



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

**September 10, 2019 6:00PM**

**MINUTES**

**1. Welcome and Introduction**

Chairman Brian Wismer called the meeting to order at 6:00 p.m. in the municipal annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance included Leah Davis, Lucy Dolan, Larry Martin, Charlotte Rentz, and Cliff Thomas. City Planner Michael Smith and Secretary Adrienne Senter were present.

Commissioner Jeanne Rast was unable to attend the meeting.

**2. Minutes of August 13, 2019**

**MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to approve the minutes of August 13, 2019 with noted correction. Motion Carried: 5-0.**

**3. New Business**

**a. 257 Birch Street**

**Site Plan Request**

David Cook requested site plan approval to construct a 3-bedroom, 2.5-bath, 1,777-sf, 1.5 story single-family home at 257 Birch Street, Parcel Identification Number 14 009400091767. The property is zoned R-1, One-Family Detached and is .05 acres. Parking will be provided by an 11' wide driveway running along the west side of the house.

Mr. Cook submitted a revised site plan to address the deficiencies outlined in the Planner's Report. The height of the proposed home will be 30.08'+/-. The setbacks are 8'8" on the east, 9.1" on the west, 16'1" on the front and 75'8" on the rear. The curb cut will be located on the east side. The concrete and driveway and walkway have been added to the site plan for a total of 29% of impervious surface.

According to Mr. Cook, a permit to remove 12 trees from 261 Birch Street was issued on November 12, 2018. At the time the permit was issued, they did not have an address for 257 Birch Street – that lot was listed as 0 Birch Street. The trees were removed in 2 phases: Phase 1 – 2 cottonwoods approximately 10 inches in diameter, 1 crape myrtle bush, five sapling trees – oak and maple which were all less than 5 inches in diameter. Prior to Phase 2, the lots were cleaned to make it safer and more economical to remove the remaining trees. Phase 2: 1 34" oak tree, one 33" oak tree, one 28" oak tree, and one 30" oak or maple tree were removed. During phase 2 one additional 28" oak tree was removed at 261 Birch Street.



Mr. Smith stated that any tree 30" or larger is considered a landmark tree and requires tree planting or payment into the tree bank. Mr. Cook proposes to plant 4 crape myrtle trees and 2 oak trees.

- Public Comment – None.

**MOTION ITEM:** Larry Martin made a motion, Lucy Dolan seconded to approve the site plan for 257 Birch Street provided that the applicant plant 2 oak trees to replace the 2 landmark trees that were removed. Motion Carried: 5-0.

**b. 261 Birch Street**

**Site Plan Request**

David Cook requested site plan approval to construct a 3-bedroom, 2.5-bath, 1,777-sf single-family home at 261 Birch Street, Parcel Identification Number 14 009400091130. The property is zoned R-1, One-Family Detached and is .05 acres. Parking will be provided by an 11' wide driveway running along the west side of the house.

The existing driveway is dilapidated and is connected to the driveway of the neighboring property. The curb cut will remain the same, but the applicant has proposed to add a 1' 2' grassy barrier to separate the 2 driveways. The driveway will be 11' wide.

All the deficiencies have been addressed. The applicant must submit revised drawings showing the change to the driveway.

- Public Comment – None.

**MOTION ITEM:** Larry Martin made a motion, Lucy Dolan seconded to approve the site plan for 261 Birch Street provided the applicant submit a revised plan showing an accurate depiction of the final driveway plan and plant 2 specimen trees to replace the removed landmark trees. Motion Carried: 5-0.

**c. 449 Walnut Street**

**Site Plan Request**

Bernard Vigilance requested site plan approval to construct a 4-bedroom, 3-bath, single-family home at 449 Walnut Street, Parcel Identification Number 14 009400040400. The property is zoned R-SF, Residential-Single Family and is .16 acres.

The structure will be built on a hill, with a height of 1.5 stories at the front and 2.5 stories in the rear. The dwelling will have 2,337-sf of heated floor area, a 1,358-sf unheated basement, and a 484-sf two-car garage, with a total roofed area of 4,275-sf including a porch. The plan will include a grass strip to separate the driveways.

**The following deficiencies were identified:**

- The applicant should provide the height of the structure from grade at both the front and rear in feet.
- The applicant should indicate the width of the proposed driveway and curb cut.



- The applicant should provide design cross sections for the driveway, sidewalk, and curb cut.
- The applicant should provide the type of trees to be planted.

Public Comment – None.

**MOTION ITEM:** Larry Martin made a motion, Lucy Dolan seconded to approve the site plan for 449 Walnut Street subject to the deficiencies outlined in the planner’s report.  
**Motion Carried:** 5-0.

**d. 451 Walnut Street**

**Site Plan Request**

Bernard Vigilance is requesting site plan approval to construct a 4-bedroom, 3-bath, single-family home at 451 Walnut Street, Parcel Identification Number 14 009400040392. The property is zoned R-SF, Residential-Single Family and is .18 acres.

The structure will be built on a hill, with a height of 1.5 stories at the front and 2.5 stories in the rear. The dwelling will have 2,337-sf of heated floor area, a 1,358-sf unheated basement, and a 484-sf two-car garage, with a total roofed area of 4,275-sf including a porch. The plan will include a grass strip to separate the driveways.

**The following deficiencies were identified:**

- The applicant should provide the height of the structure from grade at both the front and rear in feet.
- The applicant should indicate the width of the proposed driveway and curb cut.
- The applicant should provide design cross sections for the driveway, sidewalk, and curb cut.
- The applicant should provide the type of trees to be planted.

Public Comment – None.

**MOTION ITEM:** Lucy Dolan made a motion, Cliff Thomas seconded to approve the site plan for 449 Walnut Street subject to the deficiencies outlined in the planner’s report.  
**Motion Carried:** 5-0.

**e. 591 King Arnold Street**

**Site Plan Request**

Danny England of Office of Design Architect and representative of Miller Lowry Developments, LLC requested site plan approval to construct 18 townhomes at 591 King Arnold Street, Parcel Identification Number 14 003500040383. The property is zoned U-V, Urban Village and is approximately 0.993 acres.



## Planner's Report (Summary)

All townhomes will be three stories tall but will vary in height from grade at the street or entrance from two and a half stories to three stories. Heights in feet have only been provided for six of the townhomes, at 35' each. Twelve 3 bed/3.5 bath townhomes with approximately 1,830-sf of heated floor area each will be built directly along King Arnold Street in two blocks of six townhomes. An additional six 2 bed/2 bath townhomes will approximately 1,239-sf of heated floor area each will be built in the rear in two blocks of three townhomes. All units will have first floor two-car garages facing a shared alley. The site is developed and currently occupied by a one-story structure which will be removed.

The project as proposed will require the following variances from the Board of Appeals. Staff supports these variances.

1. Increase the number of permitted townhomes in the U-V district from 12 to 18 units.
2. Lower the minimum floor area per dwelling unit from 1,400-sf to 1,200-sf.
3. Allow for the development of residences without ground level non-residential uses.
4. Allow units 14-17 to be built without pedestrian access along the street.
5. Increase the maximum width allowed for curb breaks from 30' to 38.1'.

In addition, the site plan should be revised to address the following concerns identified per the planner's review for zoning compliance.

1. No setbacks are provided on the site plan.
2. No building heights have been provided in feet for the buildings along King Arnold Street.
3. The complete dimensions for length and width of the buildings have only been provided for buildings 13-18.
4. The plans should be revised to show all retaining walls.
5. Fences around front porches shown on the renderings are not included on the site plan or architectural drawings. Fences must be compliant with the Code.
6. The maximum allowed site coverage is 90%. No site coverages have been provided.
7. Trees must be planted an average of 40' on center in the supplemental area along North Fulton Avenue and Estelle Street.
8. A wall, fence, hedge, or retaining wall is required between all supplemental areas and sidewalks.
9. Street trees must be placed a maximum of every 40' on-center. The spacing between the street trees along King Arnold Street has not been provided.
10. Street trees must be provided along North Fulton Avenue and Estelle Street.
11. Curb breaks must be separated by at least 50'. The plans do not indicate the distance between the proposed curb breaks to the north.
12. Curb breaks must be at least 25' from the nearest intersection. The distance between the proposed curb breaks and the nearest intersections have not been provided.
13. The widths of the driveways connecting to the alley have not been provided.



The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. While not required by zoning, the following concerns related to the site planning will need to be addressed or will require a Design Exception to comply with the Architectural Design Standards:

1. Units 14 and 17 have front entry garages.
2. In addition to an appropriate landscape buffer, a permanent opaque wall between six and height feet high and faced in wood, stacked stone, brick or hard-coat true stucco is required.
3. Streetlights are required.

Should the site plan address all the planner's comments and the City Engineer's comments then the site plan is recommended for approval by the Planning Commission subject to the approval of the required variances by the Board of Appeals.

#### Public Comments

1. Glen Summers expressed concerns regarding the size of the lot and parking.
2. Donna Ellington expressed concerns regarding flooding and requested a fence is installed along the rear of the property.
3. Earl Moorman inquired regarding the location of the Georgia Power transformer, the rain drain grate count, the number of loads of dirt, and parking along Estelle Street.
4. Bernard Oresti expressed concerns with density, parking and soil support for the rear units.

#### End of Public Comments

Mr. England stated that the parking issues within the downtown area were considered. Mr. England explained they propose to provide a 2-car garage for each unit and the front 12 units located along King Arnold Street will have an additional driveway that will accommodate an additional 2 vehicles. In addition, there will be some additional soil test completed along the floodplain area. There are some strategies that will be employed from a structural design to support the lower level of the rear units. The development will have a privacy fence and a landscape buffer which will include a mix of evergreen plantings along the rear of the property. The water runoff will be gathered on the site and should improve any current water issues. The electrical transformer location has not been determined by Georgia Power.

Commissioner Rentz commented regarding the overall goal of the Livable Center's Initiative and the goal of the U-V and downtown district to promote developments with retail on the ground floor.

Commissioner Martin expressed concern with the density of the project and the lack of ground floor retail. In addition, he is concerned regarding the height of the development in



particular to the increased shading and lack of sunlight and visibility to the existing properties. Also, Martin is concerned with the increase traffic near the school crossing.

**MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to accept public comments. Motion Carried: 5-0.**

1. Glen Summers commented regarding parking.
2. Donna Ellington spoke regarding the rear fence.
3. Bernard Oresti commented regarding the traffic impact.
4. Earl Moorman inquired if the units would be owner occupied and if they would have firewalls.

End of Public Comments

Commissioner Rentz recommended the Planning Commission not include variance #3, request for the development of residences without ground level non-residential uses, as part of their recommendation to the Board of Appeals.

Commissioner Dolan expressed concern regarding ground floor retail abutting the residential neighborhood and does not support this development with retail as this will increase traffic and parking within the neighborhood.

**MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the site plan for 591 King Arnold Street provided the applicant address the deficiencies outlined in the planner's and engineer's reports and approval of the required variances by the Board of Appeals. Motion Carried: 4-1; Larry Martin opposed.**

**4. Next Meeting Date – October 8, 2019 at 6:00PM**

**5. Adjourn**

**MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to adjourn the meeting at 8:08 p.m. Motion Carried: 5-0.**

Respectfully submitted by,

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Brian Wismer, Chairman

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Adrienne Senter, Secretary