



Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

November 16, 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 October 12, 2021
 - 3.I. Approval of Minutes
 1. Minutes - 10-12-2021_draft
4. Old Business
5. New Business
 - 5.I. 3143 Old Jonesboro Road Site Plan Review
Background:
A Sheltered Cove, LLC is requesting site plan review to construct a new single-family dwelling at 3143 Old Jonesboro Road, Parcel Identification Number 14-0094-0010-032-9. The property is zoned R-1, One-Family Residential.

Documents:
 1. Application - 3143 Old Jonesboro Road_Site Plan_Redacted
 2. Plans - 3143 Old Jonesboro Road_Site Plan
 3. Planner's Report - 3143 Old Jonesboro Road_Site Plan
 4. Arborist Report - 3143 Old Jonesboro Road_Site Plan
 - 5.II. 3033 Oakdale Road Site Plan Review
Background:
Linda Thrasher is requesting site plan review to construct a 673 SF-second story addition to an existing single-family dwelling located at 3033 Oakdale Road, Parcel Identification Number 14 0099 LL0038. The property is zoned R-1, One- Family Residential.

Documents:
 1. Application - 3033 Oakdale Road_Redacted
 2. Plans - 3033 Oakdale Road_Site Plan
 3. Planner's Report - 3033 Oakdale Road_Site Plan

5.III. 300 Porsche Avenue Site Plan Review

Background:

Daniel Barcham of Porsche Cars North America, Inc. is requesting site plan review to construct an asphalt track extension to the existing facilities at the Porsche Experience Center, construct a parking deck and a classic car restoration facility at 300 Porsche Avenue, Parcel Identification Number 14 0096 LL0593 and 14 0096 LL0619. The properties are zoned B-P, Business Park.

Documents:

1. Application - 300 Porsche Avenue_Site Plan_Redacted
2. Plans - 300 Porsche Avenue_Site Plan
3. Planner's Report - 300 Porsche Avenue_Parking Garage Classic Car and Track

5.IV. 781 - 819 North Central Avenue Preliminary Plat Review

Background:

North & Central Venture Partners, LLC is requesting subdivision plat review for the properties located at 781 North Central Avenue, 789 North Central Avenue, 0 North Central Avenue, 803 North Central Avenue, 809 North Central Avenue and 813-819 North Central Avenue, Parcel Identification Numbers 14-0098-0011-011-8, 14-0098-0011-012-6, 14-0098-0011-013-4, 14-0098-0011-014-2, 14-0098-0011-015-9 and 14-0098-0011-018-3 for the purpose of constructing a townhome development. The properties are zoned V, Village.

Documents:

1. Application - 781-819 N. Central Avenue_Subdivision
2. Plans - 781 - 809 N. Central Avenue_Subdivision Plat
3. Planner's Report - 781-819 N. Central_Subdivision
4. Engineer's Report -781-809 N. Central Ave Final Plat Review -1

5.V. 781 - 819 North Central Avenue Site Plan Review

Background:

North & Central Venture Partners, LLC is requesting site plan review for the properties located at 781 North Central Avenue, 789 North Central Avenue, 0 North Central Avenue, 803 North Central Avenue, 809 North Central Avenue and 813-819 North Central Avenue, Parcel Identification Numbers 14-0098-0011-011-8, 14-0098-0011-012-6, 14-0098-0011-013-4, 14-0098-0011-014-2, 14-0098-0011-015-9 and 14-0098-0011-018-3. The properties are zoned V, Village.

Documents:

1. Application - 781-819 N. Central Avenue_Site Plan
2. Plans - 781 - 809 N. Central Avenue_Site Plan
3. Planner's Report - 781-819 N. Central Avenue_Site Plan
4. Engineer's Report -781-809 N. Central Ave Concept Site Plan Review -1
5. Arborist Report - 781-809 N. Central Avenue_Site Plan
6. Fire Marshal Report - 781-809 N. Central Avenue_Site Plan

5.VI. 609-627 College Street (Pod B) Preliminary Plat Review

Background:

Theo Stone of Atwell, LLC is requesting preliminary plat review for the properties located at 609 College Street, 613 College Street, 623 College Street and 627 College Street, Parcel Identification Numbers 14-0098-0020-036-4, 14-0098-0020-037-2, 14-0098-0020-038-0, and 14-0098-0020-052-1 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 609-627 College Street_final plat_Redacted
2. Plans - 609-627 College Street_Pod B_Subdivision
3. Planner's Report - 609-627 College Street_Pod B Subdivision
4. Engineer's Report - 609-627 College Pod B Subdivision Plat -1

5.VII. 3602 S. Fulton Ave., 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C) Preliminary Plat Review

Background:

Theo Stone of Atwell LLC is requesting preliminary plat review for the properties located at 3602 S. Fulton Avenue., 647-651 Chestnut Street, and 3617-3633 Georgia Avenue, Parcel Identification Numbers 14-0098-0021-050-4, 14-0098-0021-048-8, 14-0098-0021-049-6, 14-0098-0021-051-2, 14-0098-0021-052-0

and 14-0098-0021-047-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3602 S. Fulton Ave., 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C) Preliminary Plat
2. Plans - 3602 S. Fulton Ave., 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C) Preliminary Plat
3. Planner's Report - 3602 S. Fulton Ave (Pod C)_Preliminary Plat
4. Engineer's Report - 3602 S. Fulton Pod C Subdivision Plat -1

5.VIII. 3608-3622 Georgia Avenue & 3619-3637 Union Avenue (Pod D) Preliminary Plat Review
Background:

Theo Stone of Atwell LLC is requesting preliminary plat review for the properties located at 3608 Georgia Avenue, 3614 Georgia Avenue, 0 Georgia Avenue, 3619 Union Avenue, 3627 Union Avenue, 3637 and Union Avenue, Parcel Identification Numbers 14-0097-0008-011-4, 14-0097-0008-010-9, 14-0097-0008-009-8, 14-0097-0008-002-3, 14-0097-0008-003-1 and 14-0097-0008-004-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3608-3622 Georgia Ave., 3619-3637 Union Rd._Subdivision (Pod D)
2. Plans - 3608-3622 Georgia Ave., 3619-3637 Union Rd._Subdivision (Pod D)
3. Planner's Report - 3608-3622 Georgia Ave., 3619-3637 Union Rd._Subdivision (Pod D)

5.IX. 608 Chestnut St. & 3644-3662 Georgia Avenue (Pod E) Preliminary Plat Review
Background:

Theo Stone of Atwell LLC is requesting preliminary plat review for the properties located at 3644 Georgia Avenue, 3646 Georgia Avenue, 3650 Georgia Avenue, 3654 Georgia Avenue, 3658 Georgia Avenue, 3662 Georgia Avenue and 608 Chestnut Street, Parcel Identification Numbers 14-0097-0008-012-2, 14-0097-0008-023-9, 14-0097-0008-022-1, 14-0097-0008-021-3, 14-0097-0008-020-5, 14-0097-0008-019-7 and 14-0097-0008-013-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 608 Chestnut, 3644-3662 Georgia_Pod E_Subdivision
2. Plans - 608 Chestnut, 3644-3662 Georgia_Pod E_Subdivision
3. Planner's Report - 608 Chestnut, 3644-3662 Georgia Avenue_Pod E_Subdivision
4. Engineer's Report - 608 Chestnut Pod E Subdivision Plat -1

5.X. 3636-3654 Union Avenue, 511-579 Chestnut Street (Pod F) Preliminary Plat Review
Background:

Theo Stone of Atwell LLC is requesting preliminary plat review for the properties located at 3636 Union Avenue, 0 Union Avenue, 3644 Union Avenue, 3650 Union Avenue, 3654 Union Avenue, 579 Chestnut Street, 0 Chestnut Street, 573 Chestnut Street, 511(573) Chestnut Street, 569 Chestnut Street, 567 Chestnut Street and 565 Chestnut Street, Parcel Identification Numbers 14-0096-0002-026-9, 14-0096-0002-025-1, 14-0096-0002-024-4, 14-0096-0002-023-6, 14-0096-0002-022-8, 14-0096-0002-032-7, 14-0096-0002-020-2, 14-0096-0002-016-0, 14-0096-0002-015-2, 14-0096-0002-045-5, 14-0096-0002-013-7, 14-0096-0002-012-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3636-3654 Union Ave., 511-579 Chestnut St. (Pod
2. Plans - 3636-3654 Union, 511-579 Chestnut_Pod F_Subdivision
3. Planner's Report - 3636-3654 Union, 511-579 Chestnut_Pod F_Subdivision
4. Engineer's Report - 3636-3654 Union Pod F Subdivision Plat -1

5.XI. 3560 Atlanta Avenue (Pod A) Site Plan Review
Background:

Theo Stone of Atwell, LLC is requesting site plan review for the property located at 3560 Atlanta Avenue, Parcel Identification Number 14-0098-0021-073-6 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3560 Atlanta Avenue_Site Plan_Pod A_Redacted
2. Plans - 3560 Atlanta Avenue_Pod A_Site Plan
3. Planner's Report - 3560 Atlanta Avenue_Site Plan Review
4. Engineer's Report - 3560 Atlanta Avenue Pod A Concept Plan -1
5. Fire Marshal Report - Asbury Park_Pods A-F

5.XII. 609-627 College Street (Pod B) Site Plan Review

Background:

Theo Stone of Atwell, LLC is requesting site plan review for the properties located at 609 College Street, 613 College Street, 623 College Street and 627 College Street, Parcel Identification Numbers 14-0098-0020-036-4, 14-0098-0020-037-2, 14-0098-0020-038-0, and 14-0098-0020-052-1 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 609-627 College Street_Site Plan_Pod B_Redacted
2. Plans - 609-627 College Street_Pod B_Site Plan
3. Planner's Report - 609-627 College Street_Pod B_Site Plan
4. Engineer's Report - 609-627 College Street Pod B Concept Plan -1
5. Fire Marshal Report - Asbury Park_Pods A-F

5.XIII. 3602 S. Fulton Ave., 647-651 Chestnut, 3617-3633 Georgia Ave. (Pod C) Site Plan Review

Background:

Theo Stone of Atwell LLC is requesting site plan review for the properties located at 3602 S. Fulton Avenue., 647-651 Chestnut Street, and 3617-3633 Georgia Avenue, Parcel Identification Numbers 14-0098-0021-050-4, 14-0098-0021-048-8, 14-0098-0021-049-6, 14-0098-0021-051-2, 14-0098-0021-052-0 and 14-0098-0021-047-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Plans - 3602 S. Fulton Avenue, 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C)_Site Plan Review
2. Planner's Report - 3602 S. Fulton Avenue, 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C)_Site Plan
3. Engineer's Report - 3602 S. Fulton Pod C Concept Plan -1
4. Fire Marshal Report - Asbury Park_Pods A-F

5.XIV. 3608-3622 Georgia Ave. & 3619-3637 Union Ave. (Pod D) Site Plan Review

Background:

Theo Stone of Atwell LLC is requesting site plan review for the properties located at 3608 Georgia Avenue, 3614 Georgia Avenue, 0 Georgia Avenue, 3619 Union Avenue, 3627 Union Avenue, 3637 and Union Avenue, Parcel Identification Numbers 14-0097-0008-011-4, 14-0097-0008-010-9, 14-0097-0008-009-8, 14-0097-0008-002-3, 14-0097-0008-003-1 and 14-0097-0008-004-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3608-3622 Georgia, 3619-3637 Union_Site Plan_Pod D
2. Plans - 3608-3622 Georgia, 3619-3637 Union_Pod D_Site Plan
3. Planner's Report - 3608-3622 Georgia, 3619-3637 Union_Site Plan_Pod D
4. Engineer's Report - 3608-3622 Georgia Pod D Concept Plan -1
5. Fire Marshal Report - Asbury Park_Pods A-F

5.XV. 608 Chestnut Street & 3644-3662 Georgia Avenue (Pod E) Site Plan Review

Background:

Theo Stone of Atwell LLC is requesting site plan review for the properties located at 3644 Georgia Avenue, 3646 Georgia Avenue, 3650 Georgia Avenue, 3654 Georgia Avenue, 3658 Georgia Avenue, 3662 Georgia Avenue and 608 Chestnut Street, Parcel Identification Numbers 14-0097-0008-012-2, 14-0097-0008-023-9, 14-0097-0008-022-1, 14-0097-0008-021-3, 14-0097-0008-020-5, 14-0097-0008-019-7 and 14-0097-0008-013-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 608 Chestnut, 3644-3662 Georgia Ave_Site Plan_Pod E
2. Plans - 608 Chestnut, 3644-3662 Georgia_Pod E_Site Plan
3. Planners Report - 608 Chestnut, 3644-3662 Georgia_Pod E_Site Plan
4. Engineer's Report - 608 Chestnut Pod E Concept Plan -1

5. Fire Marshal Report - Asbury Park_Pods A-F

5.XVI. 3636-3654 Union Avenue & 511-579 Chestnut St. (Pod F) Site Plan Review

Background:

Theo Stone of Atwell LLC is requesting site plan review for the properties located at 3636 Union Avenue, 0 Union Avenue, 3644 Union Avenue, 3650 Union Avenue, 3654 Union Avenue, 579 Chestnut Street, 0 Chestnut Street, 573 Chestnut Street, 511(573) Chestnut Street, 569 Chestnut Street, 567 Chestnut Street and 565 Chestnut Street, Parcel Identification Numbers 14-0096-0002-026-9, 14-0096-0002-025-1, 14-0096-0002-024-4, 14-0096-0002-023-6, 14-0096-0002-022-8, 14-0096-0002-032-7, 14-0096-0002-020-2, 14-0096-0002-016-0, 14-0096-0002-015-2, 14-0096-0002-045-5, 14-0096-0002-013-7, 14-0096-0002-012-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3636-3654 Union, 511-579 Chestnut_Site Plan_Pod F
2. Plans - 3636-3654 Union, 511-579 Chestnut_Site Plan_Pod F
3. Planner's Report - 3636-3654 Union, 511-579 Chestnut_Site Plan_Pod F
4. Fire Marshal Report - Asbury Park_Pods A-F
5. Engineer's Report - 3636-3654 Union Pod F Concept Plan -1

5.XVII. 2022 Planning Commission Meeting Schedule

Background:

Consideration and action to approve the 2022 Planning Commission meeting schedule.

Documents:

1. 2021 Meeting Dates and Deadlines Schedule_PC Meeting_rev. 11-8-21

6. Next Meeting Date - December 14, 2021;

7. Adjourn