

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

July 12, 2016 6:00 PM

MINUTES

Item 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 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance included Vice Chairman Travis Horsley, Charlotte Rentz, Jeanne Rast, Lucy Dolan, Mark Farah and Kaity Ferrero. City Planner Bill Johnston and Planning Commission Secretary Adrienne Senter were also present.

Item 2) Minutes of June 14, 2016

Motion Item:

Travis Horsley made a motion, Charlotte Rentz seconded to approve the minutes of June 14, 2016 as submitted. Motion Carried: 6-0.

Item 3) Old Business

None.

Item 4) New Business

A. 3388 Colville Avenue

Site Plan Review

Mr. William A. McSwain sought site plan approval to allow the construction of a 2,070 square foot home with a 484 square foot detached garage at 3388 Colville Avenue. The property is zoned R-SF, Residential Single Family.

The applicant proposed to construct a two-story, craftsman style dwelling. The dwelling will be a four-bedroom, three-bath with Hardie plank exterior finish.

MOTION: Jeanne Rast made a motion, Mark Farah seconded to approve the site plan application for 3388 Colville Avenue subject to satisfaction of the identified deficiencies in the City Engineers and City Planners report.

B. Extended-Stay Hotels

Text Amendment

Consideration of an Ordinance to amend *Chapter 93, Zoning*, of the Code of Ordinances for the City of Hapeville, Georgia regarding Extended –Stay Hotels.

Public Comment:

Mickie Williams

Carol Seaton

Discussion ensued regarding delaying any changes to the RMU, UV, C-1 and Village Zoning districts until a later date.

After further discussion, the following action was taken:

MOTION: Travis Horsley made a motion, Jeanne Rast seconded to recommend the Mayor & Council support staff recommendations to support the Extended-Stay Text Amendment for the sections pertaining to the CR, C-2 and RMU Zones only and subject to the following revisions:

1. **Revise Line 154 as follows: “Guest room amenities shall be consistent with or exceeding an upscale market class as defined by Smith Travel Research”.**
2. **Strike Lines 155-167 of Section 4, Subsection b(8).**
3. **Edit line 170 of Section 4, Subsection C to read “not to exceed 3”.**
4. **Add the County parcel identification numbers to Line 170 for the existing Extended-Stay Hotels located within the City which were identified as the Staybridge Suites and the Marriott Residence Inn.**
5. **Revise Section 4, Line 177 to read as follows: “Hapeville Future Development Map) or zoned for residential, only”.**

Motion Carried: 5-1; Kaity Ferrero opposed.

C. Sign Ordinance

Text Amendment

Consideration and action on an Ordinance to amend Chapter 93, Zoning of the Code of Ordinances for the City of Hapeville, Georgia regarding the Sign Ordinance.

Public Comment:

Michael Randman

MOTION: Jeanne Rast made a motion, Lucy Dolan seconded to recommend Mayor and Council approves the Sign Ordinance Text Amendment. **Motion Carried: 6-0.**

D. Zoning Map

Text Amendment

Consideration of an Ordinance to amend *Chapter 93, Zoning*, of the Code of Ordinances for the City of Hapeville, Georgia regarding the Zoning Map.

Public Comment:

None.

MOTION: Kaity Ferrero made a motion, Charlotte Rentz seconded to recommend Mayor and Council approves the Zoning Map Text Amendment. Motion Carried: 6-0.

Item 5) Next Meeting Date – Tuesday, August 9, 2016 at 6:00 p.m.

Item 6) Adjourn

There being no further discussion, the meeting was adjourned at 7:59 p.m.

Motion Item:

Lucy Dolan made a motion, Charlotte Rentz seconded to adjourn the meeting at 7:59 p.m. Motion Carried: 6-0.

Respectfully submitted by,

Chairman, Brian Wismer

Planning Commission Secretary, Adrienne Senter