



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

Planning Commission Meeting
700 Doug Davis Drive, Hapeville, Georgia 30354
June 9, 2020 6:00 PM

MINUTES

1. Call to Order

Chairman Brian Wismer called the meeting to order at 6:07 p.m.

2. Roll Call

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

3. Approval of Minutes

3.1. Minutes of April 14, 2020

MOTION ITEM: Larry Martin made a motion, Cliff Thomas seconded to approve the minutes of April 14, 2020 with noted change. Motion Carried: 6-0.

4. Old Business

4.1. Willingham Drive at Colville Avenue

Site Plan Review

Background:

Miller Lowry of Miller Lowry Development requested approval of a revised site plan for a mixed-use townhome development for the property located at Willingham Drive, South Central Avenue and Colville Avenue, Parcel Identification Numbers 14 012700020429 and 14 012700020379. This item was previously approved by the Planning Commission on May 14, 2019.

The original plans, approved with variances from the Board of Appeals, were for a 20-townhome development with two commercial buildings. The updated plans removed one of the commercial buildings to make room for five additional townhomes, while also providing for a slightly rearranged layout of the remaining townhomes. The property is zoned V, Village and is within the A-D, Arts District overlay.

City of Hapeville's Economic Development Consultant, David Burt, spoke on behalf of the applicant. Mr. Burt has worked closely with the applicant on behalf of the Development

Authority and the City.

The original site plan indicated an optional gate between the residential and commercial buildings. The revised plan indicates the gate is required. In addition, staff recommended a second entry gate on the west side of Willingham Drive which will be set into the property which will allow for stacking. Signage will also be placed at the entrance on Willingham Drive to indicate resident access only.

In addition, staff asked the Commission to allow the applicant to work with the arborist and staff to maximize the tree save plan along Willingham Drive and accommodate the proposed sidewalk.

Staff Recommendation

The revised site plan shows a change in the arrangement of the residential buildings, additional townhomes along Willingham Drive, revised driveway layout, and significantly modified commercial building from the previously approved site plan. There remain a few deficiencies:

- The closest distance between townhomes must be shown on the plans for units 17 and 18.
- The wall/fence plans along South Central Avenue must be shown and approved by the Design Review Committee.
- The Tree Conservation Plan must adhere to the Tree Conservation Ordinance. Trees in the right of way do not qualify as part of the tree save count.

Public Comment: None.

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to approve the site plan for the property located at Willingham Drive at Colville Avenue subject to the deficiencies outlined in the staff report. In addition, the location of the sidewalk must adhere to staff approval. Motion Carried: 6-0.

5. New Business

5.1. Sign Ordinance

Text Amendment

Background:

Consideration of a text amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 3.3 (Signs and Murals) for the purpose of updating the Sign Ordinance.

Chairman Wismer inquired regarding the restriction of balloons and festoons as it relates to helium balloons and string lights. Dr. Patterson stated the intent is not to prohibit helium balloons or decorative string lights.

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to recommend approval of the sign ordinance text amendment to the Mayor and Council. Motion Carried 6-0.

6. Next Meeting Date – Thursday, June 25, 2020 at 6 p.m.

Staff requested a called Planning Commission meeting to review the final plat for The Landings at Virginia Park located at Elkins Street and Orchard Street. The called meeting will be held on Thursday, June 25, 2020 at 6 p.m.

5. Adjourn

MOTION ITEM: Lucy Dolan made a motion, Larry Martin seconded to adjourn the meeting at 7:16 p.m. Motion Carried: 6-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary