



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

February 13, 2018 6:00PM

MINUTES

1. Welcome and Introduction

Chairman Brian Wismer called the meeting to order at 6:05 p.m. in the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance included Lucy Dolan, Jeanne Rast, and Charlotte Rentz. City Planner Lynn Patterson and Secretary Adrienne Senter were also present.

Commissioners Kaity Ferrero and Mark Farah were unable to attend the meeting.

2. Minutes of December 12, 2017 and January 16, 2018

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the minutes of December 12, 2017 as submitted. Motion Carried: 3-0.

MOTION ITEM: Charlotte Rentz made a motion, Lucy Dolan seconded to approve the minutes of January 16, 2018 as submitted. Motion Carried: 3-0.

3. Old Business

a. 817 Custer Street

Site Plan Review

Ms. Ardina Pierre sought site plan approval to allow the construction of a room addition and garage at 817 Custer Street, Parcel Identification Number 14 009800080204. The property is zoned V, Village and is approximately 0.19 acres. This item was tabled at the December 12, 2017 and January 16, 2018 meeting pending submittal of additional plan details. The applicant did not submit the requested information as requested.

- Public Comment
None.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to deny the site plan request for 817 Custer Street. Motion Carried: 3-0.

4. New Business



a. 542 Oak Drive

Site Plan Review

Mr. Samuel Kirkland sought site plan approval for the property located at 542 Oak Drive, Parcel Identification Number 14 009400020279. The property is zoned R-SF, Residential Single Family and is approximately 0.1435 acres.

The proposed 2,487 square foot dwelling is a four-bedroom, three bath residence and will include a front porch and a detached two car garage. The lot coverage is not shown on the site plan.

- Public Comment
None.

MOTION ITEM: Jeanne Rast made a motion, Charlotte Rentz seconded to approve the site plan request at 542 Oak Drive provided the applicant submit the residential lot coverage details. Motion Carried: 3-0.

b. 831 Custer Street

Site Plan Review

Mr. Michael Miles sought site plan approval for the property located at 831 Custer Street, Parcel Identification Number 14 009800080220. The property is zoned R-SF, Residential Single Family and is approximately 0.1995 acres.

The site plan proposed a 3,008-sf single family dwelling with four bedrooms, two and a half baths. This project is an addition to an existing residence. The applicant indicated that the project timeframe is between 6-9 months.

- Public Comment
None.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the site plan request at 831 Custer Street provided the applicant address the deficiencies outlined in the planner's report and address any storm water drainage issues are addressed and resolved. Motion Carried: 3-0.

c. 800 Doug Davis Drive

Rezoning Request

Mr. Pratap Singh on behalf of Matt Freeman sought to rezone the property located at 800 Doug Davis Drive, Parcel Identification Number 14 0098LL0146 from U-V, Urban Village to C-2, General Commercial for the purpose of constructing a restaurant and convenience store with fuel pumps. The parcel is 1.3 acres (55,931 sf) and the present land use is commercial/retail.



Public Comment:

Tom Freeman
Nancy Freeman
Matt Freeman

MOTION ITEM: Jeanne Rast made a motion to recommend the Mayor and Council deny the rezoning request at 800 Doug Davis Drive.

Motion died for lack of second.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to recommend the Mayor and Council deny the rezoning application at 800 Doug Davis Drive from U-V, Urban Village to C-2, General Commercial and recommend the applicant pursue a U-V, Urban Village zoning designation and seek a Conditional Use Permit and Variances. Motion Carried: 2-1, Jeanne Rast opposed.

5. Open Discussion

None.

6. Next Meeting Date – March 13, 2018 at 6:00PM

7. Adjourn

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to adjourn the meeting at 7:23 p.m. Motion Carried: 3-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary