



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**

September 14, 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 - Absent
Charlotte Rentz
Cliff Thomas

3. Approval of Minutes

3.I. Approval of Minutes

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the minutes of August 10, 2021 as submitted. Motion Carried: 5-0.

4. Old Business

4.I. 801 North Avenue

Site Plan Review

Background:

Beatriz Arroyo requested 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 & August 10, 2021.*

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to deny the site plan application for 801 North Avenue. Motion Carried: 5-0.

5. New Business

5.I. 300 Porsche Avenue

Preliminary Site Plan Review

Bobby Szoch of Kimley-Horn and authorized representative for Daniel Barcham of Porsche Cars North America, Inc. requested preliminary site plan review to construct a 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.

The project will be split into two phases with Phase One consisting of mass grading of the site and installation of stormwater infrastructure. Phase Two will consist of fine grading the site, construction of the parking deck, construction of the classic car restoration facility, and the track extension. During Phase I, the relocated parking for the Porsche employees who currently park on the site will be shifted to the northeastern corner to the lot. This temporary parking facility will be demolished once the parking deck is constructed and operational.

As this is the mass grading and not the site plan for the specific projects (parking garage, classic car restoration facility, and track extension), the plan is being brought forth to the Planning Commission for informational purposes only. The plans for the grading will be reviewed by the City Engineer for compliance with grading and stormwater infrastructure.

The Phase II site plan will be brought forward for approval by the Planning Commission at a future date.

Phase I does require four variances for temporary conditions during construction. Staff requests a recommendation be forwarded to the Board of Appeals who will hear the zoning variance requests at their September 23, 2021 meeting.

The variance requests are

- (1) To increase the driveway width to 32 feet to accommodate ingress and egress for temporary employee parking.**

Sec. 93-23-2. - Entrance and exit points.

(a) Curb breaks shall not be more than 20 feet for one-way entrances, 24 feet for two-way entrances or shared driveways, or 36 feet for entrances with three lanes, unless otherwise permitted by the city community services department. Aprons may be flared up to an additional two feet on either side.

- (2) To allow temporary parking between the future garage and the front property line while the garage is undergoing construction.**

Sec. 93-18-5. - Site development and improvement standards.

In order to establish and maintain the B-P (Business Park) district as a quality area which will preserve the investments of all landowners and developers, as well as the tax base of the city, all construction and development within the B-P district shall comply with the following standards:

(2) Setbacks for front, rear and side yards

b. Only driveways, interior vehicular circulation drives, permitted signs, and landscaped areas shall be allowed between a building and the front property line.

- (3) To obtain temporary relief from the landscape requirements for vehicular use areas during site construction,**

Sec. 93-23-18. - Landscape requirements for vehicular use areas.

(4) To allow the installation of a chain link fence along the public right-of-way for the property located at One Porsche Drive.

Sec. 93-2-5. - Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences.

(4) General fence regulations.

b. The use of chain-link material is permitted only in rear yard areas on interior lots not adjacent to public right-of-ways. Fences along public right-of-ways must be constructed from ornamental metal, ornamental masonry, wood, or other ornamental material specially made for fence construction.

Recommendation:

Given the temporary nature of the construction and the need to accommodate operations during this time, Staff recommends the Planning Commission recommend approval of the four variances to the Board of Appeals.

Commissioner Rentz asked the estimated timeframe for the temporary chain link fence. Dr. Patterson, City Planner, stated the fencing would be in place for approximately one year.

Commissioner Dolan asked regarding the Fire Marshal's report as it pertains to access. Dr. Patterson stated the plan as presented is preliminary and any issues related to access will be resolved during full site plan review.

MOTION ITEM: Leah Davis made a motion, Jeanne Rast seconded to recommend the Board of Appeals grant the four (4) variances as requested. Motion Carried: 5-0.

As Chairman of the Main Street Board, Commissioner Rentz recused herself from the following item:

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.

City Attorney, Lajuana Ransaw, provided an overview of the proposed text amendment and the legal implications of adopting the requested changes by the Main Street Board in the City's Commercial Solicitation, Transient Merchant, and Food Truck Ordinances.

Commissioner Thomas inquired regarding the regulations outlined in the current mobile food truck ordinance.

Commissioner Davis asked the reason behind the request for a permanent food truck. Ms. Ransaw stated it is her understanding the business establishment is requesting that the permanent food truck work in tandem with the existing restaurant, which is not permissible under the current food truck ordinance.

Discussion ensued regarding the nature of the request.

Public Comments:

Susan Bailey, Main Street Board Member, 3309 N. Whitney Avenue, detailed the nature of the request to allow permanent food trucks.

Commissioner Davis stated consideration should be given that more than two locations are allowed and include areas outside of the Arts District Overlay.

Mike Rabb, the owner of Corner Tavern located at 573 N. Central Avenue, clarified the building structure is a trailer, not a truck. The building would be affixed to a concrete pad and connect to the City's water/sewer system and Georgia Power.

Chairman Wismer asked if there is a precedent in other jurisdictions for this type of business concept. Staff was unaware of this concept in other jurisdictions but would research it and present findings to the Commission.

Ms. Ransaw stated the Commission would have to consider the other legal implications of adopting the proposed text amendments.

After further discussion, the following action was taken:

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to give an unfavorable recommendation to the Mayor and Council that the proposed amendments be considered under the Mobile Food Truck Ordinance as requested by the Hapeville Main Street Board but recommend a new ordinance is drafted to address the Main Street Board's ideas and also

address any concerns outlined by the City Attorney. Motion Carried: 4-0-1, Charlotte Rentz abstained.

Staff will bring additional information back to the Commission for further discussion.

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

7. Adjourn

MOTION ITEM: Leah Davis made a motion, Charlotte Rentz seconded to adjourn the meeting at 7:11PM. Motion Carried: 5-0.

Respectfully submitted,

Brian Wismer, Chairman

Adrienne Senter, Secretary