PLANNING COMMISSION

700 Doug Davis Drive
Hapeville, GA 30354

January 11, 2022 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. Election of Officers

- Vice Chairman
- Chairman

4. Approval of Minutes

4.I. Minutes of December 14, 2021
1. Minutes - 12-14-2021_draft

5. Old Business

5.I. 2022 Planning Commission Meeting Schedule (Revised)
Background:
Consideration and action to approve the revised 2022 Planning Commission meeting schedule. Due to the City Council's schedule, the meeting originally scheduled for July 12, 2022 has been changed to July 19, 2022. *This item was approved by the Planning Commission on November 14, 2021.*

Documents:

1. 2022 Meeting Dates and Deadlines Schedule_PC_revised_01-11-22

5.II. 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. *This item received conditional approval on November 16, 2021, pending final review of the proposed Accessory Dwelling Unit.*

Documents:

1. Application - 3143 Old Jonesboro Road_Site Plan_Redacted
2. Plans - 3143 Old Jonesboro Road_Site Plan_rev1
3. Planner's Report - 3143 Old Jonesboro_Site Plan

5.III. 3602 S. Fulton, 647-651 Chestnut, 3617-3633 Georgia (Rev. 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. Application - 3602 S. Fulton, 647-651 Chestnut, 3617-3633 Georgia_Alt Pod C_Site Plan_Redacted
2. Plans - Hapeville_PodC_2021-11-5
3. Planners Report Site Plan Review Pod C DR Horton January 2022
4. Engineer's Report - 3602 S. Fulton, 647-651 Chestnut_Pod C

5.IV. 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. *The Planning Commission tabled this item on November 16, 2021, to allow the applicant additional time to submit a revised site plan that accommodates additional parking for residents and visitors.*

Documents:

1. Application - 781-819 N. Central Avenue_Site Plan
2. Plans - 781-819 North Central Avenue_Site Plan_rev
3. Planner's Report - 781 to 819 N Central Ave.- Site Plan_ Revised2
4. Engineer's Report - 781-809 N. Central Ave.-Concept Site Plan Review -2

6. New Business

6.I. 3581, 3583, 3585 and 3587 South Fulton Avenue Final Plat Review

Background:

Nicholas Imerman of Built By Broadband, LLC is requesting final plat review for the properties located at 3581, 3583, 3585 and 3587 South Fulton Avenue, Parcel Identification Number 14-0098-0021-075-1. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3581-3587 S. Fulton Avenue_Final Plat_Redacted
2. Plans - 3571 S Fulton Ave. Phase 2_Final Plat
3. Planner's Report - 3571 S Fulton Ave. Phase 2_ Final Plat
4. Engineer's Report - 3571 South Fulton Ave Ph 2 Final Plat -1

6.II. 3411 Old Jonesboro Road Final Plat Review

Background:

Robert Garrison III is requesting final plat review for the property located at 3411 Old Jonesboro Road, Parcel Identification Number 14-0066-0002-001-8. The property is zoned R-0, One Family Detached.

Documents:

1. Application - 3411 Old Jonesboro Road_Final Plat_Redacted
2. Plans - 3411 Old Jonesboro Road_Subdivision Plat
3. Planner's Report - 3411 Old Jonesboro Rd_Subdivision
4. Engineer's Report - 3411 Old Jonesboro Rd._Subdivision Plat -1

6.III. 0 Norman Berry Drive (3460) Conditional Use Permit

Background:

Sonial Patel and Jay Patel are requesting approval of a Conditional Use Permit to operate a commercial parking lot on a 1.36-acre parcel located at 0 Norman Berry Drive, Hapeville, Georgia 30354, Parcel Identification Number 14-0127-LL1230. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-5 (Conditional Uses) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 0 Norman Berry Drive_Conditional Use Permit_Redacted
2. Plans - 0 Norman Berry Drive (3460)
3. Planner's Report - 0 Norman Berry Dr. (1155 Virginia Avenue) Parking Lot Conditional Use Permit

7. Open Discussion:

7.I. Parking Study Discussion

Background:

At the December 14, 2021 meeting, Commissioner Lucy Dolan expressed concern over the impact of recent increased development on traffic in the city and also parking requirements. The Commission agreed to have a discussion on traffic and parking at the January 11, 2022 meeting. Staff will guide the Planning Commission as needed in developing the request to City Council.

Documents:

1. Planner's Report - Parking Discussion
2. ARC's Commercial Parking Assessment_Final_Hapeville_6.11.19 (1)

8. Next Meeting Date - February 8, 2021 at 6 PM

9. Adjourn