



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

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

April 8, 2025 6:00 PM

MINUTES

1. Called to Order at 6:04 PM.

2. Roll Call

Cliff Thomas, Chairman (absent)
Jeanne Rast, Vice Chairman (absent)
Carol Cobb
G. Leah Davis – Interim Chairman
Lucy Dolan (absent)
Miller Radford
Brittany Williams

Election of Interim Chairman:

MOTION ITEM: Melanie Williams made a motion to elect Leah Davis as Interim Chairman. Carol Cobb seconded the motion. MOTION CARRIED: 3-0.

3. Approval of Minutes

3.I. Minutes of February 11, 2025

MOTION ITEM: Brittany Williams made a motion to approve the minutes of February 11, 2025, as submitted. Miller Radford seconded the motion. MOTION CARRIED: 3-0.

4. New Business

4.I. 3309 – 3345 Dogwood Drive Final Combination Plat Review

Background:

Norhaven Partners requested a final combination plat review to combine five (5) properties located at 3309–3345 Dogwood Drive, Parcel Identification Numbers 14-0098-0016-013-9, 14-0098-0016- 029-5, 14-0098-0016-012-1, 14-0098-0016-011-3, and 14-0098-0016-010-5 for the construction of a townhome development. The properties are zoned U-V, Urban Village, and are subject to the zoning regulations of the City of Hapeville.

Findings:

The applicant shall provide the subdivision name, name and address of owners. Once included and addressing any issues from the City Engineer, the combination plat is

compliant and may be approved with the understanding the applicant shall comply with all zoning rules, regulations, covenants, and easements of record.

MOTION ITEM: Miller Radford made a motion to approve the final combination plat at 3309-3345 Dogwood Drive subject to the deficiencies outlined in the staff reports. Brittany Williams seconded the motion. MOTION CARRIED: 3-0.

4.II. 744 South Central Avenue Conditional Use Permit

Background:

Tony Kumming of Rollings Funeral Service, LLC d/b/a Airport Mortuary Shipping Service, requested a conditional use permit to operate a funeral establishment at 744 South Central Avenue, Parcel Identification Number 14-0098-0006-002-4. The property is zoned V, Village, and is subject to the zoning regulations outlined in Section 93-11.1-4 (Conditional uses) of the City of Hapeville Zoning Ordinance.

Findings:

This is a change of ownership with no modifications to the signage, parking lot, entrance and exit, or the building.

Parking has not been indicated on the site plan. There are 4 parking spaces (including 1 accessible parking space) in the supplemental area. Any parking to the rear cannot be determined by the materials submitted. The building is shown as 5,309 SF.

The property is located in the V, Village Zoning District and in the Arts Overlay Zoning District. A funeral home is permitted as Conditional Use within the V Zoning District and is subject to the provisions of Article 3.2

Recommendation:

The proposed use of a funeral home is compatible with the V Zoning District and meets the intent of the district. The conditional use application is recommended for approval.

Discussion:

Mr. James Mullikin, authorized representative for Tony Kumming, stated that there are nine (9) parking spaces located at the rear of the building.

Commissioner Cobb inquired about the nature of the business. Mr. Kumming responded that it is a licensed funeral establishment, primarily involved in the shipping of human remains across the country.

Commissioner Williams asked whether any modifications to the existing space were planned. Mr. Kumming confirmed that no modifications are proposed and that they are only seeking a change of ownership.

Commissioner Radford asked if there were any concerns regarding limited parking. Dr. Patterson noted that public parking is available along South Central Avenue and that no parking issues had been reported under the previous owner.

MOTION ITEM: Brittany Williams made a motion to give a favorable recommendation to the Mayor and Council for the requested conditional use permit request at 744 South Central Avenue for the operation of a funeral home. Carol Cobb seconded the motion. MOTION CARRIED: 3-0.

5. Next Meeting Date: May 13, 2025 at 6:00 PM.

6. Adjourn

MOTION ITEM: Carol Cobb made a motion to adjourn the meeting at 6:19 p.m. The motion was seconded by Miller Radford. MOTION CARRIED: 3-0.

Respectfully submitted by,

G. Leah Davis, Interim Chairman

Adrienne Senter, Secretary