



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

**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

September 10, 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
Miller Radford - Teleconference
Jeanne Rast - Absent
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of May 14, 2024

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of May 14, 2024, as submitted. Leah Davis seconded the motion. Motion Carried: 4-0.

4. New Business

4.I. 609 – 627 College Street (Pod B) Final Plat

Background:

Dan Gibbs of Atwell, LLC and on behalf of Sharonda Rahming of D.R. Horton, Inc. requested final plat review for the properties located at 609 - 627 College Street, Parcel Identification Numbers 14-0098-0020-052-1, 14-0098-0020-038-0, 14-0098-0020-037-2, 14-0098-0020-036-4 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Findings

The final subdivision plat application for Hapeville Townhomes Pod B involves a consolidated parcel located on College Street between South Fulton and Perkins Street, which includes 609, 613, 623, and 627 College Street. The property consists of Tax Parcels 14 0098002 00364, 14 0098002 00372, 14 0098002 00380, and 14 0098002 005-2. The properties are located in the RMU (Residential Mixed Use) zoning district.

Recommendation

Upon completion of the deficiencies outlined in this Planner's Report and from the City Engineer's Report, the Planning Commission may approve the final plat.

Deficiencies:

- Blurry text

- Show monuments
- Address Engineer's comments

Public Comment: None.

MOTION ITEM: Cliff Thomas made a motion to approve the final plat application for 609-627 College Street (Pod B) subject to the deficiencies outlined in the staff reports. Lucy Dolan seconded the motion. MOTION CARRIED: 4-0.

4.II. Text Amendment Tree Preservation Trust Fund

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Section 93-29-13 (Tree preservation trust fund) for the purpose of amending the Code of Ordinances.

Findings

City Council and Staff have been researching avenues to increase the tree canopy throughout Hapeville. The City's Tree Preservation Ordinance allows developers who cannot in good faith meet the Tree Preservation Ordinance required replanting/tree save requirements to contribute to the Tree Preservation Trust Fund (a.k.a tree bank). Per Code, these funds are to be used to purchase, install, and maintain trees throughout the city's public areas. With limited opportunities for planting in public spaces, Staff has identified opportunities to partner with non-profits to increase the tree canopy with yard tree programs. The Code requires an amendment allowing the City to enter into an agreement with approved non-profits to utilize tree bank funds for this purpose.

Recommendation

Staff recommends approval of the text amendment.

Public Comment: None.

MOTION ITEM: Leah Davis made a motion to give a favorable recommendation to the Mayor and Council for the Text Amendment to the Tree Preservation Trust Fund. The motion was seconded by Lucy Dolan. MOTION CARRIED: 4-0.

5. Next Meeting Date: October 8, 2024 at 6:00 PM.

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,

Brian Wismer, Chairman

Adrienne Senter, Secretary