



**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.*

Clifton 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

June 9, 2026 6:00 PM

**AGENDA**

**1. Call to Order**

**2. Roll Call**

Clifton 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 May 12, 2026

**Documents:**

1. Minutes - 05-12-2026\_draft

**4. Old Business**

4.I. 3264 Springhaven Drive Site Plan Revision Request

**Background:**

Alex Popham of Stillwood Development, LLC is requesting review of a revised site plan at 3264 Springhaven Drive (Parcel ID: 140--98-0009-046-4). The property is zoned PUD, Planned Unit Development and is subject to the zoning regulations for the City of Hapeville.

**Documents:**

1. Application - 3264 Springhaven Drive\_Site Plan Revision\_06-09-2026\_Redacted  
2. Planners Report - 3264 Springhaven\_Stillwood\_Site Plan\_Revision June 2026  
3. Plans - 3264 Springhaven Drive\_Stillwood Farms - Phases 5 & 6 Revised Site Plan

**5. New Business**

5.I. 3335 Dogwood Drive Final Combination Plat Review

**Background:**

Lauren Sconyers of Falcon Design Consultants, LLC is requesting final combination plat review for the property located at 3335 Dogwood Drive (Parcel ID's: 14-0098-0016-0295, 14-0098-0016-0139, 14-0098-0016-0121, 14-0098-0016-0113, and 14-0098-0016-0105) for the construction of a 58-unit single family attached development. The property is zoned U-V, Urban Village and is subject to the zoning regulations for the City of Hapeville.

**Documents:**

1. Planner's Report - 3335 Dogwood\_Final Plat\_June 2026
  2. Engineer's Report - 3335 Dogwood Drive\_final plat\_V1
  3. Application - 3335 Dogwood Drive\_final combo plat\_redacted
  4. Plans - 3335 Dogwood Drive\_Final Combo Plat\_V1
- 5.II. 3120 Sylvan Road Site Plan Review

**Background:**

Lori Kingery of Green Light Permitting Solutions, LLC is requesting site plan review for the property located at 3120 Sylvan Road (Parcel ID: 14 0099 0004 121 3) for the construction of a new one-story 8,054 SF multi-tenant shopping center. The property is zoned C-2, General Commercial and is subject to the zoning regulations for the City of Hapeville.

**Documents:**

1. Application - 3120 Sylvan Road\_Site Plan\_Redacted
  2. Plans - 3120 Sylvan Road\_Site Plan\_V1\_05.01.2026
  3. Planner's Report - 3120 Sylvan Road\_Site Plan\_V1
  4. Engineer's Report - 3120 Sylvan Road\_V1\_6-1-2026
  5. Arborist Report - 3120 Sylvan Road\_Review #1\_6.1.2026
  6. Fire Marshal's Report - 3120 Sylvan Road\_Site Plan\_V1
- 5.III. Retail Vape Shops Text Amendment

**Background:**

Consideration of a Text Amendment to Section 93-1-2 (Definitions) and Section 93-3.2-6 (Special Use Permit Criteria and Standards) of the Code of Ordinances for the purpose of updating and clarifying regulations governing vape shops within the City.

**Documents:**

1. Planner's Report - Vape Shop\_Text Amendment\_June 2026

**6. Next Meeting Date - July 14, 2026 at 6:00 PM**

**7. Adjourn**