



Planning Commission Meeting

700 Doug Davis Drive
Hapeville, Georgia 30354

April 10, 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, GA 30354. Members in attendance included Vice Chairman Jeanne Rast, Lucy Dolan, Mark Farah, Kaity Ferrero, Larry Martin and Charlotte Rentz. City Planner Lynn Patterson and Secretary Adrienne Senter were also present.

2. Minutes of March 13, 2018

MOTION ITEM: Mark Farah made a motion, Lucy Dolan seconded to approve the minutes of March 13, 2018 as submitted. Motion Carried: 6-0.

3. Old Business - None.

4. New Business

a. 3341 North Whitney Avenue

Site Plan Review

Mr. Roger Fisher sought site plan approval to construct a 1,315sf addition at 3341 North Whitney Avenue, Parcel Identification Number 14 009800150122. The property is zoned R-1, One Family Detached and is approximately .27 acres.

The existing 1,293 sf one-story home will be renovated and a 1,315sf addition will be added to the side and rear of the existing structure that will be attached to the home via an enclosed porch/breezeway. The accessory building, as proposed, will include a three-car garage on the ground level and a kitchen/dining/living area, a bedroom and a full bath on the second level. Accessory buildings are permitted but are subject to the provisions of the city's Zoning Ordinance.

The height of the existing home is approximately 21', which complies with the maximum building limitation of 25'.

Standards for "attached" building. When an accessory building is attached to the principal dwelling by a breezeway, passageway or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the



attached accessory building must share a common wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.

The Commission discussed whether the accessory building is considered attached or detached and if the enclosed breezeway constitutes an integral part of the principal dwelling as this may impact setbacks and height requirements.

After further discussion, the applicant modified the original plans to line up the “old breezeway” with the main addition and add hardiplank to match the existing house.

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 request at 3341 North Whitney Avenue subject to the following conditions:

- 1. The applicant must modify the plans to line up the “old breezeway” with the main structure and add hardiplank to match the existing house and remove all notations of “porch/breezeway.”**
- 2. The hallway to the addition must be climate controlled.**
- 3. Remove the proposed stove from the addition.**
- 4. Remove the partial driveway on the southside of the property.**

Motion Carried: 6-0.

b. 3430 Harding Avenue

Site Plan Review

Mr. Tony McSwain of Usonian Homes, LLC sought site plan approval to allow the construction of a 2,070sf home with a detached, accessory building (484sf, 2-car garage) at 3430 Harding Avenue, Parcel Identification Number 14 009800030191. The property is zoned R-SF, Residential Single Family and is approximately .143 acres.

The overall project includes the construction of a two-story home and detached garage. The development identifies a 5-month construction process.

Public Comment – none.

Motion Item: Mark Farah made a motion, Charlotte Rentz seconded to approve the site plan request for 3430 Harding Avenue provided that the applicant provide a detailed landscape plan, including the required street tree along the front of the property line and verify the driveway width. Motion Carried: 6-0.



c. 549 Woodrow Avenue

Site Plan Review

Mr. David Cook sought site plan approval to allow the construction of a 2,018sf home at 549 Woodrow Avenue, Parcel Identification Number 14 009400020329. The property is zoned R-SF, Residential Single Family and is approximately .22 acres.

The property owner, Mr. Peter Rumsey, desires to demolish the existing single-family home and construct a two-story home with a 480sf, two-car garage. The existing gravel drive on the east side of the property will be removed and replaced with a new concrete driveway on the west side of the property which would extend from Woodrow Avenue to the new garage at the rear of the home.

Public Comment – none.

Motion Item: Mark Farah made a motion, Kaity Ferrero seconded to approve the site plan request at 549 Woodrow Avenue subject to the deficiencies outlined in the staff report including the installation of the required sidewalk along the property frontage.

Motion Carried: 6-0.

d. Text Amendment

Future Land Use Map

Consideration and Action to adopt the City of Hapeville's Future Land Use Map.

Motion Item: Mark Farah made a motion, Kaity Ferrero seconded to table this item until the May 8, 2018 meeting. Motion Carried: 6-0.

5. Open Discussion – None.

6. Next Meeting Date – May 8, 2018 at 6:00PM

7. Adjourn

Motion Item: Mark Farah made a motion, Jeanne Rast seconded to adjourn the meeting at 7:34 p.m. Motion Carried: 6-0.

Respectfully submitted by,

Chairman, Brian Wismer

Secretary, Adrienne Senter

