

Planning Commission Meeting  
700 Doug Davis Drive  
Hapeville, Georgia 3054

August 13, 2019 6:00PM

AGENDA

1. Welcome And Introduction
2. Approval Of Minutes

- July 9, 2019

Documents:

[MINUTES 07-09-2019 - DRAFT.PDF](#)

3. Presentation

- 3.I. Virginia Avenue Roundabout Study & Wayfinding Update By Mitchell Greenway  
The City of Hapeville is undertaking a study that will examine the option for development of a roundabout at the Virginia Avenue/Doug Davis/Clay Place/Hamilton Avenue intersection. This project – *the Hapeville Wayfinding & Virginia Avenue Roundabout Study and Demonstration Project* – will build from the previous LCI Studies. Mitchell Greenway of Stantec Consulting Services will present a project update and next steps.

- Public Comment

Documents:

[VIRGINIA\\_AVE\\_PRESENTATION\\_REDUCED \(1\).PDF](#)

4. New Business

- 4.I. 3429 Rainey Avenue Site Plan Request  
Andy Steele is requesting site plan approval to construct a second story addition and porch to an existing home at 3429 Rainey Avenue, Parcel Identification Number 14 012700030592. The property is zoned R-SF, Residential Single Family and is .1722 acres.

- Public Comment

Documents:

[APPLICATION - 3429 RAINEY AVENUE, SITE PLAN REVIEW\\_REDACTED.PDF](#)  
[PLANNERS REPORT SITE PLAN REVIEW 3429 RAINEY AVE.PDF](#)

- 4.II. 876 Virginia Avenue Special Exception Request  
Philip Jones is requesting approval of a special exception to authorize the use of an existing drive-through at 876 Virginia Avenue, Parcel Identification number 14

009800010698. The property is zoned U-V, Urban Village and is 0.43 acres.

- [Public Comment](#)

Documents:

[APPLICATION - 876 VIRGINIA AVENUE, SPECIAL EXCEPTION\\_REDACTED.PDF](#)  
[PLANNERS REPORT 876 VIRGINIA AVE SPECIAL EXCEPTION RESUBMITTAL.PDF](#)

4.III. 644 Coleman Street Site Plan Request

Janice M. White is requesting site plan approval to construct a 4-bedroom, 3-bath single-family home at 644 Coleman Street, Parcel Identification Number 14 009900031503. The property is zoned R-SF, Residential Single Family and is .114 acres.

- [Public Comment](#)

Documents:

[644 COLEMAN STREET - SITE PLAN APPLICATION.PDF](#)  
[PLANNERS REPORT SITE PLAN REVIEW 644 COLEMAN ST.PDF](#)

4.IV. 3384 North Fulton Avenue Site Plan Request

Janice M. White is requesting site plan approval to construct a 3-bedroom, 2-bath single-family home at 3384 North Fulton Avenue, Parcel Identification Number 14 009500090115. The property is zoned R-SF, Residential Single Family and is .278 acres.

- [Public Comment](#)

Documents:

[3384 NORTH FULTON AVENUE - SITE PLAN APPLICATION.PDF](#)  
[PLANNERS REPORT SITE PLAN REVIEW 3384 N FULTON AVE.PDF](#)

4.V. Arts District Overlay Ordinance Text Amendment

Consideration of a text amendment to Chapter 93 (Zoning), Article 28. A-D Zone (Arts District Overlay), Section 93-28-8 (Prohibited uses) to the change the prohibited uses.

- [Public Comment](#)

Documents:

[ORDINANCE - TEXT AMENDMENT DRIVE-THROUGHS.PDF](#)  
[PLANNERS REPORT TEXT AMENDMENT BANK DRIVE-THRU A-D.PDF](#)

4.VI. Setback Definition Ordinance Text Amendment

Consideration of a text amendment to Chapter 93 (Zoning), Article 1 (Title, definitions, and application of regulations), Section 93-1-2 (Definitions) to change the definition of setback.

- Public Comment

Documents:

[ORDINANCE - TEXT AMENDMENT SETBACK DEFINITION \(02269964XA0B3B\).PDF](#)  
[PLANNERS REPORT TEXT AMENDMENT SETBACK DEFINITION.PDF](#)

4.VII. Home Occupation Ordinance Text Amendment

Consideration of a text amendment to Article 1 (Title, Definitions, and application of regulations), Section 93-1-3 to change the definition of Home Occupation.

- Public Comment

Documents:

[ORDINANCE - TEXT AMENDMENT HOME OCCUPATION DEFINITION \(02269904XA0B3B\).PDF](#)  
[PLANNERS REPORT TEXT AMENDMENT HOME OCCUPATION DEFINITION.PDF](#)

4.VIII. Reconsideration Of Defeated Actions Text Amendment

Consideration of a text amendment to Chapter 93 (Zoning), Section 93-25-9 (Reconsideration of Defeated Actions) to require a six-month waiting period for reconsideration of defeated rezoning proposals.

- Public Comment

Documents:

[ORDINANCE - TEXT AMENDMENT WAITING PERIOD FOR REZONING \(02269966XA0B3B\).PDF](#)  
[PLANNERS REPORT TEXT AMENDMENT APPLICATION LIMITS.PDF](#)

5. Old Business

a. Residential Building Height Requirements

- Public Comment

6. Next Meeting Date - September 10, 2019 At 6:00PM

7. Adjourn