



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

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

May 14, 2024 6:00 PM

MINUTES

1. Called to Order at 6:01 PM.

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of April 9, 2024

MOTION ITEM: Leah Davis made a motion to approve the minutes of April 9, 2024, as submitted. Lucy Dolan seconded the motion. Motion Carried: 4-0.

Commissioner Thomas entered the meeting during discussion of the following item.

4. Old Business

4.I. 3558 Elm Street

Combination Plat Review (Revision)

Background:

Santiago Patino on behalf of Terwilliger Pappas requested approval of a revised combination plat to combine 20 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3552-3560 Perkins St., and 3572 Perkins St., 0 Perkins St (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing a 305 apartments and 8,426 SF of retail space. The properties are zoned

RMU, Residential Mixed Use. *The Planning Commission approved this item on April 9, 2024.*

FINDINGS

The applicant has not yet addressed the comments from the last submission - add the zoning designation of adjacent parcels, address the 40' right of way on Elm Street (should be 50') and address any outstanding issues raised in the Engineer's report. Once the necessary revisions are made, the combination plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Public Comment: None.

MOTION ITEM: Miller Radford made a motion to approve the revised combination plat for 3558 Elm Street subject to the deficiencies outlined in the staff reports. Cliff Thomas seconded the motion. MOTION CARRIED: 5-0.

4.II. 3558 Elm Street Site Plan Review (Revision)

Background:

Santiago Patino on behalf of Terwilliger Pappas requested review of a revised site plan at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3552-3560 Perkins St., and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing a mixed-use, multifamily and retail development. The properties are zoned RMU, Residential Mixed Use. *The Planning Commission approved this item on April 9, 2024.*

The revised plan includes four (4) 4-story multi-family buildings, two (2) 3-story buildings, one (1) 4 story mixed use, and two single story garage buildings. The mixed-use building enfronting Porsche Ave includes 8,426 SF first floor retail.

A traffic study requested at the January 2023 Planning Commission meeting was completed and no turn lane was recommended.

FINDINGS

The development summary table should be updated to reflect the new acreage percentages. The site plan should reflect the correct building heights (Building 1000 is 60' 10 5/8" and exceed 60' max as indicated on the site plan) and stories.

Staff recommended approval of the site plan with the following conditions.

1. Provide dimensions for parking adjacent to right of way along Elm Street, Perkins Street, and College Street.
2. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
3. Address any outstanding issues in the Engineer's Report.

Staff recommended maintaining the following conditions approved with the previous site plan that did not include the additional acreage:

1. Increase in build-to line to accommodate transmission lines.
2. Waive street tree requirement along South Central/Porsche Ave.
3. Board of Appeals Variance for increased parking to 120% of on-site parking.
4. Board of Appeals Variance for reduced parking width of full-size spaces from 10' to 9'.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Public Comment: None.

MOTION ITEM: Cliff Thomas made a motion to approve the revised site plan at 3558 Elm Street subject to the deficiencies outlined in the staff reports. Lucy Dolan seconded the motion. MOTION CARRIED: 5-0.

5. New Business

5.I. Chestnut Street, South Fulton Ave., Georgia Ave. (Pod C) Final Plat Review

Background:

Jason Braga of D.R. Horton, Inc. requested final plat review for the properties located at 3602 S. Fulton Avenue., 647-651 Chestnut Street, and 3617-3633 Georgia Avenue, Parcel Identification Numbers 14- 0098-0021-050-4, 14-0098-0021-048-8, 14-0098-0021-049-6, 14-0098-0021-051-2, 14-0098-0021-052-0 and 14-0098-0021-047-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Recommendation:

Upon completion of the deficiencies outlined in the Planner's Report and from the City Engineer's Report, the Planning Commission may approve the final plat.

MOTION ITEM: Jeanne Rast made a motion to approve the final plat at Chestnut Street, South Fulton Avenue and Georgia Avenue (Pod C), subject to the deficiencies outlined in the staff reports. Lucy Dolan seconded the motion. MOTION CARRIED: 5-0.

5.II. 1155 Virginia Avenue, Suite L

Conditional Use Permit

Background:

Li Ying Jiang Lucas requested a Conditional Use Permit to operate a spa at 1155 Virginia Avenue, Suite L, Hapeville, Georgia 30354, Parcel Identification Number 14 0127 LL1198. 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

Per the application, the following services will be provided: Swedish, sports, lymphatic drainage, parental (*sic*) assuming prenatal, trigger point, Himalayan salt hot stone, cupping and foot reflexology massages along with skin polishing and body scrubbing. The space will include 7 treatment rooms, 2 break rooms, 2 small storage rooms, and 1 shower room.

The application indicates parking will be provided on the site and shared with the other businesses in the multi-tenant development. A previous tenant operating a day spa had previously been operating in the space.

Recommendation:

Please update the application with the name of the business.

The proposed use of a massage spa is compatible with the U-V Zoning District and meets the intent of the district. The conditional use application is recommended for approval.

MOTION ITEM: Leah Davis made a motion to give a favorable recommendation to Mayor & Council for the conditional use permit request to operate a spa at 1155 Virginia Avenue, Ste. L, provided the application is updated to include the business name. Lucy Dolan seconded the motion. MOTION CARRIED: 5-0.

6. Next Meeting Date: June 11, 2024 at 6:00 PM.

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 6:35 p.m. The motion was seconded by Cliff Thomas. Motion Carried: 5-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary