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

December 14, 2021, 6:00 PM

MINUTES

1. Called to order at 6:03 p.m.

2. Roll Call
   Brian Wimser, Absent
   Jeanne Rast, Absent
   G. Leah Davis
   Lucy Dolan, Acting Chairman
   Larry Martin
   Charlotte Rentz
   Cliff Thomas

Chairman Wismer and Vice Chairman Rast were unable to attend the meeting. In the absence of the Chairman and Vice Chairman, the following action was taken:

MOTION ITEM: Charlotte Rentz made a motion, Larry Martin seconded to elect Lucy Dolan as Acting Chairman. Motion Carried: 4-0.

3. Minutes of November 16, 2021
   3.I. Approval of Minutes

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the minutes of November 16, 2021, as submitted. Motion Carried: 4-0.

4. Old Business – None.

5. New Business
5.I. 400 Porsche Avenue Site Plan Review
Background:
Sara Lepich, representative for Jesse Treuden of The Redmond Company, requested site plan review for the construction of a 5-story, 132,000 square foot office building at 400 Porsche Avenue, Parcel Identification Number 14 0096 LL0585. The property is zoned B-P, Business Park.

The lot is currently vacant with two existing structures. Approximately 611 parking spaces will be available for employee and customer parking.

The property is zoned B-P, Business Park, and is subject to the Commercial/Mixed-Use area, Subarea B, of the Architectural Design Standards. The B-P zoning district requires new construction to reflect the designs of buildings immediately adjacent to the zone. Other buildings within the B-P Zoning District are the Porsche Service Center, a classic car restoration facility (in permitting), parking deck (in permitting), and adjacent is the Porsche North American Headquarters.

Banks and other financial institutions are permitted in the B-P Zoning District. Construction is scheduled to begin in early 2023.

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

- Parking in between the building and the property line.

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

- *No sidewalk is shown along Porsche Avenue. The sidewalk should adhere to the Commercial/Mixed Use standard (5' landscape zone, 10' sidewalk/clear area). Intervening driveway treatment for the sidewalk should be provided.*
- *The site will have 609 parking spaces. This is in excess of the minimum 528 spaces (listed incorrectly as 540 on the site plan) or maximum allowable 581 spaces. The applicant should reduce the number of parking spaces or request a variance from the Board of Appeals.*
- *Two loading spaces are required for buildings over 40,001 SF. Two are provided, however, dimensions for the loading spaces are not included and should be provided.*
- *The breakdown of lot coverage is not listed and should be provided.*
- *The applicant should provide an anticipated development schedule.*

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 planner's comments, the City Arborist's comments, and the City Engineer's comments, then the site plan is recommended for approval by the Planning Commission subject to approval of any required variance(s) by the Board of Appeals.

Commissioner Rentz asked if a traffic study was completed. Ms. Lepich stated a traffic study is currently underway.

Commissioner Thomas asked if the plan included walkability options for employees to walk from the site to the downtown area during lunch peak times. Ms. Lepich stated various options are available within the building for employees to eat lunch. The development also includes outdoor space for food trucks or community events.

Commissioner Martin asked the number of employees and expressed concerns regarding the impact on lunchtime traffic. Ms. Lepich stated typically, employees received a limited time for lunch and bring food from home to eat in the breakroom.

Dr. Lynn Patterson, City Planner, stated the traffic study would determine any modifications needed to S. Central Avenue to accommodate the increased traffic.

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the site plan request for 400 Porsche Avenue subject to the deficiencies outlined in the Planner's report and recommend the Board of Appeals grant the variance request to allow parking in between the building and the property line. Motion Carried: 4-0.

5.II. Zoning Map Amendment Text Amendment

<u>Background:</u>

Consideration of a text amendment to update the zoning map.

The City Council approved a rezoning for Parcel Identification Number 14 0096 LL 0585 (400 Porsche Avenue) from P-D, Planned Unit Development to B-P, Business Park on November 9, 2021. The zoning map must be updated to reflect the approved zoning change with a text amendment.

MOTION ITEM: Charlotte Rentz made a motion, Lucy Dolan seconded to recommend approval of the Zoning Map Text Amendment. Motion Carried: 4-0.

6. Next Meeting Date – January 11, 2022, at 6:00 p.m.

Commissioner Dolan requested staff add an agenda item to the next meeting to review the City's parking ordinance and recommend the City Council complete a citywide traffic analysis.

Commissioner Martin asked what the overall purpose of the study was. Commissioner Dolan stated she would like to update current studies to address public concerns.

Commissioner Davis supported adding the item to the agenda stating it would assist with making decisions on applications presented for review.

Commissioner Rentz encouraged citizen participation should a study come to fruition.

Dr. Patterson asked the Commission members to consider the scope of the study before submitting the request to Council.

The Commission requested staff email a copy of the parking study completed by the Atlanta Regional Commission.

There was no further discussion.

7. Adjourn

MOTION ITEM: Larry Martin made a motion, Leah Davis seconded to adjourn the meeting at 7:02 p.m. Motion Carried: 4-0.

Respectfully submitted,

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Lucy Dolan, Acting Chairman Adrienne Senter, Secretary