

City of Hapeville
Planning & Zoning Agenda
Staff Meeting: March 31, 2015

Old Business

1. *Arts District Overlay* [Ordinance on hold –need direction]
Recommendation A: Include only microbreweries with tasting rooms or a restaurant as a special use in the Overlay
Recommendation B: Accommodate microbreweries in a stand-alone ordinance
David Burt's comments have been reviewed and commented on.
2. *Microbreweries*
Proposed for limited production and truck sizes, with tasting rooms or restaurants. See 1., above – **this may be incorporated into the Arts District Overlay ordinance pending direction.** [Standards drafted by Planner]
3. *Fence Regulations* [Razor Wire]
Ordinance completed **by Kiran Misra**, public notice submitted and first reading April 21
4. *Group Home/Personal Care Home/Adult Day Care/Nursing Home/~~Halfway House~~*
Ordinance completed **d** by Destiny Washington. ZPL mandates six-month waiting period on halfway house regulations prior to adoption following public hearing. Ordinance to proceed for adoption absent halfway house regulations.
5. *Adult Entertainment Ordinance*
Police Chief decides applications, subject to appeal to Chief Administrator. Minimum frontage required; book and adult novelty stores to be prohibited. All locations would be west of I-85. [**Original ordinance drafted; Additional amendments being incorporated by Kiran Misra.**]
6. *Airport Parking/Commercial Parking Lots*
Recommendation A: Leave Ord. 2013-02 as an incentive to new and existing hotel and office development intact along with the prohibition on any freestanding airport parking operations.
Recommendation B: Render airport parking a prohibited use anywhere in Hapeville.
Paul Koster stated that the commercial parking lot provision did not specifically prohibit shuttles and 24-hour parking in what was intended to accommodate demand for small, scattered lots. [**Direction needed regarding recommendation. Steve Fincher's office will draft as directed.**]
7. *Climate Controlled Storage* [Standards drafted by Planner; C-2 Zone as a Special Use. Ordinance drafted by **Destiny Washington**]

8. *Billboards*

The issue is GDOT allows tree trimming in exchange for lowering signs to a max of 75 feet. Hapeville sign ordinance does not permit such structural changes to nonconforming signs. [Standard drafted by Planner would allow a structural change to a nonconforming sign; need direction on objective.]

9. *Hotels in the RMU Zone*

[Steve Fincher lending clarity to the draft Ordinance]

10. *Gravel Parking Lots*

Six-month moratorium adopted concerning the use of gravel and other “pervious materials” or pavements.

New Business

1. *Agenda Packets, Schedule and Process*

Sec. 93-25-2. Application for zoning amendment by individual.

- (b) A petition for amendment to the official zoning map or text, except those proposed by the mayor and council or other city agents shall be accompanied by a filing fee established by separate action, and shall be filed on a form provided by, and shall be filed with, the building official, at least 30 days prior to the date of the planning commission meeting at which the applicant wishes the petition to be considered.

Meaning, consideration of text amendments by Planning Commission while preferred, is optional. Direction is needed as to which ordinances, if any, should be routed directly to Mayor and Council.

In addition, the process for preparing ordinances could be rendered somewhat more rigorous if we included as a regular item on Council agenda that was “*Consideration of New Ordinances.*” Staff could obtain direction and clarity on Ordinances that are to be considered. A time table and process could be established at the Council meeting that would direct the actions of the City Clerk, Attorney, Planner and other interested Staff.

As to the agenda packets, these should include the PC agenda, Planner's report, other Staff reports, PC recommendation and draft Ordinance, all at the prior direction of Council to avoid bringing ordinances forward that Council has not sanctioned. These materials should be posted on the website to maximize public review and comment. The latter is governed by the standards of the Ordinance which sets the amount of time allotted for public comment.