

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

August 10, 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. Minutes of July 20, 2021

3.I. Approval of Minutes

1. Minutes - 07-20-2021_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. *The Planning Commission tabled this item on July 20, 2021.*

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Application - 3264 Springhaven Avenue_Variance_StreamBuffer_Redacted
2. Plans - 3264 Springhaven Avenue_rev.1
3. Stream variance response COMMENTS.210730 JDH REV
4. Engineer's Report - Stillwood Farms Variance Request -2
5. Hydro Study - 3264 Springhaven Avenue
6. Flood Report - 3264 Springhaven Avenue

5. Old Business

5.I. 801 North Avenue Site Plan Review

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. *The Planning Commission tabled this item on July 20, 2021.*

Documents:

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

6. New Business

6.I. 3571 and 3581 South Fulton Avenue Final Plat Review

Background:

Nicholas Imerman of Built by Broadland, LLC is requesting final plat review for the properties located at 3571 and 3581 South Fulton Avenue, Parcel Identification Numbers 14-0098-0002-1074-4 and 14-0098-0021-075-1. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3571 South Fulton Avenue_Final Plat_Redacted
2. Plans - 3571 South Fulton Avenue_Final Plat
3. Planner's Report - 3571 South Fulton_Final Plat
4. Engineer's Report - 3571 South Fulton Ave Final Plat -1

6.II. 461 North Avenue Site Plan Review

Background:

Greg Evans of GDK Investments is requesting site plan review to construct a single-family dwelling at 461 North Avenue. The property is zoned R-SF, Residential Single-Family.

Documents:

1. Application - 461 North Avenue_Site Plan_Redacted
2. Plans - 461 North Avenue_Site Plan
3. Planner's Report - 461 North Avenue _Site Plan

6.III 346 Colorado Avenue Site Plan Review

Background:

Thomas Davis is requesting site plan review to construct a new single-family dwelling at 346 Colorado Avenue, Parcel Identification Number 14-0066-0002-039-8. The property is zoned R-O, One-Family Detached.

Documents:

1. Application - 346 Colorado Avenue_Site Plan_Redacted
2. Plans - 346 Colorado Avenue_Site Plan
3. Planners Report Site Plan Review 346 Colorado Ave

6.IV Meeting Rules and Procedures Text Amendment

Background:

Consideration of an Ordinance to amend Chapter 2 (Administration), Article 2 (Mayor and Council), Section 2-2-5 (Rules and procedures of Mayor and Council) to provide for appropriate rules and procedures for the City Council meetings.

Documents:

1. Ordinance - Rules For Order (02088533-3)
2. Planner's Report -Text Amendment_ Public Comments

7. Next Meeting Date - September 14, 2021 at 6PM

8. Adjourn