

Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

February 12, 2019 6:00PM

MINUTES

1. Welcome and Introduction

Chairman Brian Wismer called the meeting to order at 6:00 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, Larry Martin and Charlotte Rentz.

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to add item 4, Open Discussion, related to the discussion of regulations concerning front facing garages and building height. Motion Carried: 4-0.

2. Minutes of January 15, 2019

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the minutes of January 15, 2019 as submitted. Motion Carried: 4-0.

3. Old Business

a. 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.

Staff had proposed a zoning map amendment to rezone properties within the City limits that are currently zoned C-R, Commercial-Resident to V, Village. The C-R zoning is quite complex and restrictive in terms of intent to C-R with greater ease. According to the City of Hapeville Future Land Use Map, the properties proposed for rezoning are low to medium intensity mixed use.

During a final review, Staff noticed that rezoning one parcel, Tax ID 14 009800090476 (845 North Central Avenue) is the InCity Suites, an extended stay hotel. The City has developed a strict policy on extended stay hotels, included that extended stay hotels are expressly not permitted in the Village zoning district. Rezoning this parcel would immediately create a non-conforming use which could be problematic in the long-term. Rezoning this particular parcel to C-2, which is consistent with other commercial parcels adjacent to the Interstate is recommended and would not create a blatant non-conforming use issue. Staff recommends rezoning the remaining parcels that are zoned C-R, Commercial Residential to V, Village.

- Public Comment – none.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to recommend the Mayor and Council approve the Official Zoning Map amendment as submitted.

Motion Carried: 4-0.

b. Accessory Uses/Buildings

Text Amendment

Consideration of an Ordinance to amend Section 93-2-5, Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences, of the Code of Ordinances for the City of Hapeville, Georgia.

At the January 15, 2019 meeting, the Planning Commission requested that staff research relevant neighboring community codes as they relate to accessory dwelling structures for a discussion on running water/use of accessory structures as accessory dwelling units.

- Public Comment – none.

After further discussion, the Commission recommended the following key elements and changes to accessory uses/building ordinance:

1. Allow for accessory dwelling units for occupancy.
2. The principal dwelling should be owner occupied.
3. Establish regulations for habitable and non-habitable ADU; non-habitable ADU's may have all utilities except sewer.

Based upon the discussion, staff will draft regulations for the proposed accessory uses/building text amendment and present recommendations at the next meeting.

4. Open Discussion

a. Architectural Design Standards – Garage Access

Commissioner Martin discussed amending the ordinance to allow front-facing garages for new construction. Mr. Martin listed advantages of front-facing garages including preservation of trees, less impervious surface areas, and design preference.

The Commission explained that rear/side garages promotes quality development, it allows autos to be placed in the rear of the home instead of the front and encourages a pedestrian friendly community.

No further action taken.

b. Chart of Dimensional Requirements – Residential Building Height

Commissioner Martin discussed height requirements for new residential construction. Concerns includes the adjacent property owner losing light and increase moisture from shade.

Staff will review examples of angles/house height and present those findings at the next meeting.

5. Next Meeting Date – March 12, 2019 at 6:00PM

6. Adjourn

MOTION ITEM: Jeanne Rast made a motion, Larry Martin seconded to adjourn the meeting at 7:29 p.m. Motion Carried: 4-0.

Respectfully submitted by,

Chairman, Brian Wismer

Secretary, Adrienne Senter