



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

**July 10, 2018 6:00PM**

**MINUTES**

**1. Welcome and Introduction**

Vice Chairman Jeanne Rast 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 Lucy Dolan, Mark Farah, Kaity Ferrero, Larry Martin, and Charlotte Rentz. City Planner Lynn Patterson and Secretary Adrienne Senter were also present.

Commissioner Kaity Ferrero was unable to attend the meeting.

**2. Minutes of June 12, 2018**

**MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to approve the minutes of June 12, 2018 as submitted. Motion Carried: 4-0.**

**3. Old Business:** None.

**4. New Business**

*Chairman Brian Wismer entered the meeting during discussion of the following item:*

**a. 3035 Oakdale Road**

**Site Plan Review**

Jill Danneman authorized representative for applicant Michelle Jenkins of Homebilt, Inc. sought site plan approval to allow the construction of a two-story home with a detached garage at 3035 Oakdale Road, Parcel Identification Number 14 0099LL0319. The property is zoned R-1, One Family Detached and is approximately 0.546 acres.

There was discussion regarding possible stormwater run-off to the neighboring property.

Public Comments: None.

**MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the site plan subject to the following conditions:**

- 1. Applicant must provide the overall height of the structure;**

2. Applicant must provide the width of the driveway;
3. A 4' sidewalk along the front of the property (Oakdale Road);
4. Applicant must indicate a walkway extending from the front of the home to the new sidewalk;
5. Applicant must provide a detailed landscape plan;
6. Applicant must provide allocation of site area;
7. Applicant must provide paved surfaces; and
8. Applicant must remove water supply indicated on the plan to the detached garage.

**Discussion:** Larry Martin asked that the Commission add a stipulation that the water will not run off into the adjacent property. Jill Danneman indicated that state law requires all water run-off is not towards the adjacent properties.

**Motion Carried:** 5-0.

**b. 633 Spring Street**

**Subdivision Plat Review**

T. Rush Wall sought subdivision plat approval for the property located at 633 Spring Street, Parcel Identification Number 14 009500050333. The overall tract is 0.228 acres (9,939-sf) in size and contains an existing two-story apartment building and covered parking area with access from Magnolia Court.

As proposed, Lot 1 will be 4,970-sf (0.11 acres) and Lot 2 will be 4,969-sf (0.11 acres). It is unclear if Lot 1 will have access from Dogwood Drive or from Magnolia Court. It is also unclear if the existing apartment building and covered parking area will remain.

Public Comments: None.

*After further discussion, the following action was taken:*

**MOTION ITEM:** Jeanne Rast made a motion, Charlotte Rentz seconded to table the subdivision plat request for 633 Spring Street until the August 14, 2018 meeting.

**Motion Carried:** 5-0.

**c. 876 Virginia Avenue**

**Special Exception Request**

Trey Lucas authorized representative for applicant Philip Jones, requested approval of a special exception to authorize the use of an existing drive-through at 876 Virginia Avenue, Parcel Identification Number 14 009800010698. The property is zoned U-V, Urban Village and is approximately 0.43 acres.

The site is currently developed with a freestanding Pizza Hut restaurant building and associated parking. The Applicant intends to renovate the existing 2,771-sf building and establish a retail building with two tenants. As proposed one of the tenant

spaces would include a drive-through window on the east side of the building. The applicant indicated there was a drive-through window previously utilized on this property.

There was discussion regarding the intent to renovate the existing structure of demolish the existing structure and reconstruct within the existing footprint. Mr. Lucas indicated that Mr. Jones intended to renovate the existing building. The Commission discussed redirecting the drive-through traffic to eliminate vehicles from exiting onto Virginia Avenue.

Public Comments: None.

*After further discussion, the following action was taken:*

**MOTION ITEM: Larry Martin made a motion to recommend the Mayor and Council grant the Special Exception at 876 Virginia Avenue provided that the applicant landscape the front of the property and allow for an outdoor seating area. Motion died for lack of second.**

**MOTION ITEM: Jeanne Rast made a motion to recommend the Mayor and Council grant the Special Exception to utilize the existing drive-through at 876 Virginia Avenue subject to the following conditions:**

1. Removal of 5 parking spaces along the eastern front of the property.
2. Expand the patio area to allow for outdoor seating.
3. Recommend striping to protect cyclist crossing and provide a bike rack as indicated on the rendering.
4. Provide a landscape buffer.
5. Request Council change Oakridge Drive to a “two-way” street for access.

**Motion Carried: 4-1; Lucy Dolan opposed.**

5. **Open Discussion:** None
6. **Next Meeting Date – August 14, 2018 at 6:00PM**
7. **Adjourn**

**MOTION ITEM: Charlotte Rentz made a motion, Mark Farah seconded to adjourn the meeting at 7:53 p.m. Motion Carried: 5-0.**

Respectfully submitted by,