



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**

April 9, 2024 6:00 PM

MINUTES

1. Called to Order at 6:06 PM.

2. Roll Call

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

3. Approval of Minutes

4.I. Minutes of March 12, 2024

MOTION ITEM: Cliff Thomas made a motion to approve the minutes of March 12, 2024, as submitted. Lucy Dolan seconded the motion. Motion Carried: 3-1; Jeanne Rast abstained.

4. Old Business

4.I. 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 ID's: 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 application requests rezoning of three parcels from V, Village to U-V, Urban Village as part of a larger 1.34-acre assemblage intended to redevelop the site to include 58 build to rent townhomes across 7 buildings. A previous rezoning application was presented to Mayor & Council in March 2022 as a fee simple townhome project. The approved site plan expired with no construction commencing between approval of the previous site plan and the 12-month expiration per City Code. As the ownership for the individual units differed from the project presented (from fee simple to build to rent with a master owner), the property was referred back for a rezoning hearing by the Mayor & Council.

In May 2023, the City Council passed a moratorium on all multi-family, single-family attached/townhome/patio home, triplex, and duplex projects while the City reviewed infrastructure, public safety, traffic, and zoning standards. The moratorium will likely be lifted in March 2024 with concurrent zoning amendments geared toward improving the quality of multifamily and townhome developments.

The current rezoning application, submitted in February 2024, includes the site plan submitted in 2022 with the original rezoning application. The elevations have been modified from the previous plan and must be reviewed by the Design Review Committee. The site plan will be reviewed for compliance with all applicable City Codes and Ordinances.

FINDINGS

The proposed zoning is required for the assemblage and development of the project in its entirety. The differences between V, Village and U-V, Urban Village are negligible for single-family attached dwellings, including build-to-rent. The site plan and revised elevations will be reviewed by the Planning Commission and Design Review Committee, respectively. The rezoning of the properties subject to the development of the site with a Planning Commission-approved site plan and Design Review Committee-approved elevations is recommended for Council approval and any conditions for the site the Council deems appropriate.

Public Comment:

Melvin Traynum, 3550 Atlanta Avenue.

MOTION ITEM: Cliff Thomas made a motion and recommended the Mayor & Council approve the request 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. Lucy Dolan seconded the motion. MOTION CARRIED: 4-0.

4.II. 3309 - 3345 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 project is located in the Dogwood Gateway Corridor of the LCI Study/Comprehensive Plan approved by the City in 2017.

The consolidated property is requesting rezoning for the assemblage of U-V, Urban Village (three parcels are currently V, Village zoning with the remainder U-V). The rezoning hearing is scheduled for April 16, 2024). The property is located within the A-D, Arts District Overlay, and is subject to the requirements for Neighborhood Conservation Area of the Architectural Design Standards.

FINDINGS

The site plan is deficient for zoning in the following areas:

- Building height is measured from adjacent grade to highest roof point. Please provide full heights for compliance review.
- Timeline not provided.
- In some areas, with the planters, the sidewalk narrows to 5.5' instead of 10'. Plans indicate a new concrete sidewalk and planter systems will be installed to match city requirements for Dogwood Drive.
- The parking exceeds allowable per Code but is desirable for visitors and supported by Staff. A variance was granted by Board of Appeals October 2022 and staff supports maintaining the variance.
- Per the applicant (GDOT note on C2.00), GDOT granted a waiver for the driveway entrance.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. These are significantly different elevations from the previous submittal. Please note that during building design sprinklers will be required.

Once the Applicant has addressed all of the Planner's and Engineer's comments, the site plan is considered compliant.

MOTION ITEM: Jeanne Rast made a motion to approve the site plan request at 3309 – 3345 Dogwood Drive, subject to the deficiencies outlined in the staff reports and approval to maintain the waivers provided in the initial submittal. Lucy Dolan seconded the motion. MOTION CARRIED: 4-0.

5. New Business

5.1. 3558 Elm Street

Subdivision Plat Review

Background:

Derek Hutchinson on behalf of Terwilliger Pappas requested 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.

The applicant is requesting to combine 21 parcels into two (2) parcels for the purpose of constructing a mixed-use, multi-family and retail development with 310 apartments and 8,426 SF of retail sited on 9.08 acres along Elm Avenue and Porsche Drive/South Central. There will be six (6) three-story and four-story multifamily buildings, one four-story mixed-use building and two garage buildings in the rear. The site includes an amenity area, pool, and greenspace. The properties are a mix of vacant land and single-family residential uses.

FINDINGS

The applicant should add the zoning designation of adjacent parcels, address the 40' right of way on Elm Street (should be 50') and address any outstanding issues raised in the Engineer's report. Once the necessary revisions are made, the combination plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

MOTION ITEM: Jeanne Rast made a motion to approve the combination plat at 3558 Elm Street, subject to the deficiencies outlined in the staff reports. Lucy Dolan seconded the motion. MOTION CARRIED: 4-0.

5.II. 3558 Elm Street

Site Plan Review

Background:

Derek Hutchinson on behalf of Terwilliger Pappas requested site plan review to construct 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.

FINDINGS

The development summary table should be updated to reflect the new acreage percentages. The site plan should reflect the correct building heights (Building 1000 is 60' 10 5/8" and exceed 60' max as indicated on the site plan). and stories.

Staff recommends approval of the site plan with the following conditions.

1. Provide dimensions for parking adjacent to right of way along Elm Street, Perkins Street, and College Street.
2. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
3. Address any outstanding issues on the Engineer's Report.

Staff recommends maintaining the following conditions approved with the previous site plan that did not include the additional acreage:

1. Increase in build-to line to accommodate transmission lines.
2. Waive street tree requirement along South Central/Porsche Ave.
3. Board of Appeals Variance for increased parking to 120% of on site parking.
4. Board of Appeals Variance for reduced parking width of full size spaces from 10' to 9'.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

MOTION ITEM: Jeanne Rast made a motion to approve the site plan review for 3558 Elm Street, maintaining the approved variances, include a 10' travel lane on Elm Street, and subject to the deficiencies outlined in the staff reports. Lucy Dolan seconded the motion. MOTION CARRIED: 4-0.

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

7. Adjourn

MOTION ITEM: Jeanne Rast made a motion to adjourn the meeting at 7:09 p.m. The motion was seconded by Cliff Thomas. Motion Carried: 4-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary