



Chairman, Brian Wismer
Vice Chairman, Jeanne Rast
Leah Davis
Lucy Dolan
Larry Martin
Charlotte Rentz
Cliff Thomas

Planning Commission Meeting

Videoconference

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April 14, 2020 6:00PM

MINUTES

1. Call to Order:

Chairman Brian Wismer called the meeting to order at 6:00pm.

2. Roll Call

Brian Wismer, Chairman
Jeanne Rast, Vice Chairman
Leah Davis
Lucy Dolan
Larry Martin
Charlotte Rentz
Cliff Thomas

3. Welcome

4. Approval of Minutes

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the minutes of March 10, 2020 as submitted. Motion Carried: 6-0.

5. Old Business

5.I. 3234 Dogwood Drive

Special Use Permit

Background:

Claudette Eley requested approval of a special use permit to operate a personal care home at 3234 Dogwood Drive, Parcel Identification Number 14-0094-0001-013-0. The property is zoned V, Village and is subject to the zoning regulations under Sec. 93-1.1-5 of the City of Hapeville Zoning Ordinance. *This item was tabled at the March 10, 2020 meeting.*

Staff Comment: The City of Hapeville received a request for a Special Use Permit to operate a personal care home within an existing structure. The structure has previously operated as a mortuary and is currently vacant. Per the provided site plan and floor plan, the property has eight regular parking spaces, one handicapped space, and a one-car garage.

The building is approximately 8,000 square feet and would have up to ten dwelling units with 24 residents.

The proposed use of a personal care home is compatible with the Village Zoning District and poses no foreseeable conflict with the intent of the district. There are concerns regarding the number of overnight residents, parking, and traffic movement during peak transition times. From a zoning compliance perspective, the special use permit application may be recommended by the Planning Commission and approved by the City Council with the following conditions:

1. The number of total residents must be restricted by the limits imposed by State law.
2. A shared parking agreement to accommodate overflow parking should be arranged with nearby property owners (within 400 ft) and approved by the Board of Appeals.
3. The applicant should demonstrate with a dimensioned site plan that drop-offs and pick-ups of adult day care clients will not impede access of the shared driveway.
4. The owner must furnish a list of all residents living in the facility with disabilities and special needs to the Hapeville Police and Fire Departments with every new admission to and patient permanent exit from the facility.
5. The owner must provide copies of all relevant federal and/or state permits to the Department of Community Services prior to obtaining a Certificate of Occupancy.

Applicant Comment: Ms. Eley stated that the facility includes a private driveway on the northside of the property for drop off and emergency vehicles. The driveway which serves level 2 is for residents and visitors. There is a 2-lane driveway on the southside of the property. The facility will include a common area on each floor for the residents.

Chairman Brian Wismer suggested restricting the parking of vehicles for all permanent residents.

Commissioner Lucy Dolan expressed concern regarding the pickup and drop offs on level one and inadequate parking.

Commissioner Leah Davis inquired regarding the total number of parking spaces. Staff confirmed there is a total of 10 spaces.

Commissioner Larry Martin expressed concern with pickup and drop off and cars possibly stacking on Dogwood Drive.

Commissioner Charlotte Rentz agreed that permanent residents should not be allowed to have a vehicle on site and agreed with requiring a shared parking agreement.

MOTION ITEM: Lucy Dolan made a motion, Jeanne Rast seconded to waive public comment.

Discussion: Commissioner Larry Martin confirmed that all written public comments would be read into the record. **Motion Carried: 6-0.**

Public Comment: None.

MOTION ITEM: Larry Martin made a motion, Cliff Thomas seconded to recommend the Mayor and Council grant the special exception request to operate a personal care home at 3234 Dogwood Drive subject to the applicant providing a shared parking agreement to accommodate the overflow parking.

Discussion: Discussion ensued regarding residents having a permanent parking space. Commissioner Martin stated the applicant can work through any issues related to resident parking.

Motion Carried: 6-0.

5.II. 3140 Dogwood Drive

Subdivision Plat Review

Background:

Wilson Smith requested subdivision plat approval to subdivide an existing 0.28-acre lot located at 3140 Dogwood Drive, Parcel Identification Number 14 0094 0002 005 5. The property is zoned R-SF, Residential Single Family. *This item was tabled at the March 10, 2020 meeting pending submittal of revised drawings.*

The subdivision plat, as submitted, had a number of deficiencies and cannot be approved at this time.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to deny the subdivision plat application for 3140 Dogwood Drive. **Motion Carried: 6-0.**

5.III. Off-Street Parking Entrance & Exit Points

Text Amendment

Background:

Consideration of a text amendment to amend Chapter 93 (Zoning), Article 23 (Off-street parking and loading), Section 93-23-2 (Entrance and exit points) for the purpose of updating the requirements for curb breaks at entrance and exit points for off-street parking access. *This item was tabled at the March 10, 2020 meeting.*

Staff comment: The text amendment updates the requirements for curb breaks at entrance and exit points for off-street parking access. The proposed changes would eliminate minimum curb break requirements, allow exceptions to maximum widths without the need for a Variance from the Board of Appeals, address three lane entrances and exits, and add safety protections for crossing pedestrians.

Commissioner Larry Martin expressed concerns with the proposed driveway width, the language that pertains to concrete pavers and adding signage for pedestrians.

MOTION ITEM: Leah Davis made a motion, Lucy Dolan seconded to give a favorable recommendation to Mayor and Council for the Text Amendment for Off-Street Parking Entrance and Exit Points to include all the changes identified in the Planner's report and all minor grammatical changes discussed.

Discussion: Commissioner Martin stated the ordinance should be changed to remove the sign requirements for pedestrian safety as this may distract drivers. Commissioner Rentz asked if any specifications were available for the pedestrian sign. Dr. Patterson stated the sign would be an incidental sign such as an entry/exit sign. Chairman Wismer asked staff to relate the concerns regarding the pedestrian sign issue to Council.

Motion Carried: 5-1; Larry Martin opposed.

6. New Business

6.I. 3264 Springhaven Avenue

Rezoning Request

Background:

Alex Popham of Epic Development requested approval to rezone the property located at 3264 Springhaven Avenue on Land Lot 98 of the 14th District, Fulton County (City of Hapeville), Parcel Identification Number 14-0098-0009-048-4 from V, Village to P-D, Planned Unit Development for the purpose of constructing a residential subdivision.

Staff Comment: The proposed land use is a planned residential community consisting of primarily of approximately 62 single-family homes, arranged around shared amenities and with pedestrian access to public streets and shared greenspaces.

The property itself is vacant. It is bordered to the north and east by single-family and two-family neighborhoods, and an extended-stay hotel to the southwest.

There is a pipe creek running northwest to southeast through the middle of the parcel, bisecting it. Accordingly, there is a Zone A flood hazard present and the project will require mitigation to be approved by the City Engineer.

The proposed development with the P-D zoning would have a higher density, however, it would allow for a smaller dwelling footprint and arguably address a gap in the lower price point for new housing. The site layout is designed to increase social interaction and walkability and would strength the character of the area.

Staff recommends approval. Per the City Code, the Design Review Committee will establish setbacks and other site requirements for the project.

Applicant Comment: Mr. Alex Popham of Epic Development stated the development will include 62 homes with a common amenity and recreational improvements and gathering

space. The homes will feature a diverse color palette and create a village feel for the community.

Commissioner Dolan expressed concerns related to parking and possible sewer issues and protection of wildlife. Mr. Popham explained that each home will have 2 parking spaces per unit. In addition, there will be on-street parking along Springhaven Avenue. Also, they intend to work with a wildlife rehabilitation center to relocate any wildlife.

Chairman Wismer inquired if there are any plans to use pervious materials on the alleyways. Mr. Jonathan Hicks stated that no pervious surfaces are planned partially because if they are not meticulously maintained they can become a liability, but they are planning to utilize an underground detention system to mitigate water runoff.

Commissioner Rentz inquired if the parking along Springhaven and North Avenue would be parallel parking and if a sidewalk would be installed along the perimeter of the project. Mr. Popham stated parallel parking is proposed along Springhaven Avenue and North Avenue and new sidewalks will be installed. Commissioner Rentz asked if the open space would be located along North Avenue and the location of the wall. Mr. Popham stated the retaining wall will be installed for the detention pond. The plans included several amenities including a swimming pool, which is tentative.

Commissioner Cliff Thomas asked if a traffic study was completed. Mr. Popham stated that a traffic study has not been completed.

Chairman Wismer asked if a market study for demand had been completed. Mr. Popham stated that a market study for affordability was completed.

Commissioner Martin stated he does not support the zoning recommendation as it pertains to affordability. Mr. Martin also stated that the project is not in line with the Council's vision for medium density and the area as proposed is best suited for light retail. Mr. Martin support the Village zone lot width of 50' and is concerned that this development will increase traffic, create noise and water runoff issues.

Chairman Wismer spoke in favor of the proposed design and the overall development. Mr. Wismer also stated that single-family developments supports home ownership and this development offers a unique opportunity for the community.

Mr. Popham added that Epic Development's is driven by design and the City will be proud of the overall development.

Public Comment

Susan Bailey, President of Azalea Park Neighborhood Assoc., in favor of the development.

Anne Newman, 811 North Avenue, does not support the development.

Sharron Hope, 793 North Avenue, does not support the development.

End of Public Comment

Brian Eskew, Hapeville Fire Marshal, stated he worked with Mr. Popham regarding life safety access and the plan as proposed meets code.

Commissioner Davis stated support of the overall development but expressed concern regarding the density as it relates to the proposed square footage of the homes.

Chairman Wismer asked the applicant if a market research had been completed as it relate to the demand of homes this size. Mr. Popham stated that a market research was completed, and the proposed 1,200 square feet fits within the demand for this area.

Vice Chairman Rast stated there is a perception that a smaller footprint or lower price point means lower quality as opposed to a high-end development.

Commissioner Davis inquired regarding the number of homeowners versus renters. Mr. Popham explained the homes are intended to be sold not rented and their target market is for potential homeowners. Ms. Davis stated that she would like to see some restrictions put in place to limit the number of rental homes. Mr. Popham stated he would look into this concern.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to recommend the Mayor and Council approve the rezoning request for 3264 Springhaven Avenue from V, Village to P-D, Planned Unit Development.

Discussion: Commissioner Martin stated that he supports the Village zone density.

Motion Carried: 5-1; Larry Martin opposed.

6.II. Single-Family Attached Developments (SFA)

Text Amendment

Background:

Consideration of a text amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 2 (General Provisions), Section 93-2-10 (Single Family Attached Developments (SFA, Special Provisions) for the purpose of amending special provisions for single-family attached developments.

The text amendment would remove Sec. 93-2-10(3) in its entirety and allow site design and building construction to instead be regulated by our Architectural Design Standards and the International Residential Code.

Public Comment: None.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to recommend the Mayor and Council approve the text amendment for Single-Family Attached Developments as proposed. Motion Carried: 6-0.

6.III. 3571, 3581, 0 South Fulton Avenue

Site Plan Review

Background:

Kenneth Ellsworth requested site plan review to construct eight townhomes to be located at 3571, 3581, and 0 South Fulton Avenue, Parcel Identification Numbers 14-0098-0021-074-4, 14-0098-0021-075-1, 14-0098-0021-076-9. Each unit will be approximately 2,268-sf and will be three stories high with a 2-car garage. The properties are zoned RMU, Residential Mixed- Use and are 0.338 acres.

Staff Comment: The project will include a common greenspace and walking paths. Each townhome will be approximately 2,268 square feet and 41'-6" (three stories) high. All three parcels are currently vacant and cleared, having been intended for townhome development in the past.

There was brief discussion regarding the street trees along South Fulton Avenue.

Public Comment: None.

MOTION ITEM: Lucy Dolan made a motion, Cliff Thomas seconded to approve the site plan request for 3571, 3581, 0 South Fulton Avenue subject to the deficiencies outlined in the City Engineer and City Planner's reports.

Discussion: Chairman Wismer stated the issue related to item #1 in the Planner's report must be addressed.

MOTION ITEM: Lucy Dolan amended the motion to include item #1 outlined in the Planner's report which states:

The applicant should provide building setbacks/build-to line, ensuring the development is no further than 15' from the property line. Cliff Thomas seconded.

Motion Carried: 6-0.

7. Next Meeting Date - May 12, 2020 at 6:00 PM

8. Adjourn

MOTION ITEM: Larry Martin made a motion, Leah Davis seconded to adjourn the meeting at 9:21 p.m. **Motion Carried: 6-0.**

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

