



Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

December 11, 2018 6:00PM

SUMMARY MINUTES

1. Welcome and Introduction

Roll Call:

Brian Wismer, Chairman
Jeanne Rast, Vice Chairman
Lucy Dolan
Mark Farah – Absent
Kaity Ferrero - Absent
Larry Martin
Charlotte Rentz – Absent

2. Minutes of November 13, 2018

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to approve the minutes of November 13, 2018 as submitted. Motion Carried: 3-0.

3. Old Business – None.

4. New Business

a. 903 Margaret Street

Site Plan Review

Shannon Short requested site plan approval to construct a 2,475-sf two-story, 4-bedroom, 3.5-bathroom, single-family home with a detached garage at 903 Margaret Street, Parcel Identification Number 14 012700020510. The property is zoned R-SF, Residential Single Family and is .12 acres. **APPROVED WITH CONDITIONS**

- Public Comment – None.

b. 3303 Sims Street

Site Plan Review

Joseph Wilch of Adonai Custom Estates, LLC requested site plan approval to construct a 935-sf 2nd floor addition at 3303 Sims Street, Parcel Identification Number 14 009800100309. The property is zoned R-1, One Family Detached and is 0.2033 acres. **APPROVED WITH CONDITIONS**

- Public Comment – None.



c. **3202 Hope Street (105 Lilly Street)**

Subdivision Plat Review

Jimmy L. Joyner on behalf of William N. Garcia requested subdivision plat approval for the property located at 3202 Hope Street, Parcel Identification Number 14 009900040421. The property is zoned R-1, One Family Detached and is 0.4132 acres.
APPROVED WITH CONDITIONS

- Public Comment – None.

d. **917 Virginia Avenue**

Special Use Permit Request

Rajesh A. Patel requested to modify a previously approved special use permit for the location of a drive-through at 917 Virginia Avenue, Parcel Identification number 14 012700040377. The property is zoned U-V, Urban Village and is approximately 0.88 acres.

The proposed re-location of the proposed drive-through is to the side. The drive-through is located 50'+ from both Rainey and Virginia Avenue. No pedestrians would cross the drive-through lanes and would not conflict with pedestrian accessibility nor create an environment not reminiscent of fast food row. The applicant is proposing additional landscaping to screen the queueing lanes and drive-through.

The proposed reconfiguration will increase the car stacking to 4-5 cars. The development timeline of completion is September 2019.

- Public Comment
Daniel Ray, 3468 Rainey Avenue, opposed the modification

MOTION ITEM: Larry Martin made a motion, Jeanne Rast seconded to recommend the Mayor and Council approve the proposed drive-through modification and grant the special use permit request to allow a drive-through at 917 Virginia Avenue based upon the plan was previously approved, the landscaping will provide visual screening and the additional linear feet will eliminate any traffic concerns. Motion Carried: 2-1; Lucy Dolan opposed.

e. **1031 Virginia Avenue**

Conditional Use Permit

Robert Lafayette authorized representative of The Hertz Corporation requested approval of a conditional use permit to operate a car rental facility at 1031 Virginia Avenue. The property is zoned C-2, General Commercial and is 10.03 acres.

Hertz's use of the property is limited to the use of counter space inside the hotel and 10 parking spaces for the purpose of car rental to hotel guests and the public.

- Public Comment – None.



MOTION ITEM: Lucy Dolan made a motion, Jeanne Rast seconded to recommend the Mayor and Council grant the conditional use permit to Hertz Corporation to operate a car rental facility at 1031 Virginia Avenue. Motion Carried: 3-0.

f. Official Zoning Map

Text Amendment

Consideration of an Ordinance to amend Chapter 93, Zoning, of the Code of Ordinances for the City of Hapeville, Georgia regarding the Zoning Map.

- Public Comment – None.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to table the official zoning map text amendment until the January 15, 2019 meeting. Motion Carried: 3-0.

g. 2019 Planning Commission Meeting Schedule

Consideration and action to approve the 2019 Planning Commission meeting schedule.

- Public Comment – None.

MOTION ITEM: Lucy Dolan made a motion, Larry Martin seconded to approve the 2019 Planning Commission meeting scheduled as submitted. Motion Carried: 3-0.

5. Open Discussion –

Discussion of zoning text amendments will take place at the January 15, 2019 meeting.

6. Next Meeting Date – January 15, 2019 at 6:00PM

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion, Jeanne Rast seconded to adjourn the meeting at 7:57 p.m. Motion Carried: 3-0.

Respectfully submitted by,

Chairman, Brian Wismer

Secretary, Adrienne Senter