

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

July 20, 2021 6:00 PM

Agenda

1. Call to Order
2. Roll Call
Brian Wismer, Chairman
Jeanne Rast, V. Chairman
G. Leah Davis
Lucy Dolan
Larry Martin
Charlotte Rentz
Cliff Thomas
3. Approval of Minutes
3.I. Approval of Minutes
 1. Minutes - 06-15-2021_draft
4. Public Hearing
4.I. 3264 Springhaven Avenue Variance Request
Background:

Alex Popham of Epic Development is requesting a variance from the stream buffer requirements for the property located at 3264 Springhaven Avenue, Parcel Identification Number 14-0098-0009-048-4. The property is zoned P-D, Planned Unit Development and is subject to the regulations under Article 3 (Stream Buffer Protection), Section 63-3-6 (Buffer and setback requirements) of the City of Hapeville Ordinance.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Application - 3264 Springhaven Avenue_Variance_StreamBuffer_Redacted
 2. Plans - 3264 Springhaven Avenue_reduced1
 3. Engineer' Report - 3264 Springhaven Avenue_Variance
 4. Engineer's Report - 3264 Springhaven Avenue Review_4
 5. Hydro Study - 3264 Springhaven Avenue
 6. Flood Report - 3264 Springhaven Avenue
5. New Business

5.I. 3154 Lake Avenue Site Plan Request

Background:

Terrence Adams is requesting site plan review to construct a new single-family dwelling at 3154 Lake Avenue, Parcel Identification Number 14-0099-0002-167-8. The property is zoned R-1, One-Family Detached.

Documents:

1. Application - 3154 Lake Avenue_Site Plan_Redacted
2. Plans - 3154 Lake Avenue_Site Plan
3. Planner's Report - Site Plan Review 3154 Lake Avenue
4. Arborist Report - 3154 Lake Avenue

5.II. 801 North Avenue Site Plan Request

Background:

Beatriz Arroyo is requesting site plan review to construct a new single-family dwelling at 801 North Avenue, Parcel Identification Number 14-0099-0004-038-9. The property is zoned R-1, One-Family Detached.

Documents:

1. Application - 801 North Avenue_Redacted
2. Plans - 801 North Avenue
3. Planners Report - 801 North Avenue
4. Arborist Report - 801 North Avenue

5.III 3227 Jackson Street Site Plan Request

Background:

2874 Blount St, LLC is requesting site plan review to construct a single-family dwelling at 3227 Jackson Street, Parcel Identification Number 14-0094-0001-005-6. The property is zoned R-1, One-Family Detached.

Documents:

1. Application - 3227 Jackson Street_Site Plan_Redacted
2. Plans - 3227 Jackson St
3. Planners Report - 3227 Jackson Street
4. Arborist Report - 3227 Jackson Street

6. Next Meeting Date - August 10, 2021 at 6PM

7. Adjourn