



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

Cliff Thomas, Chairman
Jeanne Rast, Vice Chairman
Carol Cobb
G. Leah Davis
Lucy Dolan
Miller Radford
Brittany Williams

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

August 12, 2025 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Cliff Thomas, Chairman
Jeanne Rast, Vice Chairman
Carol Cobb
G. Leah Davis
Lucy Dolan
Miller Radford
Brittany Williams

3. Approval of Minutes

3.I. Minutes of June 10, 2025

Documents:

1. Minutes - 06-10-2025_draft

4. Old Business

4.I. Towns at Asbury Park (Pods D, E, F) Site Plan Revision Review

Background:

Jason Braga of D.R. Horton, Inc. is requesting approval of a revised site plan (unit depth only) for a modification for a decrease in the depth of the townhomes from 44' to 38' for Pods D, E, and F. The properties are zoned RMU, Residential Mixed Use and is subject to the Neighborhood Conservation section of the Architectural Design Standards.

Documents:

1. Planners Report-Towns at Asbury-Pods D E and F_Site Plan Revision_Depth Change
2. Plans - Towns at Asbury - Pod D_Site Plan Revision
3. Plans - Towns at Asbury - Pod E_Site Plan Revision
4. Plans - Towns at Asbury - Pod F_Site Plan Revision

5. New Business

5.I. 3644 Union Avenue Final Plat Review (Pod F)

Background:

D.R. Horton is requesting final plat review to combine 11 parcels located at 3636 Union Avenue, 3644 Union Avenue, 3650 Union Avenue, 3654 Union Avenue, 565 Chestnut Street, 579 Chestnut Street, 0 Chestnut Street, 573 Chestnut Street, 511(573) Chestnut Street, 569 Chestnut Street, 567 Chestnut Street and 565 Chestnut Street, Parcel

Identification Numbers 14-0096-0002-026-9, 14-0096- 0002-025-1, 14-0096-0002-024-4, 14-0096-0002-023-6, 14-0096-0002-022-8, 14-0096-0002-032-7, 14-0096-0002-020-2, 14-0096-0002-016-0, 14-0096-0002-015-2, 14-0096-0002-014-5, and 14-0096-0002-013-7 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3644 Union Avenue_Pod F_Final Plat
 2. Plans - 3644 Union Avenue_Pod F_Final Plat_V1
 3. Planner's Report-3644 Union Avenue_Pod F_Final Plat
 4. Engineer's Report - 3644 Union Avenue_Pod F - FP1
- 5.II. 325 Sunset Avenue - Phase I (Lots 11-14) Final Plat Review

Background:

Alex Popham is requesting final plat review for Phase I of the development located at 325 Sunset Avenue, Lots 11-14. The Parcel Identification Numbers are 14-0096-0006-009-1, 14-0096-0006-014-1, 14-0066-0001-007-6, 14-0066-0001-042-3. The subject properties are zoned P-D (Planned Unit Development).

Documents:

1. Application - 325 Sunset Avenue_Phase I_Lots 11-14_Final Plat_Redacted
 2. Plans - Sunset Avenue_The Villages_Lots 11-14_Final Plat_V1
 3. Planner's Report - 325 Sunset Avenue_The Villages_Phase I_Final Plat
 4. Engineer's Report - Sunset Avenue_Phase I_Lots 11-14_Final Plat_Rev1
- 5.III. 831 Custer Street Site Plan Review

Background:

Greg Patel is requesting site plan review to construct a new dwelling at 831 Custer Street, Parcel Identification Number 14-0098-0008-022-0. The property is zoned R-SF, Residential Single Family, and is subject to the zoning regulations of the City of Hapeville.

Documents:

1. Application - 831 Custer Street_Redacted
 2. Plans - 831 Custer Street_V1
 3. Planners Report - 831 Custer Street_Site Plan
 4. Arborist Review - 831 Custer Street_1st Review
- 5.IV. 3226 Dogwood Drive Site Plan Review

Background:

Michele Keaton is requesting site plan review to construct a new single-family dwelling at 3226 Dogwood Drive, Parcel Identification Number 14-0094-0001-015-5. The property is zoned V, Village and is subject to the zoning regulations of the City of Hapeville.

Documents:

1. Application - 3226 Dogwood Drive_Site Plan_Redacted
2. Plans - 3226 Dogwood Drive_V1
3. Planner's Report -3226 Dogwood Drive_Site Plan Review
4. Arborist Review - Dogwood Drive_1st Review

6. Next Meeting Date - September 9, 2025 at 6:00 PM

7. Adjourn