



Hapeville
georgia

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, V. Chairman
Carol Cobb
G. Leah Davis
Lucy Dolan
Miller Radford
Brittany Williams

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

October 14, 2025 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of August 12, 2025

Documents:

1. Minutes - 8-12-2025_draft

4. New Business

4.I. 3118 Sylvan Road Special Use Permit

Background:

Taffinay Fowler of Mini Mall Storage is requesting a Special Use Permit to operate a storage facility at 3118 Sylvan Road, Hapeville, Georgia 30354, Parcel Identification Number 14 0099-0004-1205. The property is zoned C-2, General Commercial and is subject to the zoning regulations under Section 93-14-6 (Uses requiring a special use permit) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 3118 Sylvan Road_CUP_StorageFacility_Redacted
2. Plans - 3118 Sylvan Road_CUP_MiniMallStorage
3. Planners Report - 3118 Sylvan Rd_SUP Mini Mall

4.II. 438 Porsche Avenue Special Use Permit

Background:

Nishant Suthar is requesting approval of a Special Use Permit to allow a drive-through at 438 Porsche Avenue, Parcel Identification Number 14-0096-0005-019-1. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-3 (Permitted uses) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 438 Porsche Avenue_SUP_Redacted

2. Plans - 438 Porsche Avenue_SUP
3. Planner's Report - 438 Porsche Avenue_SUP_Drive-Through
4. Engineer's Report - 438 Porsche Avenue_SUP

4.III. 3046 Gordon Circle Site Plan Review

Background:

Phillip B. Belt., Jr is requesting site plan review to construct a new single family dwelling at 3046 Gordon Circle, Hapeville, Georgia 30354, Parcel Identification Number 14-0099-0002-050-6. The property is zoned R-1, One Family Detached and is subject to the zoning regulations for the City of Hapeville.

Documents:

1. Application - 3046 Gordon Circle_Site Plan_Redacted
2. Plans - 3046 Gordon Circle_Site Plan_V1
3. Planners Report - 3046 Gordon Circle_Site Plan

4.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_Site Plan
3. Planners Report - 3226 Dogwood Dr._Site Plan_RevOctober

4.V. 2026 Planning Commission Meeting Schedule

Background:

Consideration and action to approve the 2026 Planning Commission meeting schedule. The proposed schedule includes one key change: the September meeting will be held on the third Tuesday to accommodate the Labor Day holiday.

Documents:

1. 2026 Planning Commission Meeting Dates and Deadline Schedule_draft

5. Next Meeting - Monday, November 10, 2025

6. Adjourn