



Planning Commission Meeting

700 Doug Davis Drive
Hapeville, Georgia 30354

July 9, 2019 6:00PM

MINUTES

1. Welcome and Introduction

Chairman Brian Wismer called the meeting to order at 6:10 p.m. in the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance included Leah Davis, Lucy Dolan, Larry Martin, Charlotte Rentz and Cliff Thomas.

Chairman Wismer welcomed newly appointed Commissioners Leah Davis and Cliff Thomas.

Vice Chairman Jeanne Rast was unable to attend the meeting.

2. Minutes of June 13, 2019

MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to approve the minutes of June 13, 2019 as submitted. Motion Carried: 5-0.

3. New Business

a. 0 Porsche Drive

Rezoning Request

Lee Galloway of Galloway Law Group and authorized representative of Porsche Cars North America, Inc. requested approval to rezone the properties located at 0 Porsche Drive on land lot 96 of the 14th District, Parcel Identification Number(s) 14 0096 LL0593, 14 0096 LL0601, 14 0096 LL0619 from U-V, Urban Village to B-P, Business Park for the purpose of constructing an auto service center and future development.

The applicant stated Porsche Cars North America, Inc. proposed to rezone the subject property to B-P, Business Park, which is more in keeping with the proposed and potential future development in support of Porsche's national headquarters. As part of the rezoning, Porsche proposed a state-of-the-art auto service center and repair facility on a portion of the subject property. The proposed facility will be associated with Porsche's adjacent office headquarters, which is greater than 200,000 square feet and is part of the Porsche's corporate campus concept. Although located in another jurisdiction (City of Atlanta), the office is immediately adjacent to the proposed B-P zoning district. The proposed service center and repair facility will be operated as a joint venture by two reputable and regionally recognized automotive companies. Future development plans for the remainder of the subject property have not yet been finalized but will support Porsche's corporate campus and will be compatible with adjacent and nearby land uses.



Commissioner Rentz asked if the vehicles serviced would include the test track vehicles and fleet vehicles and if there would be inter-parcel access. Mr. Galloway stated the test track vehicles are currently serviced at the Porsche headquarters and the plan includes access through the main gate and internal circulation.

Commissioner Dolan asked if the plan included a dealership. Mr. Galloway stated the current plan is for a service center.

Commissioner Martin asked about the ownership of the 3 properties that total 33.5 acres and the percentage of vacant parcels. Mr. Galloway stated the properties are owned by Porsche Cars North America and all are vacant.

Dr. Patterson stated the City recently adopted an updated Comprehensive Plan and conducted an LCI study which named this particular corridor as a gateway to the City. The proposed development plans would create substantial commercial development for the City in the gateway. The proposed project would bring jobs and visitors to the area while maintaining the aesthetic of the corporate corridor as it transitions to mixed use further along Porsche Avenue. Staff recommends the application for approval.

- Public Comment – None.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to recommend the Mayor and Council approve the rezoning request at 0 Porsche Drive from U-V, Urban Village to B-P, Business Park. Motion Carried: 5-0.

b. 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.

The B-P, Business Park rezoning district is a zoning category listed in the City's municipal code. There are currently no properties with the B-P zoning designation in Hapeville.

As re-development efforts are increasing throughout the City, the B-P zoning district will be an important zoning category for creating the "corporate crescent" and "gateway corridors" from the Comprehensive Plan. The text amendments will allow for more site and architectural consistency and compatible uses within the district that will define these key properties.

Commissioner Martin expressed concern that other auto repair service centers cannot operate in that area. Dr. Patterson stated that the property located to the undeveloped property on the south is in a runway protection zone and cannot be developed.

- Public Comment – None.



Motion Item: Larry Martin made a motion, Charlotte Rentz seconded to recommend the Mayor and Council approve the zoning map amendment dated August 6, 2019 as presented. Motion Carried: 5-0.

4. Old Business

a. Proposed Zoning Code Amendments

Open discussion regarding proposed zoning code amendments.

Chairman Wismer provided a summary of the ongoing discussion regarding the proposed building height amendment.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to waive procedure to allow Ashok Avasthi and Travis Horsley to speak. Motion Carried: 5-0. Mr. Avasthi commented regarding development in Hapeville and large homes that have been constructed on Oakdale Road. Mr. Horsely commented regarding new development within the city and building heights.

No action was taken.

5. Next Meeting Date – August 13, 2019 at 6:00PM

6. Adjourn

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to adjourn the meeting at 8:14 p.m. Motion Carried: 5-0.

Respectfully submitted,

Chairman, Brian Wismer

Secretary, Adrienne Senter