



Brian Wismer, Chairman  
Lucy Dolan, Vice Chairman  
G. Leah Davis  
Rob Hall  
Miller Radford  
Jeanne Rast  
Cliff Thomas

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

**October 10, 2023 6:00 PM**

**MINUTES**

**1. Called to Order at 6:02 PM.**

**2. Roll Call**

Brian Wismer, Chairman  
Lucy Dolan, Vice Chairman  
G. Leah Davis - Teleconference  
Rob Hall  
Miller Radford - Teleconference  
Jeanne Rast  
Cliff Thomas – Absent

**MOTION ITEM: Lucy Dolan made a motion to add the site plan revision for 400 Porsche Avenue to New Business, Item 5.III. The motion was seconded by Rob Hall.**

**MOTION CARRIED: 5-0.**

**3. Approval of Minutes**

**3.I. Minutes of September 12, 2023**

**MOTION ITEM: Lucy Dolan made a motion to approve the minutes of September 12, 2023, as submitted. The motion was seconded by Jeanne Rast. MOTION CARRIED: 5-0.**

**4. Old Business**

**4.I. 3034, 3038, 3044 Springdale Road**

**Site Plan Review (Revision)**

**Background:**

Zain Farishta of Kimley-Horn requested approval of a revised site plan for the properties located at 3034, 3038, and 3044 Springdale Road (Parcel ID's: 14-0099-0001-088-7, 14- 0099-0001-023-4, 14-0099-0001-022-6) for the purpose of constructing a townhome development. The properties are zoned V, Village. *The site plan item was originally approved on May 9, 2023.*

The request included an increase in height for two townhome buildings along Cofield Drive. The current height restriction is 35' but may be increased with approval from the Planning Commission.

The Bellwood Homes development, located at 3044, 3038, and 3034 Springdale Road will have 59 townhomes located at the intersection of Cofield Drive and Springdale Road. The Site Plan was previously approved on May 9, 2023. During final construction drawings, the applicant realized the topography at that location would necessitate a higher height to maintain uniformity of building type along the street front.

**Findings:**

The request included an increase in height for two townhome buildings along Cofield Drive. The current height restriction is 35' but may be increased with approval from the Planning Commission.

The Bellwood Homes development, located at 3044, 3038, and 3034 Springdale Road will have 59 townhomes located at the intersection of Cofield Drive and Springdale Road. The Site Plan was previously approved on May 9, 2023. During final construction drawings, the applicant realized the topography at that location would necessitate a higher height to maintain uniformity of building type along the street front.

**Recommendation:**

The location of the proposed townhomes seeking the increased height is along Cofield Drive and not adjacent to nor across from any residential areas. The property across Cofield Drive is currently occupied by the Hertz Rental Car repair facility, a commercial enterprise. The drop-off across the street is significant. The topographical condition on the site is warranted for the increase in height and will allow for uniformity across the site without mass grading.

Any decision of the Planning Commission is conditional upon approval from the FAA and the Hapeville Fire Marshal which the applicant should provide releases from each entity.

**MOTION ITEM: Rob Hall made a motion to approve the revised site plan for 3034, 3038, 3044 Springdale Road provided the applicant receives approval of the height from the FAA (Federal Aviation Administration) and the Fire Marshal. The motion was seconded by Lucy Dolan.**

**MOTION CARRIED: 5-0.**

**5.I. New Business**

**5.I. 3247 Old Jonesboro Road**

**Site Plan Review**

**Background:**

Lillyan McLuster requested site plan review to construct an 870-sf second-story addition to an existing single-family dwelling at 3247 Old Jonesboro Road (Parcel ID: 14-0094- 0004-001-2). The property is zoned R-SF, Residential Single-Family.

The new 1,871 SF dwelling proposes to have 4 bedroom, 3 ½ bath with parking provided on an existing driveway. The building height (from the average front grade) will be 31' 8". A survey was provided as the site plan.

**Findings:**

The applicant proposes to construct a 2,681 SF single-family residence at 3189 Jackson Street, Tract 1. The proposed dwelling has 4 bedrooms and 3 baths with a two-car attached garage. The height of the residence is 24'10 ¼".

**Recommendation**

The Applicant must provide, and/or the site plan must be revised to address the following:

- Include zoning on survey/site plan. Provide actual setback dimensions for front, side, and rear of dwelling.
- Driveway dimensions should be provided (width and length).
- Parking for two cars should be provided (not in the supplemental area).
- Sidewalk along Old Jonesboro Rd not provided. Will be reviewed at Design Review Committee meeting.
- Provide square footage of lot on survey.
- Provide impervious surface data.
- Provide documentation regarding impact to existing trees (e.g., removed, impacted – see Tree Conservation Ordinance).
- Provide Landscape Plan.
- Provide development schedule.

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and may require revision.

Discussion ensued regarding the dimensions of the existing driveway and extending it to accommodate two vehicles.

**MOTION ITEM: Lucy Dolan made a motion to approve the site plan requests at 3189-A Jackson Street - Tract 1, provided the applicant addresses the deficiencies outlined in the Staff reports. The motion was seconded by Cliff Thomas. MOTION CARRIED: 6-0.**

**5.II. 3392 and 3396 Dogwood Drive****Conditional Use Permit****Background:**

Kristin Cooper requested a Conditional Use Permit to operate a spa at 3392 & 3396 Dogwood Drive (Parcel ID's: 14 009800180145 and 14 009800180152). The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-5 (Conditional uses) of the City of Hapeville Zoning Ordinance.

**Findings:**

Kristin Cooper to operate a wellness spa named Mind and Body Works at 3396 Dogwood Drive (with parking at 3392 Dogwood). According to the application, services offered will include: (1) massage therapy (Swedish, deep tissue, Thai) with add-ons (hot stone and aromatherapy); (2) facials; (3) energy work (reiki healing), and (4) IV therapy. The application states they will also offer services that promote general wellbeing such as yoga and meditation.

Parking will be provided on the site and the adjacent lot both controlled by the same property owner.

The property is located in the U-V, Urban Village Zoning District and the Arts District (A-D) Overlay District. (Please note the application is incorrect listing C-3 as the zoning district). A spa is permitted as a Conditional Use within the U-V Zoning District and is subject to the provisions of Article 3.2.

The property has limited parking in the supplemental area on the site of the building. The adjacent lot, also controlled by the same property owner, is part of this application. A site plan with crude lines (not to scale and with no dimensions for parking spaces or circulation) was provided showing likely 9 spaces. No square footage was provided with the application. Fulton County assessor records indicate 2,874 SF.

The code does not allow parking in the supplemental area, however, as this property has been developed for over 20 years and no changes are being made, the parking non-conforming condition persists.

Requirements for complete review. The actual square footage of the building should be provided. A scaled diagram showing dimensioned parking spaces and circulation lanes should be provided. The parking lot should be properly surfaced and striped. There is no expected negative impact on traffic movement, hours and manner of operation, lighting, signs and access to the property.

**Recommendation:**

The proposed use of a wellness spa is compatible with the U-V Zoning District and meets the intent of the district. The conditional use application is recommended for approval provided the outstanding parking lot issues are addressed to the satisfactory compliance of the Code.

Public Comment:

None.

**MOTION ITEM: Rob Hall made a motion to approval of the Conditional Use Permit to operate a spa at 3392 and 3396 Dogwood Drive provided the applicant submit a scaled drawing for the parking lot. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.**

**5.III. 400 Porsche Drive**

**Site Plan Review (Revision)**

The City of Hapeville received a revised site plan application (landscape only) from The Redmond Company on behalf of Atlanta Postal Credit Union to request planning commission approval to pay a mitigation fee for each tree required by this article but not planted to be paid to the tree bank.

The APCU Project had been approved previously with trees along the western perimeter. This area is now used as a stormwater easement and no trees can be planted in the easement or in the detention pond. The applicant is proposing payment of \$72,450 for the deficiency of 483 inches of planted trees.

The property is zoned B-P, Business Park and is subject to the Commercial section of the Architectural Design Standards.

**MOTION ITEM: Jeanne Rast made a motion to approve the site plan revision for 400 Porsche Avenue to allow a payment of \$72,450 into the City's tree bank for the deficiency of 483 inches of planted trees. The motion was seconded by Lucy Dolan. Motion Carried: 5-0.**

**6. Next Meeting Date – October 10, 2023 at 6:00 p.m.**

**7. Adjourn**

**MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 6:39 p.m. The motion was seconded by Jeanne Rast. MOTION CARRIED: 5-0.**

Respectfully submitted by,

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Brian Wismer, Chairman

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Adrienne Senter, Secretary