



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

Called Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

June 25, 2026 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

3. Approval of Minutes

3.1. Minutes of May 12, 2026

Documents:

1. Minutes - 05-12-2026_draft

4. Old Business

4.1. 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

5.1. 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