

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

September 14, 2021 6:00 PM

Agenda

1. Call to Order

2. Roll Call

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

3. Minutes of August 10, 2021

3.I. Approval of Minutes

1. MINUTES - 08-10-2021_draft

4. Old Business

4.I. 801 North Avenue Site Plan Review

Background:

Beatriz Arroyo is requesting site plan review to construct a new single-family dwelling at 801 North Avenue, Parcel Identification Number 14-0099-0004-038-9. The property is zoned R-1, One-Family Detached. *The Planning Commission tabled this item on July 20, 2021 and August 10, 2021.*

Documents:

1. Application - 801 North Avenue_Redacted
2. Plans - 801 North Avenue
3. Planners Report Site Plan Review 801 North Ave
4. Arborist Report - 801 North Avenue

5. New Business

5.I. 300 Porsche Avenue Preliminary Site Plan Review

Background:

Daniel Barcham of Porsche Cars North America, Inc. is requesting preliminary site plan review to construct a Porsche Experience tract extension, a parking deck facility, and a classic car restoration facility on its corporate campus located at 300 Porsche Avenue, Parcel Identification Numbers 14 0096 LL0593 and 14 0096 LL0619. The properties are zoned B-P, Business Park.

Documents:

1. Application - 300 Porsche Avenue_Preliminary Site Plan_Redacted
2. Plans - 300 Porsche Avenue_Conceptual Site Plan Review
3. Planner's Report - Site Plan PCNA Phase I_

4. Engineer's Report - Porsche Track Extension Concept Site Plan - 1
5. Fire Marshal's Report - 300 Porsche Avenue

5.II. Food Truck Ordinance Text Amendment

Background:

On August 3, 2021, the Hapeville City Council recently adopted regulations regarding mobile food vendors, food truck courts, and food trucks to encourage and guide food truck operations in the City. At the second public hearing, the Hapeville Main Street Board requested the City Council consider an amendment to the City's Mobile Food Vendor and Zoning Ordinance to allow for permanent food trucks in the Arts Overlay District. The City Council requested that the Hapeville Planning Commission review the request. The Main Street Board's proposed amendments are as follows:

1. Permanent food truck must be located on the same parcel as an operating restaurant with the restaurant kitchen approved by Fulton County Health Department
2. Both restaurant and permanent food truck must be owned, operated, and managed by the same entity
3. Food truck customers must be allowed access to operating restaurant bathroom facilities
4. Must have own in-ground grease trap
5. Must be tied into city water supply and must use electrical supply of operating restaurant or have own metered electrical supply
6. Permanent food trucks are only allowed in the Arts Overlay District with no more than two (2) permanent food trucks allowed in this district.

The City Attorney has reviewed the language and will be presenting the Planning Commission with guidance on the proposed changes.

6. Next Meeting Date - October 12, 2021 at 6PM

7. Adjourn