



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, Vice Chairman
G. Leah Davis
Miller Radford
Jeanne Rast
Cliff Thomas

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

May 14, 2024 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Miller Radford
Jeanne Rast
Cliff Thomas
Vacant (1)

3. Approval of Minutes

3.I. Minutes of April 9, 2024

Documents:

1. Minutes - 04-09-2024_draft

4. Old Business

4.I. 3558 Elm Street Combination Plat Review (Revision)

Background:

Derek Hutchinson on behalf of Terwilliger Pappas is requesting approval of a revised combination plat 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. *The Planning Commission approved this item on April 9, 2024.*

Documents:

1. Plans - 3558 Elm Street_Combination Plat_04-30-2024
2. Planners Report 3558 Elm Hapeville Combination Plat May 2024

4.II. 3558 Elm Street Site Plan Review (Revision)

Background:

Derek Hutchinson on behalf of Terwilliger Pappas is requesting review of a revised site plan 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. *The Planning Commission approved this item on April 9, 2024.*

Documents:

1. Plans - 3558 Elm Street_PC Site Plan Revision_4-30-2024
2. Planners Report Site Plan Review 3558 Elm May 2024

5. New Business

5.I. Chestnut Street, South Fulton Ave., Georgia Ave. (Pod C) Final Plat Review

Background:

D.R. Horton, Inc. is requesting final plat review for the properties located at 3602 S. Fulton Avenue., 647-651 Chestnut Street, and 3617-3633 Georgia Avenue, Parcel Identification Numbers 14- 0098-0021-050-4, 14-0098-0021-048-8, 14-0098-0021-049-6, 14-0098-0021-051-2, 14-0098-0021-052-0 and 14-0098-0021-047-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - Chestnut Street_Pod C_Final Plat_redacted
2. Plans - Chestnut Street_Pod C Final Plat_V1
3. Planner's Report Pod C Final Plat
4. Engineer's Report - Asbury Park Townhomes_Pod C_V1

5.II. 1155 Virginia Avenue, Suite L Conditional Use Permit

Background:

Li Ying Jiang Lucas is seeking a Conditional Use Permit to operate a spa at 1155 Virginia Avenue, Suite L, Hapeville, Georgia 30354, Parcel Identification Number 14 0127 LL1198. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-5 (Conditional uses) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 1155 Virginia Ave_Ste. L_CUP_Redacted
2. Plans - 1155 Virginia Avenue_Ste. L_CUP
3. Planners Report 1155 Virginia Suite L Conditional Use Permit Massage Spa

6. Next Meeting Date - June 11, 2024 at 6:00 PM

7. Adjourn