



Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

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

November 19, 2024 6:00 PM

MINUTES

1. Called to Order at 6:02 PM.

2. Roll Call

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

3. Approval of Minutes

3.1. Minutes of October 8, 2024

MOTION ITEM: Cliff Thomas made a motion to approve the minutes of October 8, 2024, as submitted. Lucy Dolan seconded the motion. Motion Carried: 5-0.

4. Old Business

4.1. Text Amendment

Regulations for Event Centers

Background:

Consideration of an amendment to the Code of Ordinances, Article 1 (Title, Definitions and Applications of Regulations), Section 93-1-2 (Definitions), Article 11.2, U-V Zone (Urban Village), Section 93-11.2-5 (Conditional uses), Article 11.1 V Zone (Village), Section 93-11.1-4 (Conditional uses), Article 11.5 RMU Zone (Residential Mixed Use), Section 93-11.5-5 (Uses requiring a special use permit), Article 14, C-2 Zone (General Commercial), Section 93-14-3 (Permitted uses) to update the regulations for event centers. This item was tabled at the October 4, 2024 meeting.

Staff recommended that this item be withdrawn from consideration.

MOTION ITEM: Jeanne Rast made a motion to withdraw the Text Amendment request for Regulations to Event Centers. The motion was seconded by Cliff Thomas. Motion Carried: 5-0.

5. New Business

5.I. 3165-3167 Dogwood Drive (Phase II) Final Plat Review

Background:

IHD Investments requested final plat review for the properties located at 3165 - 3167 Dogwood Drive (Parcel ID's: 14-0099-0003-042-2, 14-0099-0003-112-3, 14-0099-0003-113-1) for the purpose of constructing townhomes. The properties are zoned V, Village.

Findings

The application request is for the second phase of the 23 townhome development located at 3165 Dogwood Drive, 3167 Dogwood Drive (preliminary plat approved in November 2020). The first phase included 16 of the total 23 proposed townhomes. The parcels requested in this final plat in this application are the remaining 7 at the front of the property. The total parcel is 1.63 acres with individual fee simple lots. The remainder of the area will be owned and maintained by the developer until the HOA is established.

Recommendation

Any deficiencies identified in the Engineer's Report must be addressed. Once the deficiencies are addressed, the plat is compliant for Phase II and may be approved by the Planning Commission.

MOTION ITEM: Leah Davis made a motion to approve the final plat at 3165-3167 Dogwood Drive subject to the deficiencies outlined in the Staff reports. The motion was seconded by Lucy Dolan. Motion Carried: 5-0.

5.II. 613 Spring Street Site Plan Review

Background:

Joshua Crook requested site plan review to construct a 918-sf addition and 408-sf accessory dwelling unit (ADU) to an existing single-family dwelling at 613 Spring Street (Parcel ID: 14-0095-0005-006-9). The property is zoned R-SF, Residential Single Family.

Findings:

The original dwelling is a one-story structure. The addition and renovations will create a one-and-a-half-story dwelling. The new height of height of the primary dwelling will be 24' 6" and the ADU will be 21' 11".

A variance is required for the expansion of the nonconforming 3.3' side setback. The variance hearing is scheduled for November 21, 2024.

Recommendation:

The site plan is compliant with the Zoning Code and may be approved by the Planning Commission subject to the approval of the variance by the Board of Appeals on November 21, 2024, for the expansion of a nonconforming building.

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.

MOTION ITEM: Cliff Thomas made a motion to approve the site plan request for 613 Spring Street and recommended the Board of Appeals grant the variance for the side setback. The motion was seconded by Lucy Dolan. Motion Carried: 5-0.

5.III. 2025 Planning Commission Meeting Schedule

Consideration and action to approve the 2025 Planning Commission meeting schedule. The schedule includes one key change: the November meeting will be held on Monday, November 17, 2025, to accommodate the November election and Veterans Day holiday.

MOTION ITEM: Lucy Dolan made a motion to approve the 2025 Planning Commission meeting schedule, as submitted. The motion was seconded by Leah Davis. Motion Carried: 5-0.

6. Next Meeting Date: December 10, 2024 at 6:00 PM.

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 6:15 p.m. The motion was seconded by Cliff Thomas. MOTION CARRIED: 5-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary