



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

**Planning Commission Meeting
3444 North Fulton Avenue
Hapeville, Georgia 30354**

July 14, 2020 6:00 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:12 p.m.

2. Roll Call

Brian Wismer
G. Leah Davis - teleconference
Cliff Thomas
Lucy Dolan - teleconference
Jeanne Rast
Charlotte Rentz
Larry Martin - absent

3. Approval of Minutes

3.I. Minutes of April 14, 2020

Background:

This item was approved with conditions at the June 9, 2020 meeting. Staff is requesting the Planning Commission approve the minutes as submitted.

MOTION: Jeanne Rast made a motion, Cliff Thomas seconded to approve the minutes of April 14, 2020 as submitted. Motion Carried: 5-0.

3.II. Minutes of June 9, 2020

MOTION: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the minutes of June 9, 2020 as submitted. Motion Carried: 5-0.

3.III. Minutes of June 25, 2020

MOTION: Leah Davis made a motion, Lucy Dolan seconded to approve the minutes of June 25, 2020 as submitted. Motion Carried: 5-0.

4. New Business

4.I. 817 Custer Street

Site Plan Review

Background:

Ardina Pierre requested site plan review to construct a new two and a half story, 2,622-sf single-family home at 817 Custer Street, Parcel Identification Number 14 009800080204. The property is zoned V, Village and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

The dwelling will have three bedrooms and two and a half bathrooms and will be 32'4" high from the average ground line across the front of the building. The site plan shows a 2 ½ story, 2,622-sf single family and a 2-car detached garage.

Ms. Pierre stated that the existing shed located on the adjacent property will be removed. Mr. Pierre also stated the driveway will be high grade concrete and not gravel or porous as indicated on the site plan.

Chairman Wismer asked staff to review code Section 93-2-6, Distance between buildings and Section 93-2-5, Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings, and fences as it relates to Comment 8 of the Planner's report.

MOTION: Jeanne Rast made a motion, Cliff Thomas seconded to approve the site plan for 817 Custer Street subject to the following conditions:

- 1. Applicant must address deficiencies #1-7 outlined in the Planner's report.**
- 2. Planner must confirm the setback requirements for the proposed accessory structure as it relates to Sections 93-2-6 and 93-2-5.**
- 3. The driveway surface is concrete and not porous.**
- 4. The adjacent neighbor's shed be removed or relocated.**

Motion Carried: 5-0.

4.II. 3273 Old Jonesboro Road

Site Plan Review

Background:

Terrence Adams requested site plan review to construct a new two-story single-family dwelling at 3273 Old Jonesboro Road, Parcel Identification Number 14 009400040442. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

The dwelling will have 1,990-sf of living area, three bedrooms and two and half bathrooms, and will be 24.8' high from the foundation. A 484-sf detached garage will provide tow covered spaces, connected to the street via a nine-foot-wide driveway.

Mr. Adams stated the site plan indicated the width of the driveway is 12.2' and the

garage setback is shown as 6'9". The garage and patio are attached via a 7' wall.

MOTION: Jeanne Rast made a motion, Lucy Dolan seconded to approve the site plan request for 3273 Old Jonesboro Road subject to the following deficiencies:

1. The height of the garage must be provided.
 2. The applicant must provide a Tree Conservation and Protection Plan for review by Staff prior to the issuance of a Land Disturbance Permit.
 3. A detailed landscape plan must be provided showing the saved trees, new trees (size and species) and other landscaping. The site plan also shows shrub fence between the sidewalk which is not shown anywhere on the submitted landscape plan.
 4. The plans show an out of date construction schedule which must be updated.
- Discussion:** Chairman Wismer indicated Comment 1 of the Planner's report must be addressed. Jeanne Rast confirmed that the rear setback for the garage and dwelling is provided on the site plan.

Motion Carried: 5-0.

4.III. 244 Mt. Zion Road (formerly 250 Mt. Zion Rd.)

Site Plan Review

Background:

Justin Honore requested site plan review to construct a new two-story single-family dwelling at 244 Mt. Zion Road (formerly 250 Mt. Zion Rd), Parcel Identification Number 14 009400090090. The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

The dwelling will have 2,268-sf of living area, four bedrooms and three bathrooms, and will be 26'10" high from the foundation. No driveway detail or parking pad is delineated in the site plan.

The applicant stated that revised plans were submitted on July 14, 2020 to address the comments listed in the Planner's report.

MOTION: Jeanne Rast made a motion, Cliff Thomas seconded to approve the site plan request for 244 Mt. Zion Road provided that the City Planner confirms that the revised plans meets all the requirements noted in the Planner's report. **Motion Carried: 5-0.**

4.IV. 3206 Oakdale Road

Site Plan Review

Background:

Ranjan Avasthi requested site plan review to construct a new three and a half story single- family dwelling at 3206 Oakdale Road, Parcel Identification Number 14 009900031545. The property is zoned R-1, One Family Residential and is subject to the

Neighborhood Conservation Area of the Architectural Design Standards.

The dwelling will have four bedrooms and three and a half bathrooms and will be 35' from the average ground line across the front of the building and approximately 40'8" from the rear ground level. The limitation for heights is 35' from the average ground line across the front of the building and two and a half stories. The dwelling likely measures three and a half stories as the average level of the adjoining ground to the basement exceeds five feet. The applicant must provide actual measurements of the adjoining ground. The application and plans do not indicate actual square feet of living area.

MOTION: Leah Davis made a motion, Cliff Thomas seconded to approve the site plan request for 3206 Oakdale Road provided the applicant address the following deficiencies:

1. Replace survey on all sheets with correct address.
2. Provide average level of the adjoining ground to determine basement categorization.
3. Provide square footage of single-family dwelling.
4. Provide side, front, and rear setbacks.
5. Show proposed grades.
6. Provide location and size of proposed landscape material other than trees.
7. Provide an updated development schedule.
8. Provide proof of ownership as Tax records do not show the applicant as the owner.
9. Comply with Tree Conservation Ordinance.

Motion Carried: 5-0.

4.V. Major Street Plan

Text Amendment

Background:

Consideration of an amendment to the Major Street Plan.

The City of Hapeville received a proposal to change the Major Street Plan by abandoning Sherman Road to allow for a new consolidated site plan with properties across Sherman Road along North Central Avenue. The City would retain a utility easement for underground utilities on the site.

The Mayor and Council approved the request to abandoned Sherman Road on June 2, 2020.

MOTION ITEM: Jeanne Rast made a motion, Charlotte Rentz seconded to recommend approval to Mayor and Council. Motion Carried: 5-0.

4.IV. Townhome Density in U-V (Urban Village) Text Amendment

Background:

Consideration of a text amendment to Article 11.2 (Urban Village), Section 93-11.2-3 (Permitted uses) and Article 22.1 (Dimensional Requirements), Section 93-22.2-1 (Chart of dimensional requirements).

Staff has identified discrepancies and unclear language in the Zoning Code regarding the number of townhomes allowed per building in the U-V, Urban Village zoning district. The proposed text amendment corrects the text to reflect the requirements of the most current ordinances.

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to recommend approval to Mayor and Council. Motion Carried: 5-0.

5. Next Meeting Date - Tuesday, August 11, 2020 at 6PM

6. Adjourn

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

MOTION ITEM: Cliff Thomas made a motion, Leah Davis seconded to adjourn the meeting at 7:13 p.m. Motion Carried: 5-0.

Respectfully submitted,

Brian Wismer, Chairman

Adrienne Senter, Secretary