

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

April 13, 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 March 9, 2021
4. Old Business
4.I. 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. The Planning Commission approved this item on March 9, 2021. The applicant is requesting to modify the previously approved plan.

Documents:

1. Application - 510 Oak Drive_Site Plan_Redacted
 2. Plans - 510 Oak Drive_Site Plan
 3. Planners Report -510 Oak Dr_Site Plan_Revised
 4. Arborist Report - 510 Oak Drive
5. New Business

5.I. 3253 Forrest Hills Drive Site Plan Review

Background:

James MacDowell is seeking site plan review to construct a new single--family dwelling at 3253 Forrest Hills Drive, Parcel Identification Number 14-0094-0006-072-1 . 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 - 3253 Forrest Hill Drive-Site Plan_Redacted
2. Plans - 3253 Forrest Hill Drive_Site Plan
3. Planners Report - 3253 Forrest Hills Dr._Site Plan
4. Arborist Report2 - 3253 Forrest Hills Dr._Site Plan

5.II. 3257 Forrest Hills Drive Site Plan Review

Background:

James MacDowell is requesting site plan review to construct a new single--family dwelling at 3257 Forrest Hills Drive, Parcel Identification Number 14-0094-0006-073-9 . 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 - 3257 Forrest Hills Drive - Site Plan_Redacted
2. Plans - 3257 Forrest Hills Drive_Site Plan
3. Planner's Report - 3257 Forrest Hills Dr._Site Plan
4. Arborist Report - 3257 Forrest Hills Dr._Site Plan

5.III 748 Virginia Avenue Site Plan Review

Background:

Carl Trevathan authorized representative for the Hapeville Development Authority is requesting site plan approval to renovate an existing commercial building located at 748 Virginia Avenue, Parcel Identification Number 14-0098-0006-001-6. The property is zoned V, Village.

Documents:

1. Application - 748 Virginia Avenue_Site Plan_Redacted
2. Plans - 748 Virginia Avenue_site plan
3. Planner's Report - 748 Virginia_Site Plan
4. Engineer's Report_rev1 - 748 Virginia Ave Site Plan
5. Arborist Report_rev1 - 748 Virginia Ave
6. Fire Marshal Report - 748 Virginia Avenue_Site Plan

5.IV 3264 Springhaven Avenue Preliminary Plat Review

Background:

Stillwood Development, LLC is requesting preliminary plat review to construct 58 single-family homes at 3264 Springhaven Avenue, Parcel Identification Number 14-0098-0009-048-4. The property is zoned P-D, Planned Unit Development.

Documents:

1. Application - 3264 Springhaven Avenue_Site Plan_Redacted
2. Plans - 3264 Springhaven Avenue_Preliminary Plat
3. Planner's Report 3264 Springhaven_Preliminary Plat
4. Engineer's Report_rev1 - 3264 Springhaven Ave Prel Plat

5.V. 3264 Springhaven Avenue Site Plan Review

Background:

Stillwood Development, LLC is requesting site plan review for the construction of 58 single-family homes at 3264 Springhaven Avenue, Parcel Identification Number 14-0098-0009-048-4. The property is zoned P-D, Planned Unit Development.

Documents:

1. Application - 3264 Springhaven Ave._Site Plan_Redacted
 2. Plans - 3264 Springhaven Avenue_Site Plan
 3. Planner's Report 3264 Springhaven Ave._Site Plan
 4. Fire Marshal Report - 3264 Springhaven Ave._Site Plan
 5. City Engineer's Report1 - 3264 Springhaven_Site Plans R
6. Next Meeting Date - Tuesday, May 11, 2021 at 6:00PM
 7. Adjourn