



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

March 13, 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 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance included Vice Chairman Jeanne Rast, Lucy Dolan, Mark Farah, Kaity Ferrero and Charlotte Rentz. City Planner Lynn Patterson and Secretary Adrienne Senter were also present.

2. Minutes of February 13, 2018

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the minutes of February 13, 2018. Motion Carried: 5-0.

3. Old Business

None.

4. New Business

a. 3120 Sylvan Road

Conditional Use Permit

Mr. Doug Dubois, authorized representative of Airport Van Rental, requested approval of a Conditional Use Permit to operate a van rental business at 3120 Sylvan Road, Parcel Identification Number 14 009900041213. The property is zoned C-2, General Commercial and is approximately .63 acres.

The property was formerly used as a full-service gasoline station and contains existing building with service bays, a covered fuel canopy and large parking area. The applicant indicated that the vehicles would be cleaned using only soap and water but they could look into utilizing a waterless cleaning system.

While the use as proposed is consistent with the Conditional Use Permit requirements, the subject tract is not. Because Sylvan Road is a gateway into the city, it is staff's recommendation that the Conditional Use Permit request be approved subject to the Applicant agreeing to provide planting areas and landscaping adjacent to the Sylvan Road right-of-way as required by Section 93-3.2-6(c), only park rental, employee and customer



vehicles in standard, demarcated parking spaces and any minor repairs or cleaning of vehicles must not be visible from the public right of way.

There was discussion regarding compliance with all applicable environmental and resource regulations as it pertains to the cleaning of the vehicles.

- Public Comment
None.

MOTION ITEM: Lucy Dolan made a motion, Mark Farah seconded to recommend the Mayor & Council grant the Conditional Use Permit to operate a van rental business at 3120 Sylvan Road subject to the following conditions:

1. **Applicant must provide planting areas and landscaping adjacent to the Sylvan Road right-of-way as required by Section 93-3.2-6(c);**
2. **Applicant must only park rental, employee and customer service vehicles in standard demarcated parking spaces;**
3. **Any minor repairs or cleaning of vehicles must not be visible from the public right-of-way;**
4. **The applicant must have the trap inspected by the Community Service Department to ensure compliance with washing the vehicles.**

Motion Carried: 4-1; Charlotte Rentz opposed

b. 816 and 840 South Central Avenue

Site Plan Review

Mr. David Hewitt requested site plan approval to allow a 3,000 square-foot addition to an existing commercial building at 816 and 840 South Central Avenue, Parcel Identification Numbers 14 009800080345 and 14 009800080098. The properties are zoned V, Village and are approximately .45 acres.

Mr. Hewitt desires to renovate and convert the existing building on the property into a full-service restaurant with outside dining and associated parking. The existing 994 sf building would be removed and replaced with a 2,918-sf enclosed restaurant and would include two shipping containers to be used for dining and office/storage space. Up to three of the existing gasoline canopies (1,376 sf) would be repaired or replaced to establish outdoor, covered dining areas. The site would also include a 1,650-sf open-air patio.

The existing building encroaches into the required rear yard setback. The existing canopies encroach into the required front yard setback adjacent to both South Central Avenue and Willington Drive. In addition, one of the existing canopies extends over the property boundary adjacent to Willington Drive. Mr. Hewitt is seeking a variance to permit these encroachments and abandonment of the right-of-way where the existing canopy extends into the right of way.



The following deficiencies were noted in the City Planner's report:

- Variances will be required to address the Applicant's request to reduce the minimum parking requirements, to reduce the setbacks and to increase the maximum impervious coverage as identified on the site plan.
- A Legal Description for both tracts of land should be provided.
- A detailed landscape plan should be provided.
- Details as to how the dumpster will be screened from the residential properties on Willington Drive should be provided.
- An allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others should be provided.

Public Comment

None.

After further discussion, the following action was taken:

MOTION ITEM: Jeanne Rast made a motion, Charlotte Rentz seconded to approve the site plan subject to the deficiencies outlined by the City Planner and the City Engineer and recommend the Board of Appeals grant the variances outlined in the planner's report. Motion Carried: 5-0.

c. Three Porsche Avenue

Site Plan Review

Mr. Scott Condra representative of Castleton-Condra Three Porsche Avenue is seeking site plan approval to construct a hotel at Three Porsche Avenue, Parcel Identification Number 14 0096LL0593. The property is zoned U-V, Urban Village and is approximately 3.25 acres.

The Applicant desires to develop a 4-story, midscale hotel including 179 guest rooms on the property and create a connected "campus" with the neighboring Solis Hotel. The subject tract is zoned U-V, Urban Village and is subject to the regionally significant development designation as established with the redevelopment plan for the former Hapeville Ford Plant.

The following deficiencies were noted in the City Planner's report:

- Variances will be required to address the Applicant's request to reduce the minimum parking requirements, reduce the number of rooms required from 200 to 179, eliminate the requirement for a full-service restaurant, to increase the setbacks, to remove the requirement of a dedicated loading space, and to reduce the parking setback from the property line adjacent to the Solis parking lot.
- A detailed landscape plan should be provided.
- Sidewalks are not shown but must be provided along street frontage ant to the structure.
- Cross section characteristics of driveways, curb cuts and sidewalks should be provided.



Public Comment:
David Hewitt

MOTION ITEM: Charlotte Rentz made a motion, Mark Farah seconded to approve the site plan request at Three Porsche Drive provided the applicant address the deficiencies outlined by the City Planner and the City Engineer and recommend the Board of Appeals grant the variances outlined in the planner's report. Motion Carried: 5-0.

5. Open Discussion

800 Doug Davis Drive

Rezoning/Conceptual Site Plan

There was brief discussion regarding the conceptual design for the proposed gas station/restaurant development at 800 Doug Davis Drive. The overall consensus expressed support of the revised elevations and the rezoning with proffered conditions.

No action was taken.

6. Next Meeting Date – April 10, 2018 at 6:00PM

7. Adjourn

MOTION ITEM: Kaity Ferrero made a motion, Charlotte Rentz seconded to adjourn the meeting at 7:39 p.m. Motion Carried: 5-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary