



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

**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354
February 9, 2021 6:00PM**

MINUTES

1. Called to order at 6:00 p.m.

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of January 12, 2021

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the minutes of January 12, 2021 as submitted. Motion Carried: 6-0.

4. New Business

5.I. 240 Maple Street

Site Plan Review

Background:

Joint Solutions, LLC requested site plan review to construct a 457-square foot rear addition, new front porch, and laundry room to a single-family dwelling located at 240 Maple Street, Parcel Identification Number 14-0094-0009-090-0. The property is zoned R-1, One-Family Residential and is subject to the requirements for Subarea E, Neighborhood Area of the Architectural Design Standards.

Recommendation:

The site plan is deficient in the following areas and must be addressed prior to staff recommendation for approval of the site plan.

- Provide actual dimensions for setbacks.
- Provide a connection from the front door to the sidewalk (required by DRC).
- Compliance with the Tree Conservation ordinance.

- Provide a landscape plan.
- Address fence encroachment.
- Extend the driveway to accommodate 2 parked cars beyond the supplemental area.

Commissioner Martin asked what type of material will be used near the critical mass of the root zone.

Ms. Johnson stated the contractor will use an approved material per code.

Commissioner Davis asked if the fence encroachment has been addressed.

Ms. Johnson stated that the existing fence will be removed and realigned on the appropriate boundary line.

MOTION ITEM: Jeanne Rast made a motion, Larry Martin seconded to approve the site plan request for 240 Maple Street subject to the following conditions:

1. Provide actual dimensions for setbacks.
2. Provide a connection from the front door to the sidewalk (required by DRC).
3. Compliance with the Tree Conservation ordinance.
4. Provide a landscape plan.
5. Address fence encroachment.
6. Extend the driveway to accommodate 2 parked cars beyond the supplemental area.

Motion Carried: 6-0.

5.II. U-V Ordinance

Text Amendment

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 11.2 (Urban Village) for the purpose of updating the definition of medical uses in the U-V Zone.

The current Code regarding medical uses (permitted and non-permitted) is vague for various zoning districts. As the City is accepting more applications for healthcare-related businesses and industries, Staff reviewed the Code to facilitate easier and more consistent identification, and where necessary, interpretation of permitted uses. The mixed-use zoning classifications would maintain an “office-like” business environment while the more intense commercial zoning district (General Commercial) would allow for a broader array of uses.

Chairman Wismer discussed limiting blood plasma donation centers to the C-2 (General Commercial) zone.

Commissioners discussed this limitation and supported the change.

MOTION ITEM: Larry Martin made a motion, Leah Davis seconded to recommend approval of the U-V Ordinance text amendment provided blood plasma donation centers are permitted in the C-2 Zone only. Motion Carried: 6-0.

6. Open Discussion

None.

7. Next Meeting Date – Tuesday, March 9, 2021 at 6:00 PM

8. Adjourn

MOTION ITEM: Cliff Thomas made a motion, Jeanne Rast seconded to adjourn the meeting at 6:59p.m. Motion Carried: 6-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary