



Cliff Thomas, Chairman
Jeanne Rast, V. Chairman
G. Leah Davis
Lucy Dolan
Miller Radford

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

February 11, 2025 6:00 PM

MINUTES

1. Called to Order at 6:04 PM.

2. Roll Call

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

3. Election of Officers

3.I. Election of Vice Chairman

MOTION ITEM: Cliff Thomas made a motion to elect Jeanne Rast as Vice Chairman. Leah Davis seconded the motion. MOTION CARRIED: 4-0.

3.II. Election of Chairman

MOTION ITEM: Jeanne Rast made a motion to elect Cliff Thomas as Chairman. Leah Davis seconded the motion. MOTION CARRIED: 4-0.

4. Approval of Minutes

4.I. Minutes of December 10, 2024

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of December 10, 2024, as submitted. Miller Radford seconded the motion. MOTION CARRIED: 3-0.

5. Old Business

5.I. 3365 Northside Drive Site Plan Review

Background:

Paula Smith requested site plan approval to construct a single-story single-family dwelling with an attached garage at 3365 Northside Drive, Parcel Identification Number 14 0095 0010 022 9. The property is zoned R-O, One-Family Residential. *This item was originally approved on June 13, 2019.*

Findings:

The site plan application from Paula Smith included construction a single-story single-family dwelling with an attached garage. A previous version of this site plan was approved in 2019 by the Planning Commission and received an extension in 2021. The lot was cleared but no construction has taken place. The dwelling will have 2,498 SF of heated floor area and will include three bedrooms and two and a half bathrooms. A turnaround has been added to the driveway.

Recommendation:

Prior to approval, the Applicant must provide, and/or the site plan must be revised to reflect the following:

- The Applicant should provide the lot coverage of the expanded driveway.

With satisfactory resolution of this item and any others the Planning Commission may deem necessary, approval of the site plan is recommended.

MOTION ITEM: Miller Radford made a motion to approve the site plan at 3365 Northside Drive provided the applicant provide the lot coverage of the expanded driveway. Jeanne Rast seconded the motion. MOTION CARRIED: 4-0.

6. New Business

6.I. 3264 Springhaven Drive Final Plat Review (Units 15-23)

Background:

Alex Popham representing Stillwood Development LLC requested final plat review for the property located at 3264 Springhaven Drive, Units 15-23, Parcel Identification Number 14-0098-0009-048-4. The properties are zoned P-D, Planned Development.

Findings:

The Development consists of 9 homes (units 15-23). The total parcel is 4.17 acres with individual lots to be sold as fee simple. 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 III and may be approved by the Planning Commission.

MOTION ITEM: Jeanne Rast made a motion to approve the final plat for 3264 Springhaven Drive, Phase III, Units 15-23 subject to the deficiencies outlined in the Engineer's report. Miller Radford seconded the motion. MOTION CARRIED: 4-0.

6.II. 3608-3622 Georgia Avenue, 3619 – 3637 Union Avenue (Pod D) Final Plat Review

Background:

Dan Gibbs of Atwell, LLC and representative of Sharonda Rahming of D.R. Horton, LLC requested final plat review for the properties located at 3608 Georgia Avenue, 3614 Georgia Avenue, 0 Georgia Avenue, 3619 Union Avenue, 3627 Union Avenue, 3637 and Union Avenue, Parcel Identification Numbers 14 0097000 80023, 14 0097000 80031, 14 0097000 80049, 14 0097000 80098, 14 0097000 80106, 14 0097000 80114 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

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.

MOTION ITEM: Jeanne Rast made a motion to approve the final plat for 3608-3622 Georgia Avenue and 3619-3637 Union Avenue (Pod D) subject to the deficiencies outlined in the Staff reports. MOTION CARRIED: 4-0.

6.III. 608 Chestnut Street, 3644-3662 Georgia Avenue (Pod E) Final Plat Review

Background:

Dan Gibbs of Atwell, LLC and representative for Sharonda Rahming of D.R. Horton, LLC requested final plat review for the properties located at 3644 Georgia Avenue, 3646 Georgia Avenue, 3650 Georgia Avenue, 3654 Georgia Avenue, 3658 Georgia Avenue, 3662 Georgia Avenue and 608 Chestnut Street, Parcel Identification Numbers 14-0097-0008-012-2, 14-0097-0008-023-9, 14-0097-0008-022-1, 14-0097-0008-021-3, 14-0097-0008-020-5, 14-0097-0008-019-7 and 14-0097-0008-013-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

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.

MOTION ITEM: Leah Davis made a motion to approve the final plat for 608 Chestnut Street, 3644-3662 Georgia Avenue subject to the deficiencies outlined in the Staff reports. MOTION CARRIED: 4-0.

7. Next Meeting Date: April 8, 2025 at 6:00 PM.

8. Adjourn

MOTION ITEM: Jeanne Rast made a motion to adjourn the meeting at 6:22 p.m. The motion was seconded by Leah Davis. MOTION CARRIED: 4-0.

Respectfully submitted by,

Cliff Thomas, Chairman

Adrienne Senter, Secretary