

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

August 14, 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, 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 July 10, 2018

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

3. Old Business

a. 493 Walnut Street

Site Plan Review

James Hunter sought site plan approval to allow the construction of a 2,128-sf home at 493 Walnut Street, Parcel Identification Number 14 009400030278. The property is zoned R-SF, Residential Single Family and is approximately .287 acres. *This item was approved at the June 12, 2018 meeting but the applicant is requesting to make a modification to the original site plan.*

Mr. Hunter has proposed to simply “flip” the original site plan due unforeseen site restrictions.

MOTION ITEM: Charlotte Rentz made a motion, Larry Martin seconded to approve the revised site plan at 493 Walnut Street (Parcel ID: 14 009400030278) as submitted. 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 (9,939-sf) in size and contains an existing two-story apartment building and covered parking area with access from Magnolia Court. This item was tabled at the July 10, 2018 meeting pending re-submittal of revised plans.

MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to approve the subdivision plat for 633 Spring Street (Parcel ID: 14 009500050333) pending removal of the existing covered parking structure. Motion Carried: 5-0.

4. New Business

a. 1155 Virginia Avenue

Conditional Use Permit

Roger Fisher of Rekast, LLC requested approval to extend the conditional use permit for the commercial parking lot located at 1155 Virginia Avenue, Parcel Identification Number is 14-0127-LL1230. The property is zoned UV-C, Urban Village Conditional.

The condition use for this parking lot was approved by Mayor and Council on September 19, 2017. The owner is requesting to extend the approval for an additional 12 months. The applicant states there is a desire to develop the property and they are currently assessing the existing sewer easement that traverses the property.

Public Comment

None.

MOTION ITEM: Mark Farah made a motion, Charlotte Rentz seconded to recommend the Council grant the 12-month conditional use permit extension at 1155 Virginia Avenue (Parcel ID: 14-0127-LL1230) subject to the recommended conditions. Motion Carried: 5-0.

b. 3578 South Fulton Avenue

Rezoning Request

Tiffany Ray of Hapeville Makers Space requested to extend the boundaries of the Arts Overlay District to include the property located at 3578 South Fulton Avenue, Parcel Identification Number 14 009800210421. The property is zoned RMU, Residential Mixed-Use Zone and is approximately .98 acres.

The present land is commercial with an art studio with instruction on-site. The proposed land use is to offer additional arts related uses, including but not limited to outdoor educational community events.

There was discussion regarding Sec. 93-28-12(5) and the restriction to limit the location of makerspaces within the Arts District. The Commission supported the goals of makerspaces and suggested this limitation be removed from the code.

Public Comment

None.

MOTION ITEM: Lucy Dolan made a motion, Jeanne Rast seconded to recommend the Mayor and Council grant the rezoning request to extend the boundaries of the Arts Overlay District to include the property located at 3578 South Fulton Avenue as well as the property located at 620 College Street (Parcel ID: 14 009800210264) to create a contiguous boundary and recommend a text amendment to Arts Overlay District to eliminate the geographic location of Makerspaces. Motion Carried: 5-0.

5. Open Discussion

There was brief discussion regarding current development projects within the city and amendments to the zoning code.

6. Next Meeting Date – September 11, 2018 at 6:00 P.M.

7. Adjourn

There being no further discussion, the following action was taken:

MOTION ITEM: Jeanne Rast made a motion, Charlotte Rentz seconded to adjourn the meeting at 7:05 p.m. Motion Carried: 5-0.

Respectfully submitted,

Brian Wismer, Chairman

Adrienne Senter, Secretary