

Planning Commission Meeting

Videoconference

Join from a PC, Mac, iPad, iPhone or Android device using this URL:

<https://zoom.us/j/642783342>

Webinar ID: 642 783 342

Or join by phone: 877 853 5247 (Toll Free)

April 14, 2020 6:00 PM

AGENDA

April 14, 2020 6:00 PM

Agenda

1. Call to Order
2. Roll Call
Brian Wismer, Chairman
Jeanne Rast, Vice Chairman
Leah Davis
Lucy Dolan
Larry Martin
Charlotte Rentz
Cliff Thomas
3. Welcome
4. Approval of Minutes
5. Old Business
 - 5.I. 3234 Dogwood Drive. Special Use Permit
Background:

Claudette Eley is requesting approval of a special use permit to operate a personal care home at 3234 Dogwood Drive, Parcel Identification Number 14-0094-0001-013-0. The property is zoned V, Village and is subject to the zoning regulations under Sec. 93-1.1-5 of the City of Hapeville Zoning Ordinance. *This item was tabled at the March 10, 2020 meeting.*

Documents:

1. Planners Report 3234 Dogwood Dr. SUP - Personal Care Home 4.8.20
2. 3234 Dogwood Drive - Supplemental Information

5.II. 3140 Dogwood Drive Subdivision Plat Review

Background:

Wilson Smith is requesting subdivision plat approval to subdivide an existing 0.28 acre lot located at 3140 Dogwood Drive, Parcel Identification Number 14 009400020055. The property is zoned R-SF, Residential Single Family. *This item was tabled at the March 10, 2020 meeting.*

Documents:

1. APPLICATION - 3140 Dogwood Drive, Subdivision Plat_Redacted
2. Planner's Report 3140 Dogwood Dr Subdivision
3. Engineer's Report - 3140 Dogwood Dr Subd Plat Review -1 (002)

5.III Off-Street Parking Entrance & Exit Points Text Amendment

Background:

Consideration of a text amendment to amend Chapter 93 (Zoning), Article 23 (Off-street parking and loading), Section 93-23-2 (Entrance and exit points) for the purpose of updating the requirements for curb breaks at entrance and exit points for off-street parking access. *This item was tabled at the March 10, 2020 meeting.*

Documents:

1. Planner's Report Text Amendment Curb Breaks Upd. 4-8-20
2. Ordinance - Text Amendment Curb Breaks (02403010xA0B3B)

6. New Business

6.I. 3264 Springhaven Avenue Rezoning Request

Background:

Alex Popham of Epic Development is requesting approval to rezone the property located at 3264 Springhaven Avenue on Land Lot 98 of the 14th District, Fulton County (City of Hapeville), Parcel Identification Number 14-0098-0009-048-4 from V, Village to P-D, Planned Unit Development for the purpose of constructing a residential subdivision.

Documents:

1. 3264 Springhaven Avenue - Rezoning Application_Redacted
2. Planners Report 3264 Spring Haven Ave Rezoning FINAL

6.II. Single-Family Attached Developments (SFA), Special Provisions Text Amendment

Background:

Consideration of a text amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 2 (General Provisions), Section 93-2-10 (Single Family Attached Developments (SFA, Special Provisions) for the purpose of amending special provisions for single-family attached developments.

Documents:

1. Planner's Report Text Amendment SFA Construction Standards

6.III 3571, 3581, 0 South Fulton Avenue Site Plan Review

. Background:

Kenneth Ellsworth is requesting site plan review to construct eight townhomes to be located at 3571, 3581, and 0 South Fulton Avenue, Parcel Identification Numbers 14-0098-0021-074-4, 14-0098-0021-075-1, 14-0098-0021-076-9. Each unit will be approximately 2,268-sf and will be three stories high with a 2-car garage. The properties are zoned RMU, Residential Mixed-Use and are 0.338 acres.

Documents:

1. APPLICATION - 3571, 3581, 0 South Fulton Avenue_Redacted
 2. Planners Report Site Plan Review 3571, 3581, 0 S. Fulton Ave.
 3. Engineer's Report - 3571 3581 S. Fulton Ave. Site Plans Review -1
 4. Fire Marshal's Report - 3571, 3581, 0 South Fulton A
7. Next Meeting Date - May 12, 2020 at 6:00 PM
 8. Adjourn