



Brian Wismer, Chairman
Jeanne Rast, Vice Chairman
G. Leah Davis
Lucy Dolan
Larry Martin
Charlotte Rentz
Cliff Thomas

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

November 16, 2021 6:00 PM

MINUTES

1. Called to order at 6:07 p.m.

2. Roll Call

Brian Wismer, Chairman
Jeanne Rast, V. Chairman
G. Leah Davis
Lucy Dolan
Larry Martin
Charlotte Rentz
Cliff Thomas

3. Minutes of October 12, 2021

3.I. Approval of Minutes

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the minutes of October 12, 2021 as submitted. Motion Carried: 6-0.

4. Old Business – None.

5. New Business

5.I. 3143 Old Jonesboro Road

Site Plan Review

Background:

A Sheltered Cove, LLC requested site plan review to construct a new single-family dwelling and a detached garage at 3143 Old Jonesboro Road, Parcel Identification Number 14 0094 0010 032 9. The property is zoned R-1, One-Family Residential.

The proposed detached garage will provide two covered spaces and an Accessory Dwelling Unit (ADU) connected to the street via an eleven-foot wide driveway.

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

- Additional detail for the garage/ADU must be provided, including:
 - Floor plan showing kitchen and bathroom
 - 4 sides elevation
 - Required parking space for ADU
- Clarify proposed dwelling square footage.
- Provide actual setback dimensions for front, side, and rear of dwelling.
- Provide the actual setback for the garage from the rear property line.
- Ensure the garage/ADU is not higher than the primary structure.
- Clarify if lot coverage includes porch and rear deck.
- See Landscape Plan/arborist report.
- Provide development schedule.
- Update the proposed floor plans. These do not match those provided in the DRC application. For this submittal, the office on the floor plan lacks any access from within or outside the building. This is a different floor plan than what was submitted for DRC.

Discussion ensued regarding the details for the garage/ADU. Staff recommended the Commission postpone the review of the ADU and allow the applicant to resubmit the details for the garage.

The following action was taken:

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the site plan request for 3143 Old Jonesboro Road for the single-family dwelling only (resubmittal of the Accessory Dwelling Unit is required) and the applicant must meet the conditions outlined in the City Planner's report. Motion Carried: 6-0.

5.II. 3033 Oakdale Road

Site Plan Review

Background:

Linda Thrasher requested site plan review to construct a 673-SF second story addition to an existing 1,248-SF single-family dwelling located at 3033 Oakdale Road, Parcel Identification Number 14 0099 LL0038. The property is zoned R-1, One-Family Residential.

The proposed dwelling will have three bedrooms and 2 ½ bathrooms.

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

- Provide development schedule.

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to approve the site plan request for 3033 Oakdale Road provided the applicant provide a development schedule. Motion Carried: 6-0.

5.III. 300 Porsche Avenue

Site Plan Review

Background:

Daniel Barcham of Porsche Cars North America, Inc. requested site plan review to construct an asphalt track extension to the existing facilities at the Porsche Experience Center, construct a parking deck and a classic car restoration facility at 300 Porsche Avenue, Parcel Identification Number 14 0096 LL0593 and 14 0096 LL0619. The properties are zoned B-P, Business Park.

The lot is currently partially paved but is otherwise undeveloped. The site area under consideration is 28.6 +/- acres. The parking deck is 184,000 SF (45,700 SF footprint), has 472 spaces, and will be made from composite panel wall system and green screen walls. The deck base structure is constructed of precast concrete. The classic car restoration facility is 33,005 SF (31,058 SF) and will be made of metal composite paneling and glass. The structure will be constructed of structural steel and concrete.

The B-P, Business Park zoning district requires new construction to reflect the designs of buildings immediately adjacent to the zone. Porsche's office headquarters are located on the adjacent lot located in the City of Atlanta and use at least 200,000 square feet of space, making these proposed uses permitted uses in the B-P district.

Recommendations

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

- Parking in excess of the 110% requirement.
- Parking spaces 9'x18'.

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

- Provide a loading space at the Classic Car Restoration Facility.
- Provide an anticipated development schedule.
- Approval of variances.

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

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

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the site plan request for 300 Porsche Avenue subject to the deficiencies outlined in the City Planner's, City Engineer's, Fire Marshal and City Arborist reports and recommend the Board of Appeals and grant the requested variances for excess parking and parking space size. Motion Carried: 6-0.

5.IV. 781 - 819 North Central Avenue

Final Plat Review

Background:

Matt Vyverberg on behalf of North & Central Venture Partners, LLC requested subdivision plat review for the properties located at 781 North Central Avenue, 789 North Central Avenue, 0 North Central Avenue, 803 North Central Avenue, 809 North Central Avenue and 813-819 North Central Avenue, Parcel Identification Numbers 14-0098- 0011-011-8, 14-0098-0011-012-6, 14-0098-0011-013-4, 14-0098-0011-014-2, 14-0098-0011-015-9 and 14-0098-0011-018-3 for the purpose of constructing a townhome development. The properties are zoned V, Village.

Stillwood Drive and Sims Street are shown with a 40" right of way which are existing streets with 40' ROW. This would require a variance from the Planning Commission. The Community Services Director and the City Engineer will provide a recommendation.

Findings

The applicant should address any outstanding issues raised in the Engineer's report.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 50' right of way from Stillwood Drive and Sims Street.

Once the necessary revisions are made, the final plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

MOTION ITEM: Larry Martin made a motion to deny the final plat request for the properties located at 781-819 N. Central Avenue as requested. Motion died for lack of second.

MOTION ITEM: Leah Davis made a motion, Cliff Thomas seconded to approve the final plat request for the properties located at 781-819 North Central Avenue subject to the deficiencies outlined in the Staff reports. Motion Carried: 5-1; Larry Martin opposed.

5.V. 781 - 819 North Central Avenue

Site Plan Review

Background:

Matt Vyverberg on behalf of North & Central Venture Partners, LLC requested site plan review for the properties located at 781 North Central Avenue, 789 North Central Avenue, 0 North Central Avenue, 803 North Central Avenue, 809 North Central Avenue and 813-819 North Central Avenue, Parcel Identification Numbers 14-0098- 0011-011-8, 14-0098-0011-012-6, 14-0098-0011-013-4, 14-0098-0011-014-2, 14-0098-0011-015-9 and 14-0098-0011-018-3 for the purpose of constructing a 68-unit townhome development. The properties are zoned V, Village, is part of the A-D, Arts District Overlay, and is subject to the requirements for Neighborhood Conservation Area, Subarea C of the Architectural Design Standards.

The proposed townhomes are 44' maximum. The Planning Commission has the ability to authorize a greater height. The 2017 LCI Study and Comprehensive Plan update which was adopted by the City Council recommended 6 to 15 stories along the western gateway.

Findings:

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

1. *Show setbacks to nearest point along property lines.*
2. *Provide cross section of driveway and sidewalk.*
3. *Provide opaque wall in landscape buffer.*
4. *Provide dimensions between buildings.*
5. *Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.*
6. *Address any outstanding issues on the Engineer's Report.*

Planning Commission may approve the additional height, or the project may be sent to Board of Appeals for consideration.

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

Staff recommends approval of the Site Plan with necessary revisions.

Commission Martin asked if one person would own the property. Dr. Patterson confirmed the property would be owned by one entity and they are not fee simple. If the property is converted to fee simple, the property must be replatted.

Commissioner Davis asked the number of visitor parking spaces. Mr. Vyverberg stated the plan includes adding five (5) additional parking spaces.

Commissioner Thomas asked if the project met the greenspace requirement. Dr. Patterson stated the plan as submitted meets the greenspace requirements.

Commission Dolan expressed concerns regarding the number of parking spaces and the proposed height of the buildings.

Mr. Vyverberg stated additional spaces on the curb near the existing parking spaces and near the kiosk and pocket park are proposed.

Commissioner Martin expressed concerns regarding the potential traffic impact and the number of trees outlined for removal.

Chairman Wismer noted a possible option to eliminate the parking concern would be to eliminate the 4th-bedroom option.

Public Comments:

Susan Bailey, 3309 N. Whitney Avenue, representative of the Azalea Park Neighborhood Association stated the applicant met with the association and stated there are concerns related to parking

Marian Glantz, 3041 Gordon Circle, concerned with parking and emergency vehicle access.

Carol Cahill, 3532 S. Fulton Avenue, suggested widening N. Central Avenue.

Melvin Traynum, 3550 Atlanta Avenue, commented regarding permit parking signs.

End of Public Comments.

After further discussion, the following action was taken:

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to table the site plan request for 781-819 North Central Avenue to allow the applicant additional time to submit a revised site plan that accommodates additional parking for residents and visitors. Motion Carried: 6-0.

5.VI. 609 – 627 College Street (Pod B) Preliminary Plat Review

Background:

Theo Stone of Atwell, LLC requested preliminary plat review to combine 4 parcels into one for the properties located at 609 College Street, 613 College Street, 623 College Street and 627 College Street, Parcel Identification Numbers 14- 0098-0020-036-4, 14-0098-0020-037-2, 14-0098-0020-038-0, and 14-0098-0020-052-1 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Findings:

The preliminary combination plat should be revised to:

- Show the exterior boundary lines as solid and the interior (to be removed) boundary lines as dashed so as to avoid confusion.
- Correct the zoning information on the plat.

The applicant should address any outstanding issues raised in the Engineer's report, including utility locations, grades, etc.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 5' right of way from College Street.

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 Comments:

Brett Reichert, 3420 Harding Avenue, commented regarding parking for the proposed townhome development.

Melvin Traynum, 3550 Atlanta Avenue, commented regarding the Pod A and the proposed architectural design and the HOA.

Meghan Kohne, 3624 Union Avenue, expressed concerns related to traffic congestion as it relates to the proposed townhomes near Union Avenue.

Marian Glantz, 3041 Gordon Circle, expressed concerns related to traffic.

End of Public Comments.

Commissioner Dolan commented regarding the increased traffic concerns.

Commissioner Davis commented regarding the threshold for completing a traffic study.

After further discussion, the following action was taken:

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to approve the preliminary plat for the properties located at 609 College Street, 613 College Street, 623 College Street, and 627 College Street subject to the deficiencies outlined in the City Engineer's and City Planner's reports and recommend approval of the requested variances to the Board of Appeals.

Motion Carried: 6-0.

5.VII. 3602 S. Fulton, 647-651 Chestnut St., 3617-3633 Georgia Ave. (Pod C) Preliminary Plat Review
Background:

Theo Stone of Atwell LLC requested preliminary 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.

Findings:

The preliminary combination plat should be revised to:

- Show the exterior boundary lines as solid and the interior (to be removed) boundary lines as dashed so as to avoid confusion.
- Correct the zoning information on the plat. For example, 45' is the limit for attached single family dwellings (this proposed use), however, building height maximums range depending upon proposed use.

The applicant should address any outstanding issues raised in the Engineer's report, including utility locations, grades, etc.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 2.5' to 5' right of way from Chestnut Street, Union Avenue, and Georgia Avenue.

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.

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the preliminary plat for the properties located at 3602 S. Fulton Avenue., 647-651 Chestnut Street, and 3617-3633 Georgia Avenue subject to resolution of the deficiencies outlined in the Staff reports.

Motion Carried: 6-0.

5.VIII. 3608-3622 Georgia Avenue & 3619-3637 Union Avenue (Pod D) Preliminary Plat Review

Background:

Theo Stone of Atwell LLC requested preliminary plat review for the properties located at 3608 Georgia Avenue, 3614 Georgia Avenue, 0 Georgia Avenue, 3619 Union Avenue, 3627 Union Avenue, 3637 and Union Avenue, Parcel Identification Numbers 14-0097-0008-011-4, 14-0097-0008-010-9, 14-0097-0008-009-8, 14-0097-0008-002-3, 14-0097-0008-003-1 and 14-0097-0008-004-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Findings:

The preliminary combination plat should be revised to:

- Show the exterior boundary lines as solid and the interior (to be removed) boundary lines as dashed so as to avoid confusion.
- Correct the zoning information on the plat. For example, 45' is the limit for attached single family dwellings (this proposed use), however, building height maximums range depending upon proposed use.

The applicant should address any outstanding issues raised in the Engineer's report, including utility locations, grades, etc.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 2.5' to 5' right of way from Chestnut Street, Union Avenue, and Georgia Avenue. 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.

MOTION ITEM: Cliff Thomas made a motion, Jeanne Rast seconded to approve the preliminary plat for the properties located at 3608-3622 Georgia Avenue & 3619-3637 Union Avenue subject to resolution of the deficiencies outlined in the Staff reports. Motion Carried: 6-0.

5.IX. 608 Chestnut St. & 3644-3662 Georgia Avenue (Pod E) Preliminary Plat Review

Background:

Theo Stone of Atwell LLC requested preliminary plat review for the properties located at 3644 Georgia Avenue, 3646 Georgia Avenue, 3650 Georgia Avenue, 3654 Georgia Avenue, 3658 Georgia Avenue, 3662 Georgia Avenue and 608 Chestnut Street, Parcel Identification Numbers 14-0097-0008-012-2, 14-0097-0008-023-9, 14-0097-0008-022-1, 14-0097-0008-021-3, 14-0097-0008-020-5, 14-0097-0008-019-7 and 14-0097-0008-013-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Findings:

The preliminary plat should be revised to:

- Show the exterior boundary lines as solid and the interior (to be removed) boundary lines as dashed so as to avoid confusion.
- Correct the zoning information on the plat. For example, 45' is the limit for attached single family dwellings (this proposed use), however, building height maximums range depending upon proposed use.

The applicant should address any outstanding issues raised in the Engineer's report, including utility locations, grades, etc.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 5' right of way from Chestnut Street and Georgia Avenue.

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.

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the preliminary plat request for the properties located at 3644 Georgia Avenue, 3646 Georgia Avenue, 3650 Georgia Avenue, 3654 Georgia Avenue, 3658 Georgia Avenue, 3662 Georgia Avenue, and 608 Chestnut Street subject to resolution of the deficiencies outlined in the Staff reports. Motion Carried: 6-0.

5.X. 3636-3654 Union Avenue, 511-579 Chestnut Street (Pod F) Preliminary Plat Review

Background:

Theo Stone of Atwell LLC requested preliminary plat review to combine 12 parcels located at 3636 Union Avenue, 0 Union Avenue, 3644 Union Avenue, 3650 Union Avenue, 3654 Union

Avenue, 565 Chestnut Street, 579 Chestnut Street, 0 Chestnut Street, 573 Chestnut Street, 511(573) Chestnut Street, 569 Chestnut Street, 567 Chestnut Street and 565 Chestnut Street, Parcel Identification Numbers 14-0096-0002-026-9, 14-0096- 0002-025-1, 14-0096-0002-024-4, 14-0096-0002-023-6, 14-0096-0002-022-8, 14-0096-0002-032-7, 14-0096-0002-020-2, 14-0096-0002-016-0, 14-0096-0002-015-2, 14-0096-0002-045-5, 14-0096-0002-012-9, 14-0096-0002-013-7, 14-0096-0002-012-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Findings:

The preliminary combination plat should be revised to:

- Show the exterior boundary lines as solid and the interior (to be removed) boundary lines as dashed so as to avoid confusion.
- Include 14 0096000 20129 within the boundary and in the total acreage, if to be included as indicated in the application.
- Correct the zoning information on the plat. For example, 45' is the limit for attached single family dwellings (this proposed use), however, building height maximums range depending upon proposed use.

The applicant should address any outstanding issues raised in the Engineer's report, including utility locations, grades, etc.

The Community Services Director and City Engineer will provide a recommendation regarding the additional 5' right of way from Chestnut Street and Union Avenue.

Once the necessary revisions are made, the preliminary plat may be approved with the understanding the app

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to approve the preliminary plat for the properties located at 3636 Union Avenue, 0 Union Avenue, 3644 Union Avenue, 3650 Union Avenue, 3654 Union Avenue, 565 Chestnut Street, 579 Chestnut Street, 0 Chestnut Street, 573 Chestnut Street, 511(573) Chestnut Street, 569 Chestnut Street, 567 Chestnut Street and 565 Chestnut Street provided the applicant address the deficiencies outlined in the Staff reports and provide the required buffer element. Motion Carried: 6-0.

5.XI. 3560 Atlanta Avenue (Pod A)

Site Plan Review

Background:

Theo Stone of Atwell, LLC requested site plan review for the property located at 3560 Atlanta Avenue, Parcel Identification Number 14-0098-0021-073-6 for the purpose of constructing a 2-unit townhome development. The properties are zoned RMU, Residential Mixed Use and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

Findings:

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

1. Provide impervious surface detail and total.
2. Provide dimensions for 2 rear entry concrete driveways.
3. Provide dimensions for sidewalk is shown along Atlanta Avenue.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide setback dimensions for all vertical elements.
6. Provide height for townhomes.
7. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
8. Address any outstanding issues on the Engineer's Report.
9. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and the sign permit applications will be reviewed separately.

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

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to approve the site plan request for the property located at 3560 Atlanta Avenue subject to resolution of the deficiencies outlined in the Staff reports. Motion Carried: 6-0.

5.XII. 609-627 College Street (Pod B)

Site Plan Review

Background:

Theo Stone of Atwell, LLC requested site plan review for the properties located at 609 College Street, 613 College Street, 623 College Street and 627 College Street, Parcel Identification Numbers 14-0098- 0020-036-4, 14-0098-0020-037-2, 14-0098-0020-038-0, and 14-0098-0020-052-1 for the purpose of constructing a 14-unit townhome development. The properties are zoned RMU, Residential Mixed Use and are subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

Findings:

Staff recommends approval of the site plan with the following conditions that meet code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required street trees.
7. Provide setback dimensions for all vertical elements.
8. Provide required buffer between single family attached and single family detached (west of project).
9. Provide intervening driveway materials detail.

10. Provide heights for townhomes.
11. Provide location and parking for mail kiosk.
12. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
13. Address any outstanding issues on the Engineer's Report.
14. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.
15. Address the 15' buffer variance.

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

MOTION ITEM: Jeanne Rast made a motion, Charlotte Rentz seconded to approve the site plan request for the properties located at 609 College Street, 613 College Street, 623 College Street and 627 College Street subject to resolution of the deficiencies outlined in the Staff reports.
Motion Carried: 6-0.

5.XIII. 3602 S. Fulton Ave., 647-651 Chestnut, 3617-3633 Georgia Ave. (Pod C) Site Plan Review Background:

Theo Stone of Atwell LLC requested site plan 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.

Findings:

Staff recommends approval of the site plan with the following conditions that satisfy the code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required street trees.
7. Provide setback dimensions for all vertical elements.
8. Provide intervening driveway materials detail.
9. Provide heights for townhomes.
10. Provide location for mail kiosk.
11. Provide required 20% open space. *The applicant has requested a variance from the Board of Appeals for this requirement.
12. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
13. Address any outstanding issues on the Engineer's Report.

14. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

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

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the site plan request for the properties located at 3602 S. Fulton Avenue., 647-651 Chestnut Street, and 3617-3633 Georgia Avenue subject to resolution of the deficiencies outlined in the Staff reports. Motion Carried: 6-0.

5.XIV. 3608-3622 Georgia Ave. & 3619-3637 Union Ave. (Pod D) Site Plan Review

Background:

Theo Stone of Atwell LLC requested site plan review for the properties located at 3608 Georgia Avenue, 3614 Georgia Avenue, 0 Georgia Avenue, 3619 Union Avenue, 3627 Union Avenue, 3637 and Union Avenue, Parcel Identification Numbers 14-0097-0008-011-4, 14-0097-0008-010-9, 14-0097-0008-009-8, 14-0097-0008-002-3, 14-0097-0008-003-1 and 14-0097-0008-004-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Findings:

Staff recommends approval of the site plan with the following conditions that satisfy the code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required street trees.
7. Provide required buffer elements.
8. Provide setback dimensions for all vertical elements.
9. Provide intervening driveway materials detail.
10. Provide heights for townhomes.
11. Provide location for mail kiosk.
12. Provide visitor parking or detail that driveways can accommodate visitors.
13. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
14. Address any outstanding issues on the Engineer's Report.
15. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

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

MOTION ITEM: Leah Davis made a motion, Larry Martin seconded to approve the site plan request for the properties located at 3608 Georgia Avenue, 3614 Georgia Avenue, 0 Georgia Avenue, 3619 Union Avenue, 3627 Union Avenue, 3637 and Union Avenue subject to resolution of the deficiencies outlined in the Staff reports and recommend the Design Review Committee require a greater number of unique building elevations. Motion Carried: 6-0.

5.XV. 608 Chestnut Street & 3644-3662 Georgia Avenue (Pod E) Site Plan Review

Background:

Theo Stone of Atwell LLC requested site plan review for the properties located at 3644 Georgia Avenue, 3646 Georgia Avenue, 3650 Georgia Avenue, 3654 Georgia Avenue, 3658 Georgia Avenue, 3662 Georgia Avenue and 608 Chestnut Street, Parcel Identification Numbers 14-0097-0008-012-2, 14-0097-0008-023-9, 14-0097-0008-022-1, 14-0097-0008-021-3, 14-0097-0008-020-5, 14-0097-0008-019-7 and 14-0097-0008-013-0 for the purpose of constructing a 19-unit townhome development. The properties are zoned RMU, Residential Mixed Use and are subject to the requirements of Commercial/Mixed Use Area of the Architectural Design Standards.

Findings:

Staff recommends approval of the site plan with the following conditions that satisfy the code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required buffer elements.
7. Provide setback dimensions for all vertical elements.
8. Provide intervening driveway materials detail.
9. Provide heights for townhomes.
10. Provide location for mail kiosk.
11. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
12. Address any outstanding issues on the Engineer's Report.
13. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

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

MOTION ITEM: Leah Davis made a motion, Larry Martin seconded to approve the site plan request for the properties located at 3644 Georgia Avenue, 3646 Georgia Avenue, 3650 Georgia Avenue, 3654 Georgia Avenue, 3658 Georgia Avenue, 3662 Georgia Avenue and 608 Chestnut Street subject to resolution of the deficiencies outlined in the Staff reports and recommendation approval of the requested variances for the landscape buffer to Board of Appeals. Motion Carried: 6-0.

5.XVI. 3636-3654 Union Avenue & 511-579 Chestnut St. (Pod F) Site Plan Review

Background:

Theo Stone of Atwell LLC requested site plan review for the properties located at 3636 Union Avenue, 0 Union Avenue, 3644 Union Avenue, 3650 Union Avenue, 3654 Union Avenue, 579 Chestnut Street, 0 Chestnut Street, 573 Chestnut Street, 511(573) Chestnut Street, 569 Chestnut Street, 567 Chestnut Street and 565 Chestnut Street, Parcel Identification Numbers 14-0096-0002-026-9, 14-0096-0002-025-1, 14-0096-0002-024-4, 14-0096-0002-023-6, 14-0096-0002-022-8, 14-0096-0002-032-7, 14-0096-0002-020-2, 14-0096-0002-016-0, 14-0096-0002-015-2, 14-0096-0002-045-5, 14-0096-0002-013-7, 14-0096-0002-012-9 for the purpose of constructing a 32-unit townhome development. The properties are zoned RMU, Residential Mixed Use and are subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

Findings:

Staff recommends approval of the site plan with the following conditions that satisfy the code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required buffer elements.
7. Provide setback dimensions for all vertical elements.
8. Provide intervening driveway materials detail.
9. Provide heights for townhomes.
10. Provide location for mail kiosk.
11. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
12. Address any outstanding issues on the Engineer's Report.
13. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

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

MOTION ITEM: Cliff Thomas made a motion, Leah Davis seconded to approve the site plan request for the properties located at 3636-3654 Union Avenue & 511-579 Chestnut St. subject to resolution of the deficiencies outlined in the Staff reports and recommend the Design Review Committee vary the elevations for the townhome units. Motion Carried: 6-0.

5.XVII. 2022 Planning Commission Meeting Schedule

Background:

Consideration and action to approve the 2022 Planning Commission meeting schedule.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to approve the 2022 Planning Commission meeting schedule. Motion Carried: 6-0.

6. Next Meeting Date – December 14, 2021 at 6PM

7. Adjourn

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to adjourn the meeting at 10:03 p.m. Motion Carried: 6-0.

Respectfully submitted,

Brian Wismer, Chairman

Adrienne Senter, Secretary