

Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

November 8, 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 Charlotte Rentz, Jeanne Rast, Lucy Dolan and Mark Farah. City Planner Bill Johnston and Planning Commission Secretary Adrienne Senter were also present.

Vice Chairman Travis Horsely and Commissioner Kaity Ferrero were unable to attend the meeting.

2. Minutes of October 11, 2016

Motion Item: Charlotte Rentz made a motion, Lucy Dolan seconded to approve the minutes of October 11, 2016 as submitted. Motion Carried: 4-0.

3. Old Business

None.

4. New Business

a. 439 Walnut Street

Site Plan Review

Mr. Cliff Christiansen sought site plan approval to allow the construction of a 1,729 square foot single-family home at 439 Walnut Street. The property is zoned R-SF, Residential-Single Family.

The proposed 1,729-square foot craftsman-style dwelling will feature three bedrooms (with an optional fourth bedroom) and two and one half-bath with a 400 square foot attached garage. Access to the corner lot property will be from Walnut Street.

- Public Comment

None.

Motion Item:

Mark Farah made a motion, Charlotte Rentz seconded to approve the site plan for 439 Walnut Street subject to satisfaction of the deficiencies outlined in the staff report.

Motion Carried: 4-0

b. 3477 Rainey Avenue

Rezoning Request

Mr. Rajesh A. Patel of Venus Virginia Avenue, LLC, sought approval to rezone the property located at 3477 Rainey Avenue from R-SF, Residential-Single Family to UV, Urban Village for the purpose of constructing a mixed-use development with retail and office use.

The proposed use would include a commercial mixed use development with retail, office and restaurants.

- Public Comment

None.

Motion Item:

Jeanne Rast made a motion, Charlotte Rentz seconded to recommend the Mayor and Council approve the rezoning request for 3477 Rainey Avenue from R-SF, Residential Single Family to UV, Urban Village. Motion Carried: 4-0.

c. 3474 Elkins Street

Rezoning Request

Mr. Rajesh A. Patel of Venus Virginia Avenue, LLC., sought approval to rezone the property located at 3474 Elkins Street from R-5, Single Family Attached and Detached to UV, Urban Village for the purpose of constructing a mixed-use development with retail and office use.

- Public Comment

None.

Motion Item:

Lucy Dolan made a motion, Mark Farah seconded to recommend the Mayor and Council approve the rezoning request for 3477 Rainey Avenue from R-SF, Residential Single Family to UV, Urban Village. Motion Carried: 4-0.

d. Bail Bondmen/Probation Offices 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 Bail Bondmen/Probation Offices.

The proposed Ordinance text amendment will limit uses to specific areas of the city. In addition, the proposed Ordinance further limits the number of certificates of occupancies that may be issued for bail bond offices, check cashing businesses, pawnshops and private probation offices based on the population of the city.

- Public Comment
None.

Motion Item:

Charlotte Rentz made a motion, Jeanne Rast seconded to recommend the Mayor and Council approve the text amendment for Bail Bondmen/Probation Offices Ordinances.

Motion Carried: 4-0.

5. Open Discussion

Commissioner Lucy Dolan inquired about the house located at 329 Maple Street regarding if the brick being placed on the exterior of the home was properly permitted. In addition, Ms. Dolan expressed concerns regarding the need for sidewalks along Parkview Place and speeders in the area. Chairman Wismer advised Ms. Dolan to contact the Community Services Department to inquire if the proper permits were issued for the home at 329 Maple Street and to voice her concerns regarding the need for sidewalks along Parkview Place and request they look into this issue.

Ms. Dolan also inquired about the LCI/Comprehensive Plan Update and the process. Chairman Wismer informed the Commission that the Core Team was selected by Mayor and Council and their first team meeting is scheduled on November 14, 2016 to discuss the timeline and community outreach initiatives.

6. Next Meeting Date – December 13, 2016 at 6:00PM

7. Adjourn

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

Motion Item:

Charlotte Rentz made a motion, Lucy Dolan seconded to adjourn the meeting at 7:06 p.m.

Motion Carried: 4-0.

Respectfully submitted by,

Chairman, Brian Wismer

Secretary, Adrienne Senter