



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**

July 20, 2021 6:00 PM

MINUTES

1. Called to order at 6:02 p.m.

2. Roll Call

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

3. Approval of Minutes

3.I. Approval of Minutes

MOTION ITEM: Leah Davis made a motion, Lucy Dolan seconded to approve the minutes of June 15, 2021 as submitted. Motion Carried: 4-0.

4. Public Hearing

4.I. 3264 Springhaven Avenue

Variance Request

Background:

Alex Popham of Epic Development requested a variance from the stream buffer requirements for the property located at 3264 Springhaven Avenue, Parcel Identification Number 14-0098-0009-048-4. The property is zoned P-D, Planned Unit Development and is subject to the regulations under Article 3 (Stream Buffer Protection), Section 63-3-6 (Buffer and setback requirements) of the City of Hapeville Ordinance.

The applicant requested to defer their application until the next Planning Commission meeting scheduled for August 10, 2021.

MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to table this item until the August 10, 2021 Planning Commission meeting. Motion Carried: 4-0.

5. New Business

5.I. 3154 Lake Avenue

Site Plan Request

Background:

Terrence Adams requested site plan review to construct a new 2,437-sf, single-family dwelling at 3154 Lake Avenue, Parcel Identification Number 14-0099-0002-167-8. The property is zoned R-1, One-Family Detached and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

Staff Recommendation:

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

- Front and rear setback dimensions.
- Correct the required side setback notation on the site plan to 5'.
- Ensure existing fences meet City requirements.
- Outstanding items on the arborist report.

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

With resolution of the aforementioned items and any others the Planning Commission deem necessary, approval of the site plan is recommended.

Mr. Adams stated the existing chain link fence is located on the adjacent property.

MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to approve the site plan request for 3154 Lake Avenue subject to the following conditions:

1. Provide the front and rear setback dimensions.
2. Correct the required side setback notation on the site plan to 5'.
3. Address any outstanding items on the arborist report.

Motion Carried: 4-0.

5.II. 801 North Avenue

Site Plan Request

Background:

Beatriz Arroyo requested site plan approval to construct a new single-family dwelling at 801 North Avenue, Parcel Identification Number 14-0099-0004-038-9. The property is zoned R-1, One - Family Detached.

The applicant requested to defer their application until the next Planning Commission meeting scheduled for August 10, 2021.

MOTION ITEM: Charlotte Rentz made a motion, Larry Martin seconded to table this item until the August 10, 2021 Planning Commission meeting. Motion Carried: 4-0.

5.III. 3227 Jackson Street

Site Plan Request

Background:

Alem Peljto of 2874 Blount St, LLC requested site plan review to construct an 1,800-sf, single-family dwelling at 3227 Jackson Street, Parcel Identification Number 14-0094-0001-005-6. The property is zoned R-SF, Single-Family Residential and is subject to the Subarea E requirements in the Neighborhood Conservation Area section of the Architectural Design Standards.

Staff Recommendation:

The plans include a proposed 9'6" driveway. A fence is proposed adjacent to the northern property owner. The applicant should ensure the driveway is wide enough for vehicle doors to open next to the house.

The applicant stated the adjacent property owner is open to work with them to extend the proposed driveway.

Staff recommended filing an easement to extend the driveway onto the adjacent property or reduce the size of the house.

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

- Show the south side setback and rear setback on the plans.
- Provide development schedule.
- Update comparison chart on p A107 to correct standards versus proposed.
- Provide proposed grades.
- Ensure the driveway is wide enough with proposed fence to accommodate vehicles.
- Show sidewalk dimension.
- Finalize Tree Conservation Plan.

MOTION ITEM: Larry Martin made a motion, Leah Davis seconded to approve the site plan request for 3227 Jackson Street subject to the following:

1. Applicant must acquire a minimum 18" easement to extend the driveway onto the adjacent property or reduce the footprint of the house to properly ensure the driveway is wide enough to accommodate vehicles.
2. Show the south side setback and rear setback on the plans from the roof eaves.
3. Provide development schedule.

4. Update comparison chart on p A107 to correct standards versus proposed.
5. Provide proposed grades.
6. Show sidewalk dimension – notate the width.
7. Finalize Tree Conservation Plan.

Motion Carried: 4-0.

6. Next Meeting Date – August 10, 2021 at 6:00PM

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to adjourn the meeting at 6:35 p.m. Motion Carried: 4-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary