



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
January 12, 2021 6:00PM**

MINUTES

1. Called to order at 6:06 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. Election of Officers

I. Chairman

MOTION ITEM: Charlotte Rentz made a motion, Jeanne Rast seconded to re-elect Brian Wismer as Chairman of the Planning Commission. Motion Carried: 6-0.

II. Vice Chairman

MOTION ITEM: Charlotte Rentz made a motion, Leah Davis seconded to re-elect Jeanne Rast as Vice Chairman of the Planning Commission. Motion Carried: 6-0.

4. Approval of Minutes

3.I. Minutes of December 15, 2020

MOTION ITEM: Charlotte Rentz made a motion, Jeanne Rast seconded to approve the minutes of December 15, 2020 with noted correction. Motion Carried: 6-0.

5. Old Business

5.I. 244 Mt. Zion Road

Site Plan Review

Background:

Justin Honore submitted a request for site plan review to construct a new single-family dwelling with a detached garage at 244 Mt. Zion Road, Parcel Identification Number 140094 00090090. The property is zoned R1, One-Family Detached and is subject to the

Neighborhood Conservation Area of the Architectural Design Standards. The Planning Commission approved this item on July 14, 2020. The applicant is requesting to modify the previously approved plan by adding a detached garage.

The proposed dwelling will be 2,268-square feet with four bedrooms and three bathrooms.

The Applicant must provide, and/or the site plan must be revised to address the following:

1. Show proposed grades.
2. Address arborist comments for compliance with the Tree Ordinance.
3. Provide an updated development schedule.
4. Provide driveway cross section.
5. Provide all setback dimensions.

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

MOTION ITEM: Larry Martin made a motion, Jeanne Rast seconded to approve the site plan request for 244 Mt. Zion Road with noted corrections. Motion Carried: 6-0.

5.II. 3365 Northside Drive

Site Plan Extension Request

Background:

Karen Johnson, authorized representative for Paula Smith, requested an extension for site plan approval at 3365 Northside Drive. The Planning Commission originally approved the site plan on June 13, 2019. The application exceeds the 12-month period of validity for the site plan approval.

The site plan, submitted by Paula Smith, was to construct a single-story single-family dwelling with an attached garage at 3365 Northside Drive. The dwelling will have 2,498 SF of heated floor area and will include three bedrooms and two and a half bathrooms.

The property is zoned R-0, One-Family Residential, and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Ms. Smith contacted the City in December 2020 to request an extension for the site plan approval, as the 12- month time period lapsed (see Section 93-2-16 (e) below.

Sec. 93-2-16. - Site plan review.

(e)Period of validity for site plan. No site plan shall be valid for a period longer than 12 months from the date it is approved by the fixing of the signature of the chairman of the planning commission and the building official, unless within such period a building permit is obtained and construction commenced. The planning commission may grant extensions not

exceeding 12 months each upon written request of the original applicant and resubmission of the application, if the application as submitted is substantially the same as the initially approved application. However, the planning commission has the power in such cases to attach new conditions to its reapproval, or to disapprove the request for an extension. Where an application for extension contains changes which the planning commission concludes materially alter the initial application, it shall refer the application to the building official, who shall initiate a new site plan review procedure.

The site plan is compliant, and the applicant has submitted an updated tree conservation plan for compliance with the City's Tree Conservation Ordinance. The conservation plan is currently under review by the City's contracted arborist.

MOTION ITEM: Leah Davis made a motion, Charlotte Rentz seconded to approve the site plan approval extension for 12 months provided the applicant comply with the Tree Conservation Ordinance. Motion Carried: 6-0.

6. Open Discussion

Dr. Patterson provided the Commission an update on pending and future development projects.

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

8. Adjourn

MOTION ITEM: Cliff Thomas made a motion, Larry Martin seconded to adjourn the meeting at 6:34 p.m. Motion Carried: 6-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary