



**Planning Commission Meeting**  
700 Doug Davis Drive  
Hapeville, Georgia 30354

**December 11, 2018 6:00PM**

**MINUTES**

**1. Welcome and Introduction**

Chairman Brian Wismer called the meeting to order at 6:30 p.m. in the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance included Vice Chairman Jeanne Rast, Lucy Dolan and Larry Martin. City Planner Lynn Patterson and Secretary Adrienne Senter were also present.

Commissioners Mark Farah, Kaity Ferrero and Charlotte Rentz were unable to attend the meeting.

**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. The site plan meets the setbacks per the approved final plat.

- Public Comment – None.

**MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to approve the site plan at 903 Margaret Street provided the Design Review Committee review the proposed 20' driveway width. Motion Carried: 3-0.**

**b. 3303 Sims Street**

**Site Plan Review**

Joseph Wilch of Adonai Custom Estates, LLC requested site plan approval to construct a 935-sf 2<sup>nd</sup> 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.

The applicant proposed to renovate and add on to a single-family dwelling. The renovated house will have three bedrooms and two bathrooms.



The applicant proposes to create a shared driveway easement when adjacent property (owned by applicant) is developed.

The applicant must address the following deficiencies:

1. Front and rear setbacks must be shown.
2. The northeast setback is listed at 3.80' which does not meet the minimum 5' setback and will require a variance by the Board of Appeals.
3. The plan does not show a driveway and will require a variance by the Board of Appeals.
4. Applicant must provide landscape plan and detail of tree to remain.

- Public Comment – None.

**MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the site plan at 3303 Sims Street provided the applicant address the deficiencies outlined in the planner's report and recommend the Board of Appeals grant the requested setback and driveway variances. Motion Carried: 3-0.**

**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.

The applicant proposed to subdivide an existing lot located at 3202 Hope Street into two tracts of land. The property contains an existing one-story home. As proposed, Lot 1 will be 10,034-sf and Lot 2 will be 7,799-sf.

- Public Comment – None.

**MOTION ITEM: Lucy Dolan made a motion, Jeanne Rast seconded to approve the final plat for 3202 Hope Street (105 Lilly Street) provided that the applicant address the deficiencies listed in the Planner and City Engineer 's reports and granting of a variance to eliminate for the required concrete monuments based upon the size of the lot. Motion Carried: 3-0.**

**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 relocation of the drive-through is to the side. The drive-through is located 50'+ from both Rainey and Virginia Avenue. Pedestrians would not cross the drive-through lanes and there is no conflict with pedestrian accessibility, nor does it create an



environment 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,

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**Chairman, Brian Wismer**

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**Secretary, Adrienne Senter**