



Planning Commission Meeting

700 Doug Davis Drive
Hapeville, Georgia 30354

May 8, 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, Kaity Ferrero, Jeanne Rast and Charlotte Rentz. City Planner representative David Rast and Secretary Adrienne Senter were also present.

Commission member Mark Farah was unable to attend the meeting.

2. Minutes of April 10, 2018

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the minutes of April 10, 2018 as submitted. Motion Carried: 5-0.

3. Old Business

None.

4. New Business

a. 3341 LaVista Drive

Site Plan Review

Mr. Cliff Christiansen, on behalf of Noe Sanchez, requested site plan approval to allow the construction of a 1,778sf, 2-story home with a 2-car garage at 3341 LaVista Drive, Parcel Identification Number 14 006600021313. The property is zoned R-1, One Family Detached and is approximately .25 acres.

A new driveway would extend along the southern property boundary from LaVista Drive to the attached garage.

- Public Comment – none.

Motion Item: Charlotte Rentz made a motion, Lucy Dolan seconded to approve the site plan request for 3341 LaVista Drive subject to the following conditions:

1. The overall height of the home must be provided.
2. The survey/site plan must identify existing trees on the property.



3. A detailed landscape plan must be provided.
4. The building elevations and exterior building materials must be submitted to the Design Review Committee for review and approval.
5. A development schedule must be provided.

Motion Carried: 5-0.

b. 3343 LaVista Drive

Site Plan Review

Mr. Cliff Christiansen, on behalf of Noe Sanchez, requested site plan approval to allow the construction of a 1,778sf, 2-story home with a 2-car garage at 3343 LaVista Drive, Parcel Identification Number 14 006600021315. The property is zoned R-1, One Family Detached and is approximately .25 acres. A new driveway would extend along the southern property boundary from LaVista Drive to the attached garage.

- Public Comment – none.

Motion Item: Larry Martin made a motion, Lucy Dolan seconded to approve the site plan request for 3343 LaVista Drive subject to the following conditions:

1. The overall height of the home must be provided.
2. The survey/site plan must identify existing trees on the property.
3. A detailed landscape plan must be provided.
4. The building elevations and exterior building materials must be submitted to the Design Review Committee for review and approval.
5. A development schedule must be provided.

Motion Carried: 5-0.

c. 491 Walnut Street

Subdivision Plat Review

Shannon Watkins requested subdivision plat approval for the purpose of constructing two (2) homes at 491 Walnut Street, Parcel Identification Number 14 009400030278. The property is zoned R-SF, Residential Single Family and is approximately 0.287 acres.

There was brief discussion regarding the health of the existing 54" tree on lot 2.

Public Comment – none.

After further discussion, the following action was taken:

MOTION ITEM: Kaity Ferrero made a motion, Larry Martin seconded to table the subdivision plat application for 491 Walnut Street pending clarification from the applicant regarding the health of the 54" tree on tract 2. Motion Carried: 5-0.



d. 382 Walnut Street

Subdivision Plat Review

Mr. Andreas Bloch requested subdivision plat approval for the purpose of constructing two (2) homes at 382 Walnut Street, Parcel Identification Number 14 009400060465. The property is zoned R-SF, Residential Single Family and is approximately 0.264 acres.

The subdivision will establish two residential lots. Lot 1 will be 5,625 SF (0.13 acres) and Lot 2 will be 5,625 SF (0.13 acres).

- Public Comment – none.

MOTION ITEM: Kaity Ferrero made a motion, Charlotte Rentz seconded to approve the subdivision plat request for 382 Walnut Street provided the applicant submit a revised plat to correct the deficiencies outlined in the staff reports. Motion Carried: 5-0.

e. Text Amendment

Future Land Use Map

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

MOTION ITEM: Kaity Ferrero made a motion, Charlotte Rentz seconded to table this item until the June 12, 2018 meeting. Motion Carried: 5-0.

5. Open Discussion

None.

6. Next Meeting Date – June 12, 2018 at 6:00PM

7. Adjourn

MOTION ITEM: Kaity Ferrero made a motion, Lucy Dolan seconded to adjourn the meeting at 6:40 p.m. Motion Carried: 5-0.

Respectfully submitted by,

Chairman, Brian Wismer

Secretary, Adrienne Senter