

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

July 14, 2020 6:00 PM

Agenda

1. Call to Order
2. Roll Call
 - Brian Wismer
 - G. Leah Davis
 - Cliff Thomas
 - Lucy Dolan
 - Jeanne Rast
 - Charlotte Rentz
 - Larry Martin
3. Approval of Minutes
 - 3.I. Minutes of April 14, 2020
 - Background:
This item was approved with conditions at the June 9, 2020 meeting. Staff is requesting the Planning Commission approve the minutes as submitted.
 - 1. MINUTES 4-14-2020_draft
 - 3.II. Minutes of June 9, 2020
 - 1. MINUTES - 06-09-2020_draft
 - 3.III Minutes of June 25, 2020
 - 1. MINUTES - 06-25-2020_draft
4. New Business
 - 4.I. 817 Custer Street Site Plan Review
 - Background:
Ardina Pierre is requesting site plan review to construct a new two and a half story, 2,622-sf single-family home at 817 Custer Street, Parcel Identification Number 14 009800080204. The property is zoned V, Village and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.
 - Documents:**
 1. Application - 817 Custer Street_Redacted_pt.1pdf
 2. 817 Custer Street - Plans
 3. 817 Custer Street - TreeProtection&ReplacementPlans
 4. 817 Custer Street - Arborist Report
 5. Planners Report Site Plan Review 817 Custer
 6. 817 Custer Street - Tree Preservation Plan Checklist

4.II. 3273 Old Jonesboro Road Site Plan Review

Background:

Terrence Adams is requesting site plan review to construct a new two story single-family dwelling at 3273 Old Jonesboro Road, Parcel Identification Number 14 009400040442. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3273 Old Jonesboro Road_Site Plan_Redacted
2. Planners Report Site Plan Review 3273 Old Jonesboro_

4.III 244 Mt. Zion Road (*formerly 250 Mt. Zion Rd.*) Site Plan Review

Background:

Justin Honore is requesting site plan review to construct a new two story single-family dwelling at 244 Mt. Zion Road (formerly 250 Mt. Zion Rd), Parcel Identification Number 14 009400090090. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 244 Mount Zion Road_Redacted
2. Planners Report Site Plan Review 244 Mt Zion_

4.IV 3206 Oakdale Road Site Plan Review

Background:

Ranjan Avasthi is requesting site plan review to construct a new three and a half story single-family dwelling at 3206 Oakdale Road, Parcel Identification Number 14 009900031545. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 3206 Oakdale Road_Redacted
2. Planners Report Site Plan Review 3206 Oakdale Rd
3. 3206 Oakdale Road - Tree Conservation Plan_Checklist_7-09-20

4.V. Major Street Plan Text Amendment

Background:

Consideration of an amendment to the Major Street Plan.

The City of Hapeville received a proposal to change the Major Street Plan by abandoning Sherman Road to allow for a new consolidated site plan with properties across Sherman Road along North Central Avenue. The City would retain a utility easement for underground utilities on the site.

The Mayor and Council approved the request to abandoned Sherman Road on June 2, 2020.

Documents:

1. Planners Report Major Street Plan Change 040920
2. Major Street Plan Aug 18 2020
3. 01-70001-C-2.0 Site Plan-C-2.0

4.VI Townhome Density in U-V (Urban Village) Text Amendment

. Background:

Consideration of a text amendment to Article 11.2 (Urban Village), Section 93-11.2-3 (Permitted uses) and Article 22.1 (Dimensional Requirements), Section 93-22.2-1 (Chart of dimensional requirements).

Staff has identified discrepancies and unclear language in the Zoning Code regarding the number of townhomes allowed per building in the U-V, Urban Village zoning district. The proposed text amendment corrects the text to reflect the requirements of the most current ordinances.

Documents:

1. Planner's Report Text Amendment U-V Townhome Density
 2. Ordinance - Text Amendment Town homes in UV (02421599xA0B3B)
 3. Exhibit A - Chart
5. Next Meeting Date - Tuesday, August 11, 2020 at 6PM
 6. Adjourn