



**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  
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

May 12, 2026 6:00 PM

**AGENDA**

**1. Call to Order**

**2. Roll Call**

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

**3. Approval of Minutes**

3.I. Minutes of March 10, 2026

**Documents:**

1. Minutes - 03-10-2026\_draft

**4. Old Business**

4.I. 3301 Sims Street Site Plan Extension Request

**Background:**

Victoria Cole is requesting an extension of the site plan approval for 3301 Sims Street, Hapeville, Georgia 30354, Parcel Identification Number 14-0098-0010-031-7. The Planning Commission originally approved the site plan on December 10, 2024. Pursuant to the City's zoning regulations, the approval has exceeded the 12-month validity period, and the applicant is requesting an extension to maintain the approval status.

**Documents:**

1. Application - 3301 Sims Street\_Site Plan\_Redacted
2. Plans - 3301 Sims Street\_Site Plan\_2025\_06\_18
3. Planners Report - 3301 Sims Street\_Site Plan Extension
4. Arborist Report\_3301 Sims Street\_2nd Review

**5. New Business**

5.I. 3340 Forrest Hills Drive Site Plan Review

**Background:**

Daniel Love is requesting site plan review to construct a new single family dwelling at 3340 Forrest Hills Drive, Hapeville, Georgia 30354, Parcel Identification Number 14-0066-0004-010-7. The property is zoned R-SF, Residential Single Family and is subject to the zoning regulations for the City of Hapeville.

**Documents:**

1. Application - 3340 Forrest Hills Drive\_Site Plan\_Redacted
  2. Plans - 3340 Forrest Hills Drive\_Site Plan\_V2
  3. Tree Report
  4. Planners Report - 3340 Forrest Hills Drive\_Site Plan Review
  5. Arborist Report - 3340 Forrest Hills\_2nd Review
- 5.II. Tree Conservation Ordinance                      Text Amendment

**Background:**

Consideration of a text amendment to Sections 93-29-7 (Preservation, Replacement, and Removal of Landmark Trees) and 93-29-13 (Tree Preservation Trust Fund) of the Code of Ordinances for the purpose of revising and updating penalties associated with the unauthorized removal of trees without a permit.

**Documents:**

1. Planners Report Landmark Tree Fine Cap

6. **Next Meeting Date - Tuesday, June 9, 2026**
7. **Adjourn**