



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, Georgia 30354**

**February 10, 2026 6:00 PM**

**MINUTES**

**1. Called to Order at 6:00 PM.**

**2. Roll Call**

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

**3. Election of Officers**

3.I. Vice Chairman

**MOTION ITEM: Brittany Williams made a motion to re-elect Jeanne Rast as Vice Chairman. The motion was seconded by Carol Cobb. MOTION CARRIED: 6-0.**

3.II. Chairman

**MOTION ITEM: Jeanne Rast made a motion to re-elect Cliff Thomas as Chairman. The motion was seconded by Miller Radford. MOTION CARRIED: 6-0.**

**4. Approval of Minutes**

4.I. Minutes of October 14, 2025

**MOTION ITEM: Lucy Dolan made a motion to approve the minutes of October 14, 2025, as submitted. Carol Cobb seconded the motion. MOTION CARRIED: 6-0.**

**MOTION ITEM: Jeanne Rast made a motion to defer Item 5.II – 455 Moreland Way to the March 5, 2026 meeting at the request of the applicant. The motion was seconded by Leah Davis. MOTION CARRIED: 6-0.**

**5. New Business**

5.I. 3264 Springhaven Drive                      Final Plat Review - Phase 4 (Units 24-32)

**Background:**

Alex Popham, representative of Stillwood Development, LLC, submitted a request for final plat review for the property located at 3264 Springhaven Drive (Phase 4), Units 24 - 32,

Parcel Identification Number 14-0098-0009-048-4. The properties are zoned P-D, Planned Development.

**Findings:**

The request is for the final subdivision plat application for the fourth phase of the Stillwood Development, located at 3264 Springhaven Drive. The Development consists of 9 homes (units 24-32). 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 (e.g., housing under construction) identified in the Engineer’s Report must be addressed. Once the deficiencies are addressed, the plat is compliant for Phase IV and may be approved by the Planning Commission.

**Discussion:**

Commissioner Leah Davis asked whether all of the previously constructed homes had been sold. Mr. Popham responded that nine homes are currently available for sale.

Commissioner Williams asked how many units have been built to date. Mr. Popham stated that 30 units have been completed, with 21 units sold.

**MOTION ITEM: Lucy Dolan made a motion to approve the final plat request for 3264 Springhaven Drive, Phase 4, Units 24-32 as requested. Leah Davis seconded the motion. MOTION CARRIED: 6-0.**

5.III. Special Event Facilities (Event Center)      Text Amendment Discussion

**Background:**

Discussion of a proposed text amendment for Event Venues/Event Centers.

**Findings:**

There has been an increased interest in the establishment of event centers in Hapeville. While initially treated as the equivalent of a theater, the event centers have different operational needs and demands on City infrastructure.

**Discussion**

Discussion ensued among the Commissioners regarding potential updates to the City’s regulations related to event venues and event centers. Commissioners discussed potential impacts of events that offer breakfast or similar gatherings where an entrance fee is charged.

Additional discussion included whether event centers should be required to provide a commercial kitchen and whether enhanced sound mitigation measures - such as sound insulation, vibration isolation, and other noise-reduction strategies - should be required as part of the approval process. Commissioners also discussed existing event centers in the city and associated factors such as parking availability, noise levels, and potential long-term impacts on nearby residential areas.

The proposed text amendment would require event centers obtain a Special Use Permit within the U-V, C-1, and RMU zoning districts.

*Commissioner Jeanne Rast exited the meeting during the discussion of this item at 6:58 p.m.*

*No action was taken.*

**6. Next Meeting Date: March 10, 2026 at 6:00 PM.**

**7. Adjourn**

**MOTION ITEM: Brittany Williams made a motion to adjourn the meeting at 7:05 p.m. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.**

Respectfully submitted by,

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Cliff Thomas, Chairman

Adrienne Senter, Secretary