

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

October 12, 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 September 14, 2021

3.I. Approval of Minutes

1. Minutes 9-14-2021_draft

4. Old Business

4.I. 3436 Harding Avenue Site Plan Extension Request

Background:

David Cook requests an extension for site plan approval at 3436 Harding Avenue, Parcel Identification Number 14-0098-0003-018-3. The Planning Commission originally approved the site plan on January 14, 2020. The application exceeds the 12-month period of validity for site plan approval.

Documents:

1. Application - 3436 Harding Ave._Site Plan Extension Request_Redacted
2. Plans - 3436 Harding Avenue_Site Plan
3. Planner's Report -3436 Harding_Site Plan Extension

5. New Business

5.I. 257 Birch Street Site Plan Review

Background:

David Cook requests site plan review to construct a 400-SF detached garage at 257 Birch Street, Parcel Identification Number 14-0094-0008-113-0. The property is zoned R-1, One Family Detached.

Documents:

1. Application - 257 Birch Street_Site Plan_Redacted
2. Plans - 257 Birch Street_Site Plan_Garage Addition
3. Planner's Report - 257 Birch Street_Site Plan_Garage Addition

5.II. 261 Birch Street Site Plan Review

Background:

David Cook requests site plan review to construct a 400-SF detached garage and a 144-SF

gazebo at 261 Birch Street, Parcel Identification Number 14-0094-0009-113-0. The property is zoned R-1, One Family Detached.

Documents:

1. Application - 261 Birch Street_Site Plan_Garage Addition_Redacted
2. Plans - 261 Birch Street_Site Plan_Garage Addition
3. Planner's Report - 261 Birch Street_Site Plan_Garage Addition

5.III 859 Custer Street Site Plan Review

. Background:

David Cook requests site plan review to construct a 676-SF detached garage at 859 Custer Street, Parcel Identification Number 14-0098-0008-027-9. The property is zoned R-SF, Residential Single Family.

Documents:

1. Application - 859 Custer Street_Site Plan_Garage Addition_Redacted
2. Plans - 859 Custer Street_Site Plan
3. Planner's Report - 859 Custer Street_Site Plan_Garage Addition

5.IV 551 Woodrow Avenue Site Plan Review

. Background:

Garrett Coley requests site plan review to construct a rear addition to an existing single-family dwelling at 551 Woodrow Avenue, Parcel Identification Number 14-0094-0002-033-7. The property is zoned R-SF, Residential Single Family.

Documents:

1. Application - 551 Woodrow Avenue_site plan_Redacted
2. Plans - 551 Woodrow Avenue_V1
3. Planner's Report - 551 Woodrow Ave._Site Plan

5.V. 400 Porsche Avenue Rezoning Request

Background:

Jesse Treuden, on behalf of APORT, LLC, requests to rezone a 10.54-acre parcel located at 400 Porsche Avenue, Parcel Identification Number 14 0096 LL0585 from P-D, Planned Unit Development to B-P, Business Park for an office/financial institution development.

Documents:

1. Application - 400 Porsche Avenue_Rezoning Request_Redacted
2. Plans - 400 Porsche Avenue_Rezoning
3. Planners Report 400 Porsche Rezoning_

5.VI 397 North Central Avenue and 376 King Arnold Street Final Plat Review

. Background:

SCP Hapeville Owner, LLC (Tract 1) & SCP Hapeville TH Owner, LLC (Tract 2) are requesting final plat review for the properties located at 397 North Central Avenue (Tract 1) and 376 King Arnold Street (Tract 2), Parcel Identification Numbers 14-0096-0006-009-1, 14-0096-0006-014-1, 14-0096-0006-013-3, 14-0096-0006-012-5, 14-0096-0006-002-6, 14-0096-0006-003-4, and 14-0096-0006-004-2. The properties are zoned U-V, Urban Village.

Documents:

1. Application - 397 N. Central Ave. and 376 King Arnold Street_final plat_Redacted
2. Plans - 397 N. Central Avenue_finalplatv2
3. Planner's Report - 369 to 397 N Central Ave._Final Plat

5.VII 3400 North Whitney Avenue Final Plat Review

. Background:

Arthur L. Baker of Artistry Properties, LLC requests final plat review for the property located at 3400 North Whitney Avenue, Parcel Identification Number 14-0098-0017-002-1. The property is zoned R-1, One-Family Detached.

Documents:

1. Application - 3400 N. Whitney Avenue_final plat_Redacted
2. Plans - 3400 North Whitney Avenue_final plat
3. Planner's Report 3400 North Whitney Subdivision
4. Engineer's Report - 3400 N. Whitney Ave. Final Plat Review -1

5.VIII 3410 N. Fulton Avenue and 3396 Park Avenue Final Plat Review

. Background:

Randell Brown requests final plat review for the properties located at 3410 N. Fulton Avenue and 3396 Park Avenue, Parcel Identification Numbers 14-0095-0009-008-1 and 14-0095-0009-012-3. The properties are zoned R-SF, Residential-Single Family.

Documents:

1. Application - 3410 N. Fulton Avenue and 3396 Park Avenue_final plat_Redacted
2. Plans - 3410 N. Fulton and 3396 Park Ave._final plat
3. Planner's Report - 3410 N Fulton Ave. and 3396 Park Ave._ Subdivision
4. Engineer's Report - 3410 N. Fulton Ave, 3396 Park Ave Final Plat Review -4

6. Next Meeting Date - November 16, 2021 at 6PM

7. Adjourn