



Planning Commission Meeting AGENDA

Thursday, April 17, 2025 6:00 p.m.

Municipal Hall Courtroom

1. Meeting called to order: 6:03 p.m.
2. Approval of April agenda
 - a. Motion made to approve by Portia Burns, seconded by Jimmy Thompson, all approved 5-0.
3. Old Business
 - a. Updates for training and zoning ordinance
 - i. Jessie said that Josh Dilbeck and Gwen Wiley need to attend Planning and Zoning 101 and asked them to check the date so she can get them registered.
 - ii. Jessie said she would like for the entire planning to attend Planning and zoning 104 and 105 because they discuss zoning ordinance revisions, but they are in Americus. Jessie will reach out to Carl Vinson Institute of Government to see if they can schedule those closer to Habersham.
 - iii. Jessie said that Planning and Zoning 103 is July 15th at UGA Gwinnett. It discusses administrative variances and procedures. The planning commission had some training similar in 2024, but Jessie reiterated the importance of it.
 - iv. Planning and Zoning 102- Civic Engagement is at UGA Gwinnett December 4 and Jessie would like everyone to attend. Please check the date and let her know if you can attend so she can get you registered.
 - v. If there is no new business or applications to review for the May 15 meeting, the planning commission will meet to do some training and ordinance review.
 - b. Public Forum- Anyone who wants to speak about something OTHER than the application.
 - i. None
4. New Business
 - a. Welcome of new planning commissioners
 - i. Chair Jason Lewallen welcomed Gwen Wiley from Ward 3 and Josh Dilbeck from Ward 1 to the Planning Commission
 - b. Preliminary Plat Approval application for 60-unit apartment development
 - i. Jessie presented the preliminary plat and reminded the commissioners that this was the same development that was approved for a variance at the March Planning Commission meeting.
 - ii. Jon Toppen, Tapestry Development, presented the preliminary plat as previously discussed. With no questions from the commissioners, the hearing was opened up for comments in favor of or opposition to and none were heard.
 - iii. The Planning Commissioners discussed the plat, clarified that the lot lines were to be moved so as not to build on two lots, and that the discrepancy on the plat stating tract 1 is in Habersham's County's jurisdiction needed to be changed to property that is clearly within city limits.

- iv. Motion made by Jason Lewallen to approve the preliminary plat with the amendments that the lot lines be corrected and the tract 1 ownership be amended BEFORE the city commission meeting. Jimmy seconded the motion. Gwen Wiley recused herself from voting citing involvement with the applicant's organization. All Approved 4-0, Recused 1
- 5. Next Regular Board Meeting: **May 15, 2025** at the Municipal Complex Courtroom at 6 p.m.
- 6. Adjourn- Motion made by Portia Burns, seconded by Jimmy Thompson, all approved 5-0 at 6:37 p.m.

Present: Jimmy Thompson, Portia Burns, Josh Dilbeck, Jason Lewallen, Gwen Wiley, Jessie Owensby (see sign-in sheet)

Absent: None