



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

**September 13, 2016 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 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance included Vice Chairman Travis Horsley, Kaity Ferrero, Lucy Dolan, Charlotte Rentz, Jeanne Rast, and Mark Farah. City Planner Bill Johnston and Planning Commission Secretary Adrienne Senter were also present.

**2. Minutes of August 9, 2016**

**Motion Item: Travis Horsley made a motion, Jeanne Rast seconded to approve the minutes of August 9, 2016 as submitted. Motion Carried: 6-0.**

**3. Old Business**

Commissioner Horsley requested the LCI/Comprehensive Plan Study be added to the Planning Commission agenda in the near future as a discussion item.

**4. New Business**

**a. 1155 Virginia Avenue**

**Conditional Use Permit**

Mr. Roger Fisher sought approval of a Conditional Use Permit for the construction of a 62' x 160' gravel parking area at 1155 Virginia Avenue. The property is zoned UV, Urban Village.

Mr. Fisher stated that the property proposed to install a 62'x 162 four (4) inch crush and run gravel with a roadway matting beneath, to provide a structurally sound area. The intent is for a non-permanent gravel area that will be used to provide overflow parking during peak business hours. The applicant proposes to complete a hotel development at this location in the near future.



**Public Comment:**

Laura Murphy, 201 Colorado Avenue  
George Rogan, 2108 Woodland Drive  
Diane Dimmick, 3360 Old Jonesboro Road

There was brief discussion regarding the need for a Text Amendment to address restrictions within the City’s Gravel Ordinance.

**Motion Item:**

**Lucy Dolan made a motion to recommend the Mayor and Council deny the Conditional Use Permit application for 1155 Virginia Avenue. Jeanne Rast seconded. Motion Carried: 6-0.**

**b. 2116 Woodland Drive**

**Subdivision Plat Review**

Mr. J. Pascal Grubbs authorized representative for J. Allen Poole of Saint/Hornet Investments, LLC sought subdivision plat approval to allow the subdivision of two lots at 2116 Woodland Drive and 2118 Woodland Drive. The properties are zoned R-2, Single-Family Residential.

Mr. Poole requested the Subdivision to accomplish a “boundary line adjustment” at 2116 and 2118 Woodland Drive. Currently, 2116 Woodland Drive is comprised of two (2) lots. The lot identified as 2118 Woodland Drive will gain approximately 10 feet of street frontage through the boundary line adjustment.

**Public Comment**

None

Discussion ensued regarding updating the Subdivision Ordinance revisions in Municode. The Planning Commission requested the City look into this matter so the public could have access to the updated codes.

**Motion Item:**

**Charlotte Rentz made a motion, Travis Horsley seconded to approve the Subdivision Plat for 2116 Woodland Drive. Motion Carried: 6-0.**

**c. 3161 Oakdale Road**

**Site Plan Review**

Ms. Michelle L. Jenkins of Homebilt, Inc. sought site plan approval to allow the construction of a 3,071 single family home at 3161 Oakdale Road. The property is zoned R-1, Single-Family Residential.



The proposed 3,071 square foot, two-story home, craftsman-style home will feature four bedrooms and three and one-half baths with a 462 square foot detached rear garage. The applicant intends to extend existing sidewalk.

Public Comment

None

**Motion Item:**

**Mark Farah made a motion, Charlotte Rentz seconded to approve the site plan application for 3161 Oakdale Road, Lot 11 subject to the satisfaction of the identified deficiencies noted in the City Planners report and the City Engineers report and delivery of the recorded final plat for the subdivision and the recorded Homeowners Association documents to the Department of Community Services . Motion Carried: 6-0.**

**d. 3159 Oakdale Road**

**Site Plan Review**

Ms. Michelle L. Jenkins of Homebilt, Inc. sought site plan approval to allow the construction of a 2,994 single family home at 3159 Oakdale Road. The property is zoned R-1, Single-Family Residential.

The proposed 2,994 square foot, two-story home, craftsman-style home will feature four bedrooms and three and one-half baths with a 462 square foot detached rear garage. The applicant intends to extend existing sidewalk.

Public Comment

None

**Motion Item:**

**Mark Farah made a motion, Lucy Dolan seconded to approve the site plan application for 3159 Oakdale Road, Lot 12 subject to the satisfaction of the identified deficiencies noted in the City Planners report and the City Engineers report and delivery of the recorded final plat for the subdivision and the recorded Homeowners Association documents to the Department of Community Services . Motion Carried: 6-0.**

**e. 3157 Oakdale Road**

**Site Plan Review**

Ms. Michelle L. Jenkins of Homebilt, Inc. sought site plan approval to allow the construction of a 3,071 single family home at 3157 Oakdale Road. The property is zoned R-1, Single-Family Residential.



The proposed 3,071 square foot, two-story home, craftsman-style home will feature four bedrooms and three and one-half baths with a 462 square foot detached rear garage. The applicant intends to extend existing sidewalk.

Public Comment

None

**Motion Item:**

**Mark Farah made a motion, Charlotte Rentz seconded to approve the site plan application for 3157 Oakdale Road, Lot 13 subject to the satisfaction of the identified deficiencies noted in the City Planners report and the City Engineers report and delivery of the recorded final plat for the subdivision and the recorded Homeowners Association documents to the Department of Community Services . Motion Carried: 6-0.**

**f. Halfway House 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 Halfway Houses.

The amendment to the zoning ordinance defines halfway houses and introduces standards applicable to the use. Currently, the ordinance does not define or establish standards for the regulation of halfway houses.

Commission member Travis Horsely pointed out that the code sections referenced in the proposed ordinance did not coincide with the code sections listed on Municode. The Commission requested a copy of the amended code in order to compare the proposed changes.

Public Comment

Rod Mack, 506 King Arnold Street  
Laura Murphy, 201 Colorado Avenue  
Mike Murphy, 201 Colorado Avenue  
Carol Seaton, 3333 Myrtle Street

**Motion Item:**

**Jeanne Rast made a motion, Lucy Dolan seconded to table the Halfway House Text Amendment until the October 11, 2016 Planning Commission meeting. Motion Carried: 6-0.**

**5. Next Meeting Date – October 11, 2016 at 6:00PM**



Prior to adjourning the meeting, Commissioner Horsley stated the importance of coordinating the City's GIS mapping with Fulton County Tax Assessor's office in an effort to keep the County's records up-to-date with the City's zoning changes.

The Commission requested the batteries in the microphones for presenters and the public comment are changed prior to the next meeting.

There being no further discussion, the following action was taken:

## **6. Adjourn**

**MOTION: Kaity Ferrero made a motion, Lucy Dolan seconded to adjourn the meeting at 7:47 p.m. Motion Carried: 6-0.**

Respectfully submitted by,

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Chairman, Brian Wismer

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Planning Commission Secretary, Adrienne Senter