



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

March 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 - Absent
Brittany Williams

3. Approval of Minutes

3.I. Minutes of February 10, 2026

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of February 10, 2026, as submitted. The motion was seconded by Carol Cobb. MOTION CARRIED: 5-0.

Commissioner.Leah.Davis.entered.the.meeting.during.discussion.of.the.following.item.

4. New Business

4.I. 3558 Elm Street Final Combination Plat (Solis Hapeville)

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.

Findings:

The final plat is the site of a mixed-use, multi-family and retail development with 310 apartments and 8,426 SF of retail sited on 9.08 acres along Elm Avenue and Porsche Drive/South Central. There are 5 six (6) three-story and four-story multifamily buildings, one four-story mixed-use building and two garage buildings in the rear. The site includes an amenity area, pool, and greenspace. The properties are a mix of vacant land and single-family residential uses.

The parcels are:

Address	Parcel Number	Acres
Tract B		4.302
3668 Elm Street	14 0096000 50027	0.390
3660 Elm Street	14 0096000 50035	0.390
3656 Elm Street	14 0096000 50233	0.652
3652 Elm Street	14 0096000 50068	0.230
No address	14 0096000 50076	0.460
3648 Elm Street	14 0096000 50175	0.369
3562 Elm Street	14 0096000 50225	0.543
3558 Elm Street	14 0096000 50217	1.269
Tract A		4.500
522 Porsche Ave	14 0095000 10097	0.378
530 Porsche Ave	14 0095000 10287	0.398
536 Porsche Ave	14 0095000 10279	0.240
540 Porsche Ave	14 0095000 10030	0.260
3572 & 3560 Perkins Street	14 0095000 10113	1.127
No address	14 0095000 10188	
No address	14 0095000 10337	0.139
573 College Street	14 0095000 10311	0.732
557 College Street	14 0095000 10154	0.281
555 College Street	14 0095000 10147	0.269
549 College Street	14 0095000 10139	0.278
543 College Street	14 0095000 10121	0.405
Total		9.08

Recommendation:

The purpose of this final plat is for consolidation purposes and the issuance of certificates of occupancy for the first phases of the multi-family dwelling units. A final development plat will be submitted prior to the issuance of the final certificates of occupancy, showing all improvements for the tracts to be recorded with the County. Per above, a security bond shall be posted by the applicant/owner in an amount equal to the estimated cost of

installation of the required improvements, whereby improvements may be made and utilities installed without cost to the city in the event of default by the subdivider.

The Planning Commission may approve this final consolidation plat and allow for submission of the final development plat to City Staff such that it meets all City Planner and City Engineer's requirements. At that time, the security bond will be released.

Once any outstanding issues identified in the Engineer's report are addressed, the combination plat may be considered approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Discussion:

Commissioner Williams inquired about the status of the plat review. Dr. Patterson explained that the Planning Commission's initial approval was for the preliminary final plat. The applicant is now requesting approval of a final combination plat to consolidate the 18 parcels into two (2) parcels, allowing for leasing of the first building. A subsequent final plat will be submitted to combine all parcels into a single parcel once all improvements have been completed.

Commissioner Dolan asked whether the initial leasing phase would include the commercial spaces. Dr. Patterson confirmed that the first phase of the rental units does include the commercial space along South Central Avenue.

MOTION ITEM: Brittany Williams made a motion to approve the final combination plat request for 3558 Elm Street subject to the deficiencies outlined in the staff reports. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

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.

Findings:

After the discussion with the Planning Commission and additional research, a text amendment is proposed as a definition for special events facility (event center, event venue). In addition, the requirement for a special use permit and associated criteria for the City's zoning Code. The modifications are based upon other Georgia jurisdictional definitions which emphasis the private nature of events as opposed to a publicly accessible event such as ones that take place in a theatre or other performance venue.

Discussion

Commissioner Cobb stated that we stick to what we can control; the main concern is parking and she supports the text amendment, as presented.

Chairman Thomas clarified that the parking requirement is one (1) space per three (3) occupants. City Planner Dr. Lynn Patterson noted that this standard is currently codified and accounts for both staff and patrons.

Public Comments

Charlotte Rentz provided comments regarding the areas identified as potential locations for event center uses.

John Russell, representing Tara Club, expressed support for the Planning Commission’s efforts to address parking concerns and inquired about the availability of properties within Sam Hape Plaza.

MOTION ITEM: Lucy Dolan made a motion to recommend approval to the Mayor and Council for the proposed text amendment to the Special Event Facilities ordinance. The motion was seconded by Leah Davis. MOTION CARRIED: 5-0.

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

7. Adjourn

MOTION ITEM: Brittany Williams made a motion to adjourn the meeting at 6:35 p.m. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

Respectfully submitted by,

Cliff Thomas, Chairman

Adrienne Senter, Secretary