



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

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

March 10, 2026 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 February 10, 2026

Documents:

1. Minutes - 02-10-2026_draft

4. New Business

4.I. 3558 Elm Street Final Combination Plat

Background:

Santiago Patino on behalf of Hapeville Multifamily, LLC requested approval of the final combination plat to combine 18 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3552-3560 Perkins St., and 3572 Perkins St., 0 Perkins St (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing 305 apartments and 8,426 SF of retail space. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3558 Elm Street_Solis Hapeville_Final Combo Plat_Redacted
2. Plans - 3558 Elm Street_ComboFinal_V1
3. Planner's Report - 3558 Elm Hapeville_Final Plat
4. Engineer's Report - 3558 Elm Street - FP2

4.II. Special Event Facilities (Event Center) Text Amendment

Background:

Consideration of a text amendment to Sections 93-1-2 (Definitions) and 93-3.2-6 (Special Use Permit Criteria and Standards) of the Code of Ordinances for the purpose of updating and clarifying regulations related to event venues and event centers.

Documents:

1. Planner's Report - Event Center_March 2026

5. Next Meeting Date - Tuesday, April 14, 2026 at 6:00 PM

6. Adjourn