Plan
- Provide a general landscape plan.

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and may require revision.

Once these deficiencies are addressed, the site plan is compliant and may be approved.

**MOTION ITEM: Cliff Thomas made a motion to approve the site plan application at 3163 Old Jonesboro Road, subject to the deficiencies outlined in the staff reports. Lucy Dolan seconded the motion. MOTION CARRIED: 4-0.**

#### **4.IV. 3085 Jackson Street                      Site Plan Review**

##### **Background:**

Daniel Love requested 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 new dwelling proposes to have 4 bedrooms and 3 baths with parking provided in an attached garage. The building height (from the average front grade) will be 32' 6". The property is zoned R-SF, Residential Single Family, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

##### **Findings:**

The Applicant must address the following:

- It is not clear if the east overhang is in the setback (5.2'), if so, the building must be moved to the west.
- Provide the width of the driveway at the street (separate from the apron)
- Show sidewalk on site plan along Jackson Street
- Address outstanding issues with the Tree Plan
- Provide a general landscape plan.

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and may require revision.

Once these deficiencies are addressed, the site plan is compliant and may be approved.

**MOTION ITEM: Leah Davis made a motion to approve the site plan review for 3085 Jackson Street, subject to the deficiencies outlined in the staff reports. Miller Radford seconded the motion. MOTION CARRIED: 4-0.**

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

##### **Background:**

Daniel Kerr on behalf of Dogwood Assemblage LLC requested 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.

The applicant requested to postpone the rezoning request until the next Planning Commission meeting on Tuesday, April 9, 2024.

**MOTION ITEM: Miller Radford made a motion to table the rezoning request for 3309, 3319, and 3327 Dogwood Drive until April 9, 2024. Leah Davis seconded the motion. MOTION CARRIED: 4-0.**

#### **4.VI. 3309, 3319, and 3327 Dogwood Drive                      Site Plan Review**

##### **Background:**

Daniel Kerr on behalf of Dogwood Assemblage LLC requested 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.

The applicant requested to postpone the site plan request until the next Planning Commission meeting on Tuesday, April 9, 2024.

**MOTION ITEM: Miller Radford made a motion to table the site plan review for 3309, 3319, and 3327 Dogwood Drive until April 9, 2024. Leah Davis seconded the motion. MOTION CARRIED: 4-0**

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

##### **Open Discussion:**

Adrienne Senter asked the commission whether they would be amenable to capturing a group photograph for the website. The commission readily endorsed the proposal.

After no further discussion, the following action was taken.

#### **6. Adjourn**

**MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 6:17 p.m. The motion was seconded by Cliff Thomas. Motion Carried: 4-0.**

Respectfully submitted by,

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Brian Wismer, Chairman

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Adrienne Senter, Secretary

#### 4.IV. 3085 Jackson Street      Site Plan Review

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**6. Next Meeting Date – March 12, 2024 at 6:00 PM**

**7. Adjourn**

**MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 7:49 p.m.  
The motion was seconded by Cliff Thomas. Motion Carried: 3-0.**

Respectfully submitted by,

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Brian Wismer, Chairman

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Adrienne Senter, Secretary