

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

October 8, 2019

MINUTES

6:00 PM

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, Leah Davis, Lucy Dolan, Larry Martin, Charlotte Rentz and Cliff Thomas. City Planner Lynn Patterson and Secretary Adrienne Senter were also present.

2. Minutes of September 10, 2019

MOTION ITEM: Charlotte Rentz made a motion, Cliff Thomas seconded to approve the minutes of September 10, 2019 as amended. Motion Carried: 5-1; Jeanne Rast abstained.

3. New Business

3.I. 600 South Central Avenue

Special Exception Request

Michael Foster on behalf of Regions Bank requested approval of a special exception to authorize the installaiton of an Automated Teller Machine (ATM) at 600 South Central Avenue, Parcel Identification Number 14 009800200513. The property is zoned RMU, Residential Mixed use and is located in the Arts District Overlay (A-D).

Staff Comment:

The ATM would be located on the east side of the building adjacent to an existing drive-through teller window, and would use the existitng drive-through lane.

At the request of the applicant and in conjunction with this proposal, Mayor and City Council voted on September 17, 2019, to adopt a text amendment permitting drive-throughs in the A-D overlay when used by banks.

Commissioner Rast inquired if the full service window would be open or closed during business hours.

Commissioner Rentz asked if Council's vote would be final.

Dr. Patterson stated Council voted to approve the text amendment to the Arts District Overlay so the vote would be final.

Applicant Comment:

The existing drive-through window will remain. The ATM window should not create any impact and will keep with the goal of the Arts District. The project will be for a drive-up ATM and not a walk-up ATM for safety concerns. The ATM will be located on the inside lane as the outside lane will not allow for the infrastructure.

Public Comment: None.

MOTION ITEM: Charlotte Rentz made a motion, Lucy Dolan seconded to recommend the Mayor and Council grant the special exception to allow the installation of a drive-up Automated Teller Machine (ATM) at 600 South Central Avenue.

Motion Carried: 6-0

3.II. 0 Porsche Avenue

Site Plan Review

Steven Ellis of PRO Building Systems, Inc. and authorized representative of Porsche Cars North America, Inc. is requesting site plan approval to develop a specialty auto service center and repair facility to be located at 0 Porsche Avenue, Parcel Identification 14 0096 LL0593. The property is zoned B-P, Business Park and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards.

Staff Comments:

The lot is currently partially paved but is otherwise undeveloped. The site area under construction is 2.5 acres. The facility is shown as a 20' high, 17,600/20,815 square foot building surrounded by parking as well as one accessory structure.

The project as proposed will require the following variances from the Board of Appeals.

- Parking in excess of the 110% requirement.
- Reduction in the number of compact parking spaces
- Increase the width of the curb cut along Porsche Avenue

Staff supports these variances.

In addition, the site plan should be revised to address the following concerns identified per the planner's review for zoning compliance:

- *The applicant should clarify the actual square footage.*
- *The applicant should provide the distance between accessory structure and the nearest property line.*
- *The applicant should clarify if the curb cut is new or existing. A new curb cut is not allowed. An existing curb cut may be relocated.*
- *The applicant should provide the width of the new curb cut.*
- *No sidewalk is shown at the street as required by the Architectural Design Standards. Sidewalk must adhere to the Commercial/Mixed Use standard (5' landscape zone, 10' sidewalk/clear area).*
- *The applicant should provide site coverage broken down by type, such as*

building area and parking.

- *The applicant should indicate one dedicated loading space on the plans.*
- *The applicant should indicate the need for additional parking, if shared parking is the intent.*
- *The applicant should provide an anticipated development schedule.*
- *At least 30% of provided parking spaces must be compact size. The plans state that 21 (14%) of the 148 provided spaces are compact size, which is not compliant. However, the locations and dimensions of those spaces are unclear.*
- *The majority of provided spaces are between the dimensional requirements for full-size spaces and compact-size spaces, being too narrow for the former and too long for the latter.*
- *10 of the provided parking spaces are at angles of less than 90 degrees to the curb and do not have lengths provided.*
- *The applicant must provide three ADA parking spaces.*
- *The applicant should provide one 15' high, 15' wide, and 60' long loading space.*

Per the B-P regulations, the building elevations, landscape architecture and parking lot landscaping will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Should the site plan address all the planner's comments and the City Engineer's comments then the site plan is recommended for approval by the Planning Commission subject to approval of the required variances by the Board of Appeals.

Commissioner Martin stated per the code 30 percent of the parking must be compact car parking spaces. The plan indicates 21 compact parking spaces will be required but they need 43-44 spaces. He confirmed that the remaining spaces will accommodate regular size cars.

Dr. Patterson stated the plan currently exceeds the parking requirement.

Commissioner Martin asked for clarification regarding the variances that will go before the Board of Appeals.

Dr. Patterson stated that the project will require the following variances:

- Parking in excess of the 110% requirement.
- Reduction in the number of compact parking spaces
- Increase the width of the curb cut along Porsche Avenue

Commissioner Rentz asked for clarification of Sec. 93-23-17, Continuing character of obligation that is mentioned as part of the planner's report.

Dr. Patterson stated that this property does not apply to section 93-23-17 as there is not an existing structure onsite but if the property had an existing structure and it was sold or transferred, then the owner must continue to maintain the parking lot.

Applicant Comment:

Laurel David on behalf of Galloway Law Group, LLC. stated that the square footage of the project is 20,815-sf and requires 70 parking spaces. The parking that will be provided will not be shared with any future development. The parking will service the staff, technicians and customers, loaner vehicles and overnight parking for next day car service. Porsche Cars will have a joint partnership with Jim Ellis Automotive and Hennessy Automotive and they are relying on their partners to anticipate the parking need. The driveway will include 3 lanes to accommodate a turning lane and for future development. Porsche Cars will install a pedestrian crossing treatment such as a stamped concrete to provide a continuation of the sidewalk over the driveway area. The compact parking will be located to the rear of the property and fenced off for loaner cars.

Chairman Wismer stated that they will be required to obtain a variance for a reduction to the number of compact spaces.

Commissioner Dolan inquired if company events would be held onsite and if additional parking would be required.

Ms. David stated that no events would be held onsite. The parking would be for overnight parking or loaners and it is not designed for any types of events.

Commission Dolan inquired regarding the days of operation.

Ms. David stated the facility will be closed on Sundays.

Commissioner Thomas inquired if the decision to install 2 exit lanes was based upon a traffic study.

Ms. David stated that it was based upon anticipation of future need. Also, from a traffic perspective, left turn movement usually presents more conflict and the additional lane would help for backup and limits the number of curb cuts.

Dr. Patterson stated that the goal is to minimize the number of curb cuts and encourage interparcel circulation.

Commissioner Rentz inquired regarding the numbers on the Kimley Horn plan.

Ms. David stated those numbers covers the number of parking spaces for that area.

Chairman Wismer stated that 2 ADA spaces are indicated on the site and inquired if that would decrease their parking by one space.

Ms. David confirmed that one space will be lost and will increase the ADA spaces as required.

Commissioner Martin confirmed that the additional width of the driveway would accommodate for one entry lane and two exit lanes. Ms. David confirmed.

Chairman Wismer asked Dr. Patterson to give the Commission a description of staff's recommendation to keep the curb cut treatment and raise the driveway up to grade. Dr. Patterson stated the sidewalk would continue across the driveway and include some type of concrete treatment to slow the traffic down and encourage a pedestrian friendly crossing.

Ms. David stated that there are a few Porsche designs that are too low, and they would not be able to raise the driveway grade up to the sidewalk but will install a pedestrian friendly crosswalk that will include a texture change.

Public Comment: None.

MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to approve the site plan request for the property located at 0 Porsche Avenue subject to the deficiencies outlined in the planner's and engineer's reports with the following recommendations:

- **Recommend the Board of Appeals grant variances to increase the parking limitation, reduce the number of compact parking spaces, increase the width of the curb cut along Porsche Avenue and include a pedestrian-friendly crosswalk treatment. Motion Carried: 6-0.**

4. Next Meeting Date – November 12, 2019 at 6:00 PM

5. Adjourn

MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to adjourn the meeting at 6:37 p.m. Motion Carried; 6-0.

Respectfully submitted by,

Chairman, Brian Wismer

Secretary, Adrienne Senter