

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**

December 10, 2024 6:00 PM

MINUTES

1. Called to Order at 6:02 PM.

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of November 19, 2024

MOTION ITEM: Cliff Thomas made a motion to approve the minutes of November 19, 2024, as submitted. Lucy Dolan seconded the motion. MOTION CARRIED: 3-0.

MOTION ITEM: Lucy Dolan made a motion to amend the agenda to move item 4.I, One Porsche Drive, to item 4.II. The motion was seconded by Jeanne Rast.

MOTION CARRIED: 3-0.

Commissioner Leah Davis joined the meeting during discussion of the following item:

4. New Business

4.I. 3301 Sims Street Site Plan Review

Background:

Victoria Cole and Leland Robbins-Murphy requested site plan review for the construction of a new single-family dwelling at 3301 Sims Street (Parcel ID: 14-0098-0010-031-7). The property is zoned R-1 (Single-Family Residential).

Findings:

The site plan application proposed the construction of a new 1,742 SF single-family dwelling with a 224 SF accessory garage. The proposed dwelling will have a height of 28' 10", while the accessory building will be 10' high.

Recommendation:

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

- The front stairs cannot be located in the setback.
- Dimensions from the property line to the closest point of the shed and house from all sides should be provided.
- The driveway is less than 9' which is a requirement of the Architectural Design Standards.
- Provide a development schedule.

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

Regarding the location of the front stairs, the applicant confirmed that the site plan would be revised to reposition the front stairs outside of the setback.

MOTION ITEM: Cliff Thomas made a motion to approve the site plan request for 3301 Sims Street provided the applicant addresses the deficiencies outlined in the Staff reports. The motion was seconded by Lucy Dolan. MOTION CARRIED: 4-0.

4.II. One Porsche Drive**Final Plat Review****Background:**

Jason Manner, representing Bob Szoch of Kimley-Horn and Associates on behalf of Porsche Cars North America, Inc., requested final plat review for the properties located at One Porsche Drive (Parcel IDs: 14 0096 LL0593 and 14 0096 LL0619). These properties are zoned B-P (Business Park).

Findings:

The subdivision application is to subdivide the 33.030-acre parcel into five (5) tracts. These tracts separate the West Track, Classic Car Restoration Facility, Service Center, Parking Deck, and an area for future development uses.

The proposed parcels are:

Tract 1 – 2.5 acres

Tract 2 – 1.843 acres

Tract 3 – 2.135 acres

Tract 4 - 6.041 acres

Tract 5a - 13.474 acres

Tract 5b- 7.037 acres

Recommendation:

The preliminary and final plats have met all conditions with the exception of Tracts 5a/5b which are recommended for a waiver from requiring street frontage and the location of concrete monuments. Staff recommends the waiver for the street frontage. Any outstanding issues from the Engineer should be addressed. Staff recommends approval conditioned on satisfying the monuments, any Engineer requirements, and approval of the waiver for the street frontage.

Following the discussion regarding the easement for access to Tracts 5A/5B, the following action was taken:

MOTION ITEM: Jeanne Rast made a motion to approve the final plat request for One Porsche Drive subject to the following conditions:

1. An access easement to Porsche Avenue must be recorded for Parcels 5A and 5B.
2. Confirm and address the location of concrete monuments.
3. Resolve any outstanding issues identified in the City Engineer and City Planner's reports.
4. The Commission has granted a waiver for the street frontage requirement for Parcels 5A and 5B.

The motion was seconded by Lucy Dolan. MOTION CARRIED: 4-0.

6. Next Meeting Date: January 14, 2025 at 6:00 PM.**7. Adjourn**

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 6:33 p.m. The motion was seconded by Leah Davis. MOTION CARRIED: 4-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary