

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

November 10, 2020 6:00 PM

Agenda

1. Call to Order
2. Roll Call
Brian Wismer, Chairman
Jeanne Rast, Vice Chairman
G. Leah Davis
Lucy Dolan
Larry Martin
Charlotte Rentz
Cliff Thomas
3. Approval of Minutes
3.I. Minutes of October 13, 2020
 1. MINUTES - 10-13-2020_draft
4. Old Business
4.I. 244 Mt. Zion Road Site Plan Review
5. New Business
5.I. 236 Mt. Zion Road Site Plan Review
Background:

Justin Honore submitted a request for site plan review to construct a new single--family dwelling with a detached garage at 236 Mt. Zion Road, Parcel Identification Number 14 0094-0009-011-6. The property is zoned R--1, One-Family Detached and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Documents:

1. Application - 236 Mt. Zion Road_Redacted
2. PLANS - 236 Mount Zion_10.30.20 Revision
3. Planners Report Site Plan Review 236 Mt Zion Revised

5.II. 560 Lake Drive Site Plan Review

Background:

Gregory Evans of GDK Investments, LLC is requesting site plan review to construct a two-story single-family dwelling at 560 Lake Drive, Parcel Identification Number 14 0094-0001-063-5. The property is zoned R-SF, Residential-Single Family.

Documents:

1. APPLICATION - 560 Lake Drive_site plan_Redacted
2. PLANS - 560 Lake Drive
3. 0 LakeDr(Radcliffe)
4. Planners Report Site Plan Review 560 Lake Dr

5.III Property bounded by N. Central/LaVista/Sunset/King Arnold St. Conditional Use Permit

Background:

Will Casaday of SCP Acquisitions, LLC is requesting a Conditional Use Permit to construct a mixed-use, multifamily development at 369 North Central Avenue, 377 North Central Avenue, 383 North Central Avenue, 397 North Central Avenue, 325 Sunset Avenue, 376 King Arnold Street, 400 King Arnold Street and 3394 LaVista Drive, Parcel Identification Numbers 14-0096-0006-012-5, 14-0096-0006-013-3, 14-0096-0006-005-9, 14-0096-0006-004-2, 14-0096-0006-003-4, 14-0096-0006-002-6, 14-0096-0006-009-1, 14-0096-0006-014-1 and 14-0066-0001-007-6. The properties are zoned U-V, Urban Village.

Documents:

1. APPLICATION - N. Central, LaVista, Sunset, King Arnold St._CUP_redacted
2. PLANS - N. Central, LaVista, Sunset, King Arnold_CUP
3. Planners Report North Central Sunset Ave Conditional Use Permit
4. Fire Marshal Report - N. Central Avenue_CUP

5.IV 461 North Central Avenue Preliminary Subdivision Plat

Background:

Joseph Latimer of Dwarf House Group is requesting preliminary plat review for the properties located at 451 North Central Avenue, 461 North Central Avenue, 436 King Arnold Street, 440-448 King Arnold Street, 466 King Arnold Street and 3580 Sherman Road, Parcel Identification Numbers 14-0095-0003-030-1, 14-0095-0003-015-2, 14-0096-0003-025-0, 14-0096-0003-024-3, 14-0096-0003-027-6, 14-0096-0003-026-8. The properties are zoned U-V, Urban Village.

Documents:

1. APPLICATION - 461 N. Central Avenue_preliminary plat_Redacted
2. PLANS - 461 N. Central Avenue_preliminary plat
3. Planner's Report 461 North central Subdivision
4. Enginerr's Report - 461 N. Central Ave Prelim Plat Review -1

5.V. 461 North Central Avenue Special Exception Request

Background:

Joseph Latimer of Dwarf House Group is requesting a special exception to permit a drive-through window at 461 North Central Avenue, Parcel Identification Number 14-0095-0003-015-2. The property is zoned U-V, Urban Village.

Documents:

1. APPLICATION - 461 North Central Ave._Special Exception_Redacted
2. PLANS - 461 North Central Avenue_special exception
3. Planners Report 461 North Central Special Permit

5.VI 461 North Central Avenue Site Plan Review

Background:

Joseph Latimer of Dwarf House Group is requesting site plan review to construct a 10,642 square foot building at 461 North Central Avenue, Parcel Identification Number 14-0095-0003-015-2. The property is zoned U-V, Urban Village.

Documents:

1. APPLICATION - 461 North Central Ave._Site Plan_Redacted
2. Plans - 461 North Central Avenue_site plan
3. Planners Report Site Plan Review 461 north central
4. Engineer's report - 461 N. Central Ave Site Plans Review -1.pdf
5. Fire Marshal Report - 461 N. Central Avenue

5.VII. 3165 and 3167 Dogwood Drive and 0 Lake Avenue Preliminary Subdivision Plat

Background:

W. Barry Dunlop is requesting preliminary plat review for the properties located at 3165 and 3167 Dogwood Drive and 0 lake Avenue, Parcel Identification Numbers 14-0099-0003-112-3, 14-0099-0003-042-2, 14-0099-0003-113-1. The properties are zoned V, Village and R-1, One-Family Detached.

Documents:

1. APPLICATION - 3165 & 3167 Dogwood Drive, 0 Lake Avenue_Preliminary Plat_Redacted
2. PLANS - 3165 AND 3167 Dogwood Drive and 0 Lake Avenue
3. TREE REPORT (applicant) - 3165 and 3167 Dogwood Drive
4. Planner's Report 3165 Dogwood Subdivision
5. Engineer's report - 3165 Dogwood Dr Prelim Plat Review -1

5.VIII 3165 and 3167 Dogwood Drive, 0 Lake Avenue Site Plan Review

. Background:

W. Barry Dunlop is requesting site plan review to construct a 23-unit townhome development at 3165 and 3167 Dogwood Drive and 0 Lake Avenue, Parcel Identification Numbers 14-0099-0003-112-3, 14-0099-0003-042-2 and 14-0099-0003-113-1. The properties are zoned V, Village and R-1, One Family Detached.

Documents:

1. APPLICATION - 3165 and 3167 Dogwood Drive, 0 Lake Avenue_Site Plan
2. PLANS - 3165 and 3167 Dogwood Drive, 0 Lake Avenue
3. Planners Report Site Plan Review 3165 Dogwood
4. Engineer's Report - 3165 Dogwood Dr Site Plans Review -1.pdf
5. Fire Marshal Report - 3165 Dogwood Dr._site plan

5.IX Zoning Map Amendment Text Amendment

. Background:

Consideration of a text amendment to update the zoning map and to rezone parcels bounded by North Avenue, Hope Street and I-75 from R-3, Single Family Attached to R-1, One-Family Attached.

Documents:

1. Ordinance to Amend Zoning Map 11-17-2020 (02578734xA0B3B)
2. Hapeville Zoning Map_20201117
3. Planners Report R3 to R1 Rezoning

5.X. 2021 Planning Commission Meeting Schedule

Background:

Consideration and action to approve the 2021 Planning Commission meeting schedule.

Documents:

1. 2021 Meeting Dates and Deadline Schedule

6. Open Discussion

6.I. Master Sidewalk Plan Discussion

Background:

Discussion regarding the City's Master Sidewalk Plan.

Documents:

1. Hapeville Sidewalk Map
2. Sidewalk Repair-Priority Inventory (PDF)
3. Planners Report sidewalk

7. Next Meeting Date - Tuesday, December 15, 2020 at 6:00 PM

8. Adjourn