



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

October 9, 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 September 11, 2018

MOTION ITEM: Charlotte Rentz made a motion, Lucy Dolan seconded to approve the minutes of September 11, 2018 as submitted. Motion Carried: 5-0.

3. New Business

a. 449 Walnut Street

Site Plan Review

Cliff Christiansen requested site plan approval to construct a 1,967-sf two-story home with a detached garage at 449 Walnut Street, Parcel Identification Number 14 009400040400. The property is zoned R-SF, Residential Single Family and is .16 acres. Construction will begin in January 2019.

- Public Comment
None.

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to approve the site plan request at 449 Walnut Street. Motion Carried: 5-0.

b. 451 Walnut Street

Site Plan Review

Cliff Christiansen requested site plan approval to construct a 1,967-sf two-story home with a detached garage at 451 Walnut Street, Parcel Identification Number 14 009400040392. The property is zoned R-SF, Residential Single Family and is .18 acres. Construction will begin in January 2019.

- Public Comment - None.

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to approve the site plan request at 451 Walnut Street. Motion Carried: 5-0.



c. 3048 Dogwood Drive

Site Plan Review

Terrence Adams requested site plan approval to construct a 1,778-sf two-story home with an attached garage at 3048 Dogwood Drive, Parcel Identification Number 14 009400102150. The property is zoned R-1, One Family Detached and is approximately .18 acres.

The applicant must submit a revised site plan to address the deficiencies outlined in the planner's report.

- Public Comment – None.

MOTION ITEM: Charlotte Rentz made a motion, Jeanne Rast seconded to approve the site plan request for 3048 Dogwood Drive subject to the following conditions:

1. **The proposed driveway exceeds 15', the applicant must receive approval of the driveway width from the Design Review Committee.**
2. **A variance by the Board of Appeals is required for the rear setback.**
3. **Building height must be provided.**
4. **Provide proposed tree type.**
5. **Construction schedule should be updated.**

Discussion: The Planning Commission recommended the Board of Appeals approve the variance request for the rear yard setback. Motion Carried: 5-0.

d. 437 North Avenue

Site Plan Review

Tony McSwain requested site plan approval to construct a three-bedroom, two bath, 1,688-sf home at 437 North Avenue, Parcel Identification Number 14 009400040277. The property is zoned R-SF, Residential Single Family and is approximately .148 acres.

The applicant must submit a revised site plan to address the deficiencies outlined in the planner's report.

Public Comment - None

MOTION ITEM: Mark Farah made a motion, Lucy Dolan seconded to approve the site plan request for 437 North Avenue subject to the following corrections:

1. **Correct the North arrow.**
2. **Provide missing setback dimensions.**
3. **A walkway extending from the front of the home to the new sidewalk is missing.**
4. **There are trees onsite. Size of existing trees are not provided nor retention plan.**
5. **Provide an updated construction schedule.**

Motion Carried: 5-0.



4. Old Business

a. Chapter 93 Zoning, Restaurants

Proposed Text Amendment

Consideration and Action to amend Chapter 93 Zoning, Section 93-1-2, Definitions to clearly define restaurants.

- Public Comment – None.

MOTION ITEM: Larry Martin made a motion, Jeanne Rast seconded to recommend the Mayor and Council approve the proposed text amendment for Restaurants subject to the following changes:

1. Add an additional category and language for drive-in restaurants.
2. Allow drive-through by right within the C-2 zoning district.

b. 3285 North Whitney Avenue

Rescind Site Plan Approval

Consideration and Action to rescind the site plan approval granted on January 16, 2018 for the property located at 3285 North Whitney Avenue, Parcel Identification Number 14 009800140180.

- Public Comment – None.

MOTION ITEM: Jeanne Rast made a motion, Charlotte Rentz seconded to rescind the site plan approval that was granted on January 16, 2018. Motion Carried: 5-0.

5. Open Discussion – None.

6. Next Meeting Date - November 13, 2018 at 6:00PM

7. Adjourn

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

MOTION ITEM: Mark Farah made a motion, Lucy Dolan seconded to adjourn the meeting at 7:41 p.m. Motion Carried: 5-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary