



Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

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

June 13, 2023 6:00 PM

MINUTES

1. Called to Order at 6:03 PM.

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall - Absent
Miller Radford
Jeanne Rast
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of May 9, 2023

MOTION ITEM: Cliff Thomas made a motion to approve the minutes of May 9, 2023, as submitted. Leah Davis seconded the motion. Motion carried: 5-0.

4. New Business

4.I. Zoning Procedures

Text Amendment

Background:

An amendment in accordance with House Bill 1405 (2021), amendments to the City of Hapeville Code of Ordinances regarding public notices, hearings, and procedures for making (and appealing to superior court) zoning decisions, quasi-judicial land-use related decisions, and changes to single-family zoning provisions of the code.

Findings

In 2021, the Georgia General Assembly passed House Bill 1405. This bill revised Georgia's Zoning Procedures Law in Title 36 of the Official Code of Georgia Annotated. In accordance with House Bill 1405 and such that the City may comply with the new law on or before July 1, 2023, the Staff and the City Attorney are presenting the text amendment of its Code of Ordinances which governs zoning procedures regarding public notices, hearings, and procedures for making (and

appealing to superior court) zoning decisions, quasi-judicial land-use related decisions, and single-family zoning provisions.

In broad summary, the text amendments address two major components of the City's zoning hearings. The text amendments increase the notification and advertising period for quasi-judicial zoning decisions (conditional use permits, zoning variances, rezonings, and text amendments) to 30 days instead of 15 days. The zoning procedures for City-initiated rezonings of properties from single-family residential to multi-family residential include posting of properties, 2 public hearings, 2 Council meetings for consideration and longer periods between public hearings and meetings for consideration and action.

RECOMMENDATION

Staff recommends approval of the text amendments for compliance with State Law.

MOTION ITEM: Miller Radford made a motion recommending approval of the zoning procedures text amendment. Cliff Thomas seconded the motion. Motion carried: 5-0.

5. Next Meeting Date – July 11, 2023 at 6:00 p.m.

6. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 6:11 p.m. Cliff Thomas seconded the motion. Motion carried: 5-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary