

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

March 9, 2021 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 February 9, 2021

Documents:

1. Minutes - 02-09-2021_draft

4. Old Business

4.I. 449 Walnut Street Site Plan Review

Background:

Bernard Vigilance is requesting site plan review to construct a new single-family dwelling with an attached garage at 449 Walnut Street, Parcel Identification Number 14-0094-0004-040-0. The property is zoned R-SF, Residential-Single Family. The Planning Commission approved this item on September 10, 2019. The applicant is requesting to modify the previously approved plan by relocating the garage.

Documents:

1. Application - 449 Walnut Street_Redacted
2. Plans - 449 Walnut Street
3. Planners Report Site Plan Review 449 Walnut St Revised March 2021
4. Arborist Report - 449 Walnut Street

5. New Business

5.I. 591 King Arnold Street Final Subdivision Plat

Background:

Myrtle Gardens, LLC is requesting final plat review for the property located at 591 King Arnold Street, Parcel Identification Number 14-0095-0004-038-3. The property is zoned U-V, Urban Village.

Documents:

1. Application - 591 King Arnold Street - Final Plat_The Clyde_Redacted
2. Final plat - 591 King Arnold Street
3. Planner's Report - 591 King Arnold St_Final Plat
4. Engineer's Report - 591 King Arnold St_Final Plat

5.II. 510 Oak Drive Site Plan Review

Background:

James MacDowell is seeking site plan review to construct a new single-family dwelling at 510 Oak Drive, Parcel Identification Number 14-0094-0005-033-4. The property is zoned R-SF, Residential-Single Family, and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

Documents:

1. Application - 510 Oak Drive_Site Plan_Redacted
2. Plans - 510 Oak Drive_Site Plan
3. Planner's Report - 510 Oak St_Site Plan
4. Arborist Report - 510 Oak Drive

5.III 518 Oak Drive Site Plan Review

Background:

James MacDowell is seeking site plan review to construct a new single-family dwelling at 518 Oak Drive, Parcel Identification Number 14-0094-0005-040-9. The property is zoned R-SF, Residential-Single Family, and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

Documents:

1. Application - 518 Oak Drive_Site Plan_Redacted
2. Plans - 518 Oak Drive_Site Plan
3. Planner's Report - Site Plan Review_518 Oak St
4. Arborist Report - 518 Oak Street

5.IV 401 Walnut Street Site Plan Review

Background:

James MacDowell is seeking site plan review to construct a new single-family, dwelling at 401 Walnut Street, Parcel Identification Number 14-0094-0006-020-2. The property is zoned R-SF, Residential-Single Family, and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

Documents:

1. Application - 401 Walnut Street_Site Plan_Redacted
2. Plans - 401 Walnut Street_Site Plan
3. Planners Report Site Plan Review 401 Walnut St
4. Arborist Report - 401 Walnut Street

5.V. 405 Walnut Street Site Plan Review

Background:

James MacDowell is seeking site plan review to construct a new single-family, dwelling at 405 Walnut Street, Parcel Identification Number 14-0094-0006-071-3. The property is zoned R-SF, Residential-Single Family, and is subject of the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

Documents:

1. Application - 405 Walnut Street_Site Plan_Redacted
2. Plans - 405 Walnut Street_Site Plan
3. Planners Report Site Plan Review 405 Walnut St
4. Arborist Report - 405 Walnut Street

5.VI Property bounded by N. Central, LaVista, Sunset & King Arnold St. Preliminary Plat

Background:

SCP Acquisitions, LLC is requesting preliminary plat review for the properties located at 369, 377, 383, 397 N. Central Avenue, 325 Sunset Avenue, 376 and 400 King Arnold Street, Parcel Identification Numbers 14-0096-0006-012-5, 14-0096-0006-013-3, 14-0096-0006-605-9, 14-0096-0006-003-4, 14-0096-0006-002-6, 14-0096-0006-009-1, 14-0096-0006-004-1. The properties are zoned U-V, Urban Village.

Documents:

1. Application - N. Central Avenue Mixed Use Dev._Preliminary Plat_Redacted
2. Plans - N. Central, LaVista, Sunset, King Arnold_Preliminary Plat
3. Planner's Report 369 to 397 N Central_Preliminary Plat
4. Engineer's Report -N. Central Ave Prelim Plat Review -1

5.VII. Property bounded by N. Central, LaVista, Sunset & King Arnold St. Site Plan Request

Background:

SCP Acquisitions, LLC is requesting site plan review to redevelop the properties located at 369, 377, 383, 397 N. Central Avenue, 325 Sunset Avenue, 376 and 400 King Arnold Street, Parcel Identification Numbers 14-0096-0006-012-5, 14-0096-0006-013-3, 14-0096-0006-605-9, 14-0096-0006-003-4, 14-0096-0006-002-6, 14-0096-0006-009-1, 14-0096-0006-004-1. The properties are zoned U-V, Urban Village.

Documents:

1. Application - N. Central Ave Mixed Use_Site Plan_Redacted
2. Plans - N. Central Avenue_Site Plan_reduced
3. Planners Report Site Plan Review 397 N central
4. Engineer's Report - N. Central Ave_Site Plan
5. Fire Marshal Report - N. Central Avenue Mixed-Use Development

5.VIII 344 Colorado Avenue Final Subdivision Plat

Background:

Brian Wismer is requesting final plat review to divide one parcel into two at 344 Colorado Avenue, Parcel Identification Number 14-0066-0002-039-8. The property is zoned R-O, One-Family Detached.

Documents:

1. Application - 344 Colorado Avenue_final plat_Redacted
2. Plan - 344 Colorado Ave_final plat
3. Planner's Report - 344 Colorado Ave_Final Plat
4. Engineer's Report - 344 Colorado Ave_Final Plat

5.IX Planning Commission Board Membership Text Amendment

Background:

Consideration of a text amendment to amend Chapter 87 (Planning), Article 2 (Planning Commission), Section 87-2-2 (Membership; appointment; terms; vacancies) for the purpose of amending and updating the membership requirements of the Planning Commission.

Documents:

1. Ordinance - Text Amendment Planning Commission
2. Planner's Report Text Amendment Residency requirements

6. Next Meeting Date - April 13, 2021 at 6 PM

7. Adjourn