



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**

November 8, 2022 6:00 PM

MINUTES

1. Called to Order at 6:06 PM.

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of October 11, 2022

MOTION ITEM: Rob Hall made a motion to approve the minutes of October 11, 2022, as submitted. Leah Davis seconded the motion. Motion carried: 6-0.

4. New Business

4.I. 464 Porsche Ave., 0 S. Central Ave., 0 South Street

Preliminary Plat Review

Background:

David Bivens of SCP Acquisitions, LLC requested preliminary plat review to construct a mixed-use development at 464 Porsche Avenue (ID: 14 009600050118), 0 S. Central Avenue (ID: 14 009600050183), and 0 South Street (ID: 14 0096 LL0502). The properties are zoned U-V (Urban Village).

The request included combining two tracts (three parcels) into one parcel for the purpose of constructing a mixed-use, multi-family and retail development with 220 luxury apartments and 3,000 SF of retail sited on 6.127 acres along Porsche Avenue. There will be two 5 story/64' high buildings, an amenity area, dog park, and a pool. A trail is shown on the former Norfolk Southern rail spur running between Porsche Ave and Loop Road. The properties are a mix of vacant land and non-conforming Light Industrial.

Findings:

Interior lot lines should be removed with total acreage shown.

The applicant should address any outstanding issues raised in the Engineer's report. Once the necessary revisions are made, the preliminary 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: Cliff Thomas made a motion to approve the preliminary plat for 464 Porsche Avenue, 0 S. Central Avenue, and 0 South Street subject to the deficiencies outlined in the Staff reports. Motion Carried: 6-0.

4.I. 464 Porsche Ave., 0 S. Central Ave., 0 South Street**Site Plan Review****Background:**

SCP Acquisitions, LLC requested site plan review to construct a mixed-use development at 464 Porsche Avenue (ID: 14 009600050118), 0 S. Central Avenue (ID: 14 009600050183), and 0 South Street (ID: 14 0096 LL0502). The properties are zoned U-V (Urban Village) and are subject to the requirements for Commercial Mixed-Use section of the Architectural Design Standards.

The applicant is seeking to construct a 5 story, multi-use multi-family and retail development with approximately 220 multi-family units and 3,000 SF of retail on 6.706 acres sited on a 6.127-acre consolidated lot encompassing 0 Porsche Ave (14 009600050183 and 14 0096 LL 0502) and 464 Porsche Ave (14 009600050118). The proposed development includes 3 buildings, an amenity area, dog park, pool, on site surface parking, and future linear trail.

The project is located in the Eastern Gateway Corridor of the LCI Study adopted by the City in 2017.

Summary of Findings:

The site plan is deficient for zoning in the following areas:

- Ensure any balconies do not encroach beyond the property line.
- Provide bicycle / moped parking not shown.
- Provide dimensions between trees not provided along Porsche Ave (30').
- Provide Sec. 93-11.2-12. - Commercial design ground floor requirements.
- Provide missing sidewalk on northeast portion along Porsche Drive.
- Provide missing cross sections.
- Seek variance for excess of 110% of parking
- Provide loading space.

- Add one more accessible space on-site (in addition to the one off street parking space)
- Provide impervious surface by type. Coverage should include all impervious surface and breakdown by type (building, parking, driveway).
- Call out materials and include on eastern most entrance/exit.

It is not clear whether the GDOT will require an accel/decel lane which may impact the site plan. The applicant should confirm with GDOT and the City Engineer.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Once the Applicant has addressed all of the Planner's, Engineer's, Fire Marshall's and Arborist's comments to come into compliance with Code, the plan may be approved.

Commissioner Davis expressed concerns regarding the potential for traffic congestion and asked if a traffic study had been completed. Mr. Bivens stated that a traffic study had been conducted and included a recommendation for a decel lane to mitigate potential traffic congestion along Porsche Avenue.

Commissioner Hall inquired about the areas planned for resident and guest parking. Mr. Bivens stated that parallel parking for guest and retail customers is planned along Porsche Avenue.

Commissioner Dolan commented on the number of handicapped spaces and accessibility via ADA paths. Mr. Bivens stated eight handicapped spaces are provided, and all walkways/sidewalks are ADA accessible.

There was a discussion regarding the parallel parking along Porsche Avenue. The overall consensus favored parallel parking, as indicated in the plan.

Public Comment: None.

MOTION ITEM: Jeanne Rast made a motion to approve the site plan request for 464 Porsche Avenue, 0 S. Central Avenue, and 0 South Street subject to the following:

1. The build-to line shall be increased as necessary due to the transmission lines.
2. A decel lane shall not be included in the plan.
3. The current parking be included, as shown on the site plan.
4. Satisfaction of the following deficiencies:
 - Ensure any balconies do not encroach beyond the property line.
 - Provide bicycle / moped parking not shown.
 - Provide dimensions between trees not provided along Porsche Ave (30').
 - Provide Sec. 93-11.2-12. - Commercial design ground floor requirements.
 - Provide missing sidewalk on northeast portion along Porsche Drive.

- Provide missing cross sections.
- Recommend approval of variance for excess of 110% of parking.
- Recommend approval for relief from the required loading space.
- Recommend approval of the variance for retail ceiling height reduction.
- Provide impervious surface by type. Coverage should include all impervious surface and breakdown by type (building, parking, driveway).
- Call out materials and include on eastern most entrance/exit.
- Addressed all the Planner's, Engineer's, Fire Marshall's and Arborist's comments to come into compliance with Code.

Lucy Dolan seconded the motion. Motion Carried: 6-0.

4.III. 2023 Planning Commission Meeting Schedule

Background:

Consideration and action to approve the 2023 Planning Commission meeting schedule.

MOTION ITEM: Lucy Dolan made a motion to approve the 2023 Planning Commission meeting schedule provided the date for the February 14, 2023 meeting is changed to February 13, 2023. Cliff Thomas seconded the motion. Motion carried: 6-0.

6. Next Meeting Date – December 13, 2022 at 6:00 p.m.

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 7:15 p.m. Leah Davis seconded the motion. Motion carried: 6-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary