Brian Wismer, Chairman
Lucy Dolan, V. Chairman
G. Leah Davis
Jeanne Rast
Larry Martin
Cliff Thomas

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

March 8, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Jeanne Rast
Larry Martin
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of February 8, 2022

4. Old Business

4.I. **609-627 College Street (Pod B) Site Plan Review**

Background:

Theo Stone of Atwell, LLC is requesting approval of a revised site plan 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. *The Planning Commission approved this item on November 16, 2021.*

Documents:

1. Application - 609-627 College Street_Site Plan_Redacted
2. Plans - 609-627 College Street_Site Plan
3. Planner's Report - 609-627 College St. (Pod B)_Site Plan_Revised

4.II. 3608-3622 Georgia Ave., 3619-3637 Union Ave. (Pod D) Site Plan Review

Background:

Theo Stone of Atwell LLC is requesting approval of a revised site plan for the properties located at 3608 Georgia Avenue, 3614 Georgia Avenue, 0 Georgia Avenue, 3619 Union Avenue, 3627 Union Avenue, and 3637 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. *The Planning Commission approved this item on November 16, 2021.*

Documents:

1. Application - 3608-3622 Georgia Ave., 3619-3637 Union Ave._Site Plan_Redacted
2. Plans - 3608-3622 Georgia Ave., 3619-3637 Union Ave. (Pod D)_rev1
3. Planner's Report -3608-3622 Georgia Ave., 3619-3637 Union (Pod D)_Site Plan _Revised

4.III. **3636-3654 Union Avenue & 511-579 Chestnut St. (Pod F) Site Plan Review**

Background:

Theo Stone of Atwell LLC is requesting approval of a revised site plan 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, 14-0096-0002-025-4, 14-0096-0002-024-4, 14-0096-0002-023-6, 14-0096-0002-022-8, 14-0096-0002-032-7, and 14-0096-0002-012-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use. *The Planning Commission approved this item on November 16, 2021.*

Documents:

1. Application - 3636-3654 Union Ave., 511-579 Chestnut St._Site Plan _Redacted
2. Plans - 3636-3654 Union Ave., 511-579 Chestnut St. (Pod F)_Site Plan
3. Planner's Report -3636-3654 Union Ave., 511-579 Chestnut St. (Pod F)_ Site Plan_Revised

5. New Business

5.I. **461 North Central Avenue Final Plat Review**

Background:

Joseph Latimer is requesting final plat review for the property located at 461 N. Central Avenue, Parcel Identification Number 14-0095-0003-015-2. The property is zoned U-V, Urban Village.

Documents:

1. Application - 461 N. Central Avenue_final plat_Redacted
2. Plans - 461 N. Central Avenue_final plat
3. Planner's Report - 461 North Central Subdivision_ Final Plat
4. Engineer's Report - 461 N. Central Ave Final Plat Review -1

5.II. **3112 Grove Circle Site Plan Review**

Background:

William Brooks Kay and Brett M. Reichert are requesting site plan review to construct a single family dwelling at 3112 Grove Circle, Parcel Identification Number 14-0094-0010-061-8. The property is zoned R-SF, Residential Single Family.

Documents:

1. Application - 3112 Grove Circle_Site Plan_Redacted
2. Plans - 3112 Grove Circle_Site Plan
3. Planner's Report - 3112 Grove Circle_ Site Plan

5.III. **601 Coleman Street Special Use Permit**

Background:

Stacyann Wint-Barnes is requesting a Special Use Permit to operate a personal care home at 601 Coleman Street, Parcel Identification Number 14-0099-0003-120-6. The property is zoned V, Village and is subject to the zoning regulations under Section 93-11.1-5 (Special uses) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 601 Coleman Street_Special Use Permit_Redacted
2. Plans - 601 Coleman Street
3. Planner's Report - 601 Coleman Street_Special Use Permit

5.IV. **3309, 3319, and 3327 Dogwood Drive Rezoning Request**

Background:

Green River Construction Georgia, LLC is requesting to rezone the properties located at 3309 Dogwood Drive, 3319 Dogwood Drive, 3327 Dogwood Drive, Parcel Identification Numbers 14-0098-0016-010-5, 14-0098-0016-011-3, 14-0098-0016-012-1 from V, Village to U-V, Urban Village for the purpose of constructing a residential townhome development.

Documents:

1. Application - 3309-3327 Dogwood Drive_Rezoning_Redacted
2. Plans - 3309-3327 Dogwood Drive_Rezoning
3. Planner's Report - 3309-3327 Dogwood Drive_Rezoning Request

6. Open Discussion

6.I. Parking Study Discussion

7. Next Meeting Date - April 12, 2022 at 6:00 PM

8. Adjourn