



**Planning Commission Meeting  
700 Doug Davis Drive  
Hapeville, Georgia 30354**

**September 11, 2018 6:00PM**

**MINUTES**

**1. Welcome and Introduction**

Chairman Brian Wismer called the meeting to order at 6:00 p.m. in the City of Hapeville Municipal Annex located at 3468 North Fulton Avenue, Hapeville, Georgia 30354. Members in attendance included Charlotte Rentz, Lucy Dolan, and Larry Martin. City Planner representative David Rast and Secretary Adrienne Senter were also present.

Vice Chairman Jeanne Rast, Mark Farah, and Kaity Ferrero were unable to attend the meeting.

**2. Minutes of August 14, 2018**

**MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to approve the minutes of August 14, 2018 as submitted. Motion Carried: 3-0.**

**3. Old Business – None.**

**4. New Business**

**a. Orchard Street and Elkins Street**

**Preliminary Plat Review**

Roger Fisher of Rekast, LLC requested approval of a preliminary plat to combine four parcels located at Orchard Street and Elkins Street, Parcel Identification Numbers 14 012700040229, 14 012700040237, 14 012700040245, 14 012700040120 to form one parcel. The properties are zoned R-5, One Family Attached/Detached. The present use of the land is single-family residential and vacant. The proposed use of the property is attached single family dwellings. The combination of the four (4) lots will total .71 acres or 30,961 sf.

The applicant requests the following variances:

- (a) Decrease in the number of attached units to 2 in the rear of the property to accommodate greenspace.
- (b) Increase in the number of total units on the site to 12 units. The zoning code allows for up to 8 units per lot. As this is a combination of 4 lots, the request to increase to 12 units maintains the required density of 2,500sf per unit.
- (c) Increase maximum number of stories to 3 (from 2 ½) and maximum height to 44' (from 35') to serve as a transition between the commercial developments to the west) along Lang ad Virginia and Elkins to the northwest).

*Section 90-1-3 (h): Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because*



*of the topographical or other conditions peculiar to the site, in the option of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with a reasoning on which the departure was justified set forth.*

The developer, James Kegley, and his team met with the residents of the Virginia Avenue Neighborhood Association and presented the site plan and renderings. Overall, the residents supported the project and felt it would be a great addition to Virginia Park and the City.

There was brief discussion regarding the requested height of up to 44'. The applicant stated that the requested height is to serve as a transition between the commercial developments into the residential neighborhood.

- Public Comment  
Daniel Ray

**MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to approve the preliminary plat for the properties located at Elkins Street and Orchard Street, Parcel ID's: 14 012700040229, 14 012700040237, 14 012700040245, 14 012700040120 provided no more than 12 units are constructed and granting of the following variances:**

- 1. Decrease in the number of attached units to 2 in the rear of the property to accommodate greenspace.**
- 2. Increase in the number of total units on the site to 12 units.**
- 3. Increase maximum number of stories to 3 (from 2 ½) and maximum height to 44' (from 35') to serve as a transition between the commercial developments to the west) along Lang and Virginia and Elkins to the northwest).**

**Motion Carried: 3-0.**

**b. 579 North Avenue**

**Temporary Use Permit**

Charlette Adams requested approval of a Temporary Use Permit to operate a beauty salon at 579 North Avenue, Parcel Identification Number 14 009400010106. The property is zoned C-R, Commercial Residential and is approximately 0.0775 acres.

The property has operated as a beauty salon in the past, but the non-conforming use had been abandoned. The proposed services will include:

- (a) Hairstyling, hair coloring and shampoo services
- (b) Manicures, pedicures
- (c) Facials
- (d) Waxing



(e) Eyelash Services

Per the City attorney, the above uses may also be considered customary to a beauty salon. Beauty salons are allowed with the approval of a temporary use permit by Mayor and Council in the C-R zone as they are an allowed use in the C-1 zoning district.

The applicant stated that the building layout includes three (3) separate rooms that are partitioned but not separated by a closed door.

- Public Comment  
None.

**MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to recommend the Mayor and Council grant the Temporary Use Permit at 579 North Avenue to operate a beauty salon. Motion Carried: 3-0.**

**c. 685 North Central Avenue**

**Conditional Use Permit**

Duc Nguyen requested approval of a Conditional Use Permit to operate a commercial dry cleaner at 685 North Central Avenue, Parcel Identification Number 14 009800170252. The property is zoned U-V, Urban Village and is approximately 0.3029 acres. The property was formerly used as a thrift store.

Laundry and dry-cleaning shops are permitted as a Conditional Use within the U-V Zoning District. The applicant stated that the site consists of 14 parking spaces and the business will provide pickup and delivery services for commercial businesses. The business hours will be from 7 a.m. to 6 p.m. and will be handicap accessible.

There was brief discussion regarding the property location being within the Arts District and the applicant expressed interest in supporting the arts initiatives within Downtown Hapeville.

- Public Comment  
Daniel Ray

**MOTION ITEM: Lucy Dolan made a motion, Larry Martin seconded to recommend the Mayor and Council grant the Conditional Use Permit at 685 North Central Avenue to operate a commercial dry cleaner. Motion Carried: 3-0.**

**d. A-D Zone (Arts Overlay District)**

**Proposed Text Amendment**

Consideration and Action to amend the A-D Zone (Arts Overlay District) to remove the geographic limitations for makerspaces within the Art District Overlay.

At the August 2018 Planning Commission meeting, the Commission recommended that the geographic limitations for makerspaces within the Arts District Overlay be removed.



In addition to deleting #5 of Section 93-28-12(5), the Commission recommended the additional language under Section 93-28-9(g) that references makerspaces be removed.

Commissioner Martin expressed concern related to public art and makerspaces.

- Public Comment  
None.

**MOTION ITEM: Charlotte Rentz made a motion, Lucy Dolan seconded to recommend the Mayor and Council approve the text amendment to include deletion of #5 and the additional language removed that references makerspaces under #7 of Section 93-28-12. Motion Carried: 3-0.**

**e. Chapter 93 Zoning, Restaurants**

**Proposed Text Amendment**

Consideration and Action to amend Chapter 93 Zoning, Section 93-1-2, Definitions to clearly define restaurants.

The Commission requested additional information to define each type of restaurant.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to table the restaurants text amendment until the October 9, 2018 meeting. Motion Carried: 3-0.

**4. Open Discussion**

Commissioner Martin raised concerns regarding standards within the Architectural Design Ordinance that requires all garages are placed to the side and rear yard area. In addition, he expressed concerns that required a walkway from the front door to the sidewalk. Chairman Wismer explained that the Design Review Committee enforces the standards within the Architectural Design Ordinance but agreed that the City could do a comprehensive review or possible workshop with the DRC to address any concerns. Mr. Martin stated that he will draft a list of issues within the code and present them at the next meeting. No action was taken.

**5. Next Meeting Date – October 9, 2018 at 6:00PM**

**6. Adjourn**

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to adjourn the meeting at 7:56 p.m. Motion Carried: 3-0.

Respectfully submitted by,

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Chairman, Brian Wismer

Secretary, Adrienne Senter