

Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

July 9, 2019 6:00PM

AGENDA

1. Welcome And Introduction
2. Approval Of Minutes

- June 13, 2019

Documents:

[MINUTES 6-13-2019.PDF](#)

3. New Business

- 3.I. O Porsche Drive Rezoning Request

Porsche Cars North America, Inc. is requesting approval to rezone the properties located at 0 Porsche Drive on land lot 96 of the 14th District, Parcel Identification Number(s) 14 0096 LL0593, 14 0096 LL0601, 14 0096 LL0619 from U-V, Urban Village to B-P, Business Park for the purpose of constructing an auto service center and future development.

- Public Comment

Documents:

[0 PORSCHE DRIVE - REZONING APPLICATION.PDF](#)
[PLANNERS REPORT 0 PORSCHE REZONING_ \(002\).PDF](#)

- 3.II. Official Zoning Map Text Amendment

Consideration of an Ordinance to amend Chapter 93, Zoning, of the Code of Ordinances for the City of Hapeville, Georgia regarding the Zoning Map.

- Public Comment

Documents:

[PROPOSED - HAPEVILLE ZONING MAP AMENDMENT.PDF](#)
[PLANNERS REPORT B-P REZONING CITY INITIATED.PDF](#)

4. Old Business

- 4.I. Proposed Zoning Code Amendments

Open discussion regarding proposed zoning code amendments.

- Residential Building Height Requirements

- Proposed Zoning Amendments

5. Next Meeting Date - August 13, 2019 At 6:00PM

6. Adjourn



Called Planning Commission Meeting

3468 North Fulton Avenue

Hapeville, Georgia 30354

June 13, 2019 6:00PM

MINUTES

1. Welcome and Introduction

Vice Chairman Jeanne Rast called the meeting to order at 6:00 p.m. in the City of Hapeville City Hall Conference Room located at 3468 North Fulton Avenue, Hapeville, Georgia 30354. Members in attendance included Lucy Dolan, Larry Martin and Charlotte Rentz. City Attorney Priya Patel, City Planners Dr. Lynn Patterson and Michael Smith and Secretary Adrienne Senter were also present.

Commissioners Brian Wismer and Mark Farah were unable to attend the meeting.

2. Minutes of May 14, 2019

MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to approve the minutes of May 14, 2019 as submitted. Motion Carried: 3-0.

3. New Business

a. 510 Lake Drive

Subdivision Plat Review

Peter Rumsey requested subdivision final plat approval to subdivide an existing lot located at 510 Lake Drive, Parcel Identification Number 14 009400030153 into two tracts of land. The property is zoned R-SF, Residential Single-Family.

As proposed, each new parcel will be 0.14 acres (6,253-sf). One parcel will contain the existing dwelling, while the other will be vacant. The Applicant plans to develop a single-family dwelling on the vacant parcel. Both parcels will be zoned R-SF.

Section 90-1-3(h): Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of the topographical or other conditions peculiar to the site, in the option of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with a reasoning on which the departure was justified set forth.



The applicant requested the following variances:

- (a) Decrease the side yard setback at 510 Lake Drive from 15' to 9.3 from North Fulton Avenue.
 - (b) Eliminate the required concrete monuments where the property line intersects a public right-of-way.
- Public Comment – None.

MOTION ITEM: Lucy Dolan made a motion, Larry Martin seconded to approve the final plat for 510 Lake Drive provided the applicant address the deficiencies outlined in the Planner and City Engineer's reports. The Commission granted variances to decrease the side setback for the existing home located at 510 Lake Drive from 15' to 9.3' and waive the concrete monuments requirement. The applicant must meet the sidewalk requirement and the utility connections must be included on the plans as part of site plan review. Motion Carried: 3-0.

b. 3365 Northside Drive

Site Plan Review

Paula Smith requested site plan approval to construct a 2,498-sf single-story single-family dwelling with an attached garage at 3365 Northside Drive, Parcel Identification Number 14 009500100229. The property is zoned R-O, One-Family Residential.

The plan indicates twelve existing trees will be retained, and 13 are to be removed. One of the trees to be removed, a 31" pine, is a landmark tree. Removal of landmark trees are subject to the requirements of section 93-2-14 and must be approved by the city arborist. The landscape plan proposes one new 2" river birch, 18 shrubs, and grass ground cover.

Discussion ensued regarding the trees outlined for removal. Commissioner Martin expressed concern regarding the number of trees earmarked for removal. Staff noted that removal of any landmark trees are subject to the approval of the city arborist and requires a tree removal permit.

The following deficiencies must be addressed:

1. Per the Architectural Design Standards, the applicant must include a sidewalk with a 1' landscape area and a 4' clear area.
2. Per the Architectural Design Standards, a walkway connecting the main entrance to the adjacent street is required.
3. No cross sections have been provided for the driveway, walkways, or sidewalk.
4. The Applicant should provide the lot coverage of any walkways.
5. The Applicant proposes the removal of a landmark tree. Removal of any landmark trees is subject to the approval by the city arborist and requires a tree removal permit.



Public Comment – None.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to approve the site plan application for 3365 Northside Drive provided that the following deficiencies are addressed:

1. The Applicant must provide the cross sections for the driveway, walkways, or sidewalk.
2. The Applicant should provide the lot coverage of any walkways.
3. The Applicant proposes the removal of a landmark tree. Removal of any landmark trees is subject to the approval by the city arborist and requires a tree removal permit.

Discussion: Commissioner Martin commented regarding the number of trees that are earmarked for removal. Commissioner Dolan explained that the city arborist will review the tree plan for compliance.

Commissioner Martin made a motion to amend Commissioner Dolan's motion to require the tree on the northwest side of the property is preserved. Motion died for lack of second.

Commissioner Dolan's motion passed: 2-1; Larry Martin opposed.

c. 105 Lilly Street

Site Plan Review

Jimmy Joyner is requesting site plan approval to construct a 1,990-sf, two-story single-family dwelling and a 442-sf attached garage at 105 Lilly Street. The property is zoned R-1, One-Family Residential.

The following deficiencies must be addressed:

1. The Applicant should provide the dimensions and a cross section of the proposed sidewalk. Per the Architectural Design Standards, the new sidewalk must at a minimum have a 1' landscape area and 4' clear area.
2. Per the Architectural Design Standards, walkways must connect directly to the adjacent sidewalk.
3. The Applicant must provide a parcel identification number.
4. The Applicant must provide a development schedule.

The plan shows two trees, one 8" oak tree and one 11" magnolia tree, at the front of the property. Both trees will be retained. The plan indicates the dwelling will be 2.5 stories, or 32'5" tall.

Commissioner Martin expressed concern regarding the roof height of the house as it relates to the adjacent property.

Public Comment:

Dustin Mimnaugh, 3037 Oakdale Road, expressed concern regarding the height of the house.



Rashani Sharma, 3037 Oakdale Road, expressed concern regarding the house height. Ashok (AK) Avasthi, 3210 Oakdale Road, commented regarding foundation and fence requirements.

Staff explained that code requires the height of the house is measured from the foundation to the roofline. The home is 32.5' in height and the code allows up to 35'.

City Attorney Priya Patel explained that the Planning Commission's responsibility is to ensure that the applications presented meets code and it does not adversely impact the immediate surrounding area.

MOTION ITEM: Larry Martin made a motion to deny the site plan application at 105 Lilly Street based on the height of the house being inconsistent with the adjoining property. Motion died for the lack of second.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to approve the site plan application for 105 Lilly Street subject to the following deficiencies:

1. The Applicant must provide a parcel identification number.
2. The Applicant must provide a development schedule.

Discussion: The Planning Commission discussed considering the negative effects of development on neighboring properties.

Motion Carried: 2-1; Larry Martin opposed.

d. B-P, Business Park Zone

Text Amendment

Consideration and action to amend Chapter 93 (Zoning), Article 18 (B-P Zone, Business Park), Section 93-18-1 (Intent), Section 93-18-2 (Permitted Uses), Section 93-18-3 (Off-street parking and loading requirements), Section 93-18-4 (Height restrictions), Section 93-18-5 (Site development and improvement standards) to update the City of Hapeville B-P Zone regulations.

As re-development efforts are increasing throughout the City, the B-P zoning district will be an important zoning category for creating the "corporate crescent" and "gateway corridors" from the Comprehensive Plan. The text amendments will allow for more site and architectural consistency and compatible uses within the district that will define these key properties.

There was discussion regarding parking ratios outlined in the B-P zone.

- Public Comment – None.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to recommend the Mayor and Council approve the B-P, Business Park text amendment. Motion Carried: 3-0.



e. U-V, Urban Village Zone

Text Amendment

Consideration and action to amend Chapter 93 (Zoning), Article 11.2 (U-V Zone, Urban Village) to update the City of Hapeville U-V Zone permitted uses.

At the direction of City Council, staff presented a text amendment to U-V, Urban Village zoning to allow for research and development facilities as a permitted use. The City of Hapeville Code (93-15-3) permits laboratories for industrial testing and research in the Light Industrial (I-1) zoning district. The code does not address research and development laboratories in the U-V district.

Public Comment – None.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to recommend the Mayor and Council approve the U-V, Urban Village text amendment to allow research and development facilities subject to the following amendment:

1. Research and development facilities are allowed in U-V, Urban Village as a conditional use and/or with the caveat prohibiting uses that produce hazardous waste and noise levels incompatible with the intent of the zoning district.

Motion Carried: 3-0

4. Old Business

a. Proposed Zoning Code Amendments

Open discussion regarding proposed zoning code amendments.

- Residential Building Height Requirements
- Proposed Zoning Amendments

There was brief discussion regarding house height requirements.

Commissioner Martin requested Dustin Mimnaugh be allowed to speak regarding residential building height requirements.

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to allow public comments regarding the proposed zoning code amendments. Motion Carried: 3-0.

Public Comments:

Dustin Mimnaugh, 3037 Oakdale Road, commented regarding sloped lots and foundation heights as it relates to roof angles and requiring new development adjacent to existing single-story homes have a roof line constructed at an angle to eliminate shade and reduced sun exposure.

Commissioner Martin stated house height have an impact on adjacent single-story homes. He suggested that in an area that has predominantly single-story homes, the new home can not have more than 2' above the average of the adjacent homes for consistency. Also, he



suggested dwelling height regulations “d and e” within the chart of dimensional requirements should be moved under the purview of Planning Commission (Zoning) instead of Design Review Committee (Architectural Design Standards).

Dr. Patterson clarified that certain areas within the city are designated as sub-areas and minimum building heights are established by zoning, however within sub-areas d and e the maximum building height should be established by zoning except that when the chapter provides a more stringent standard, the more stringent standard shall prevail, thus making the Architectural Design Standards more stringent than the zoning code.

Commissioner Dolan expressed concerns of new designs within existing neighborhoods and feel this issue should be addressed.

No action taken.

5. Next Meeting Date – July 9, 2019 at 6:00PM

6. Adjourn

There being no further discussion, the following action was taken:

MOTION ITEM: Lucy Dolan made a motion, Charlotte Rentz seconded to adjourn the meeting at 8:20 p.m. Motion Carried: 3-0.

Vice Chairman, Jeanne Rast

Secretary, Adrienne Senter

19-PC-07-15

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION**

Name of Applicant Porsche Cars North America, Inc.

Mailing Address c/o The Galloway Law Group, 3500 Lenox Rd., Suite 760, Atlanta GA

Telephone 404-965-3680 Mobile# _____

Email laurel@glawgp.com

Property Owner (s) Porsche Cars North America, Inc. c/o Paula Kelly

Mailing Address 1 Porsche Drive, Atlanta, Georgia 30354

Telephone 770-290-3833 Mobile# _____

Address/Location of Property: 0 X Porsche Drive

Parcel ID #: 14 0096 LL0593, LL0601, LL0619

Square Foot of Property approx 1,457,299 sf Acres approx 33.455 acres

Present Zoning Classification U-V Proposed Zoning Classification B-P

Present Land Use undeveloped

Proposed Land Use auto service center and future development area

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

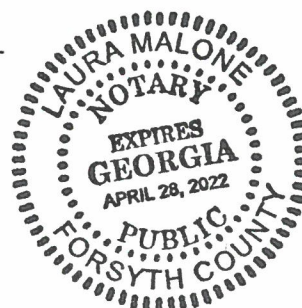
Paula Campbell Kelly
Applicant's signature

Date: June 12, 2019

Sworn to and subscribed before me

This 12th day of June, 2019.

Laura Malone
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION**

LETTER OF INTENT

In detail, provide a summary of the proposed project in the space provided below. Include the proposed use of each existing or proposed building, and the proposed land use.

Porsche proposes to rezone the Subject Property to Business Park, which is more in keeping with the proposed and potential future development in support of Porsche's national headquarters. As part of the rezoning, Porsche proposes a state of the art auto service center and repair facility on a portion of the Subject Property. The proposed facility will be associated with Porsche's adjacent office headquarters, which is greater than 200,000 square feet and is part of Porsche's corporate campus concept. Although located in another jurisdiction (City of Atlanta), the office is immediately adjacent to the proposed B-P zoning district. The proposed service center and repair facility will be operated as a joint venture by two reputable and regionally recognized automotive companies. Future development plans for the remainder of the Subject Property have not yet been finalized but will support Porsche's corporate campus and will be compatible with adjacent and nearby land uses.

What are the reasons the property cannot be used in accordance with the existing regulations?

The existing zoning of U-V contemplated a mixed-use village of various retail, restaurant, multifamily, office, hotel and other uses. The vision for the future development of the Subject Property changed when Porsche relocated its North American Headquarters to approximately 20 acres of adjacent property within the Atlanta city limits. Future development will be more in keeping with a corporate business park rather than a mixed-use project with residential uses. Therefore, the rezoning of the Subject Property to B-P is appropriate.

Will the proposed zoning change create an isolated zoning district that is unrelated to adjacent and nearby districts? Yes _____ No NO

If so, why should this property be placed in a different zoning district than all adjoining property?

Adjoining properties are related to the Subject Property as they together form Porsche's corporate campus. Although, the Subject Property will be zoned to a different district than these adjoining properties, the proposed uses will be related to and compatible with adjacent and nearby office and other uses.

How would the proposed zoning change impact on public facilities and services?

The use of the Subject Property as proposed will not cause excessive or burdensome use of existing streets, transportation facilities, utilities or schools. It will not overly burden the water or sewer system or any other utilities that serve the site. In addition, the proposed rezoning is compatible with development that is allowed by FAA regulations that pertain to the Subject Property.

What environmental impacts would the proposed project have?

The Applicant is unaware of any potential environmental impacts. The proposed use will meet all local, state and federal environmental protection regulations that pertain to auto service and repair facilities.

Describe the effect the proposed zoning request will have on the adjacent properties and how it will impact the character of the neighborhood.

The proposed rezoning area is in close proximity to the expanded airport runways. As a result, allowed uses are limited by FAA regulations. The proposed corporate campus is not only an ideal use for the Subject Property, but it will have a positive impact on economic development in the City of Hapeville.

Are there any proffered conditions you would like to apply to and be made part of this application for rezoning? Yes_____No NO

Please list any written proffered conditions below.

Any development and site plans or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application as follows: (Please include a date or other identifiable information of each piece of material attached)

N/A

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I HAVE THE AUTHORITY TO SIGN ON BEHALF OF THE OWNER OF:

☒ Porsche Drive (tax parcel numbers 14 0096 LL0593, LL0601, LL0619)

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF A REZONING FOR THE PROPERTY.

Name of Applicant Porsche Cars North America, Inc. c/o The Galloway Law Group

Address of Applicant 1 Porsche Drive, Atlanta, Georgia 30354

Telephone of Applicant 404-965-3680

Paula Campbell Kelly

Signature of Owner

PAULA CAMPBELL KELLY, ASS'T SECRETARY

Print Name of Owner

on behalf of Porsche Cars North America, Inc.

Personally Appeared Before Me this 12 day of June, 2019.

Laura Malone
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION**

AUTHORIZATION OF ATTORNEY

THIS SERVES TO CERTIFY THAT AS AN ATTORNEY-AT-LAW, I HAVE BEEN AUTHORIZED BY THE OWNER(S) TO FILE THE ATTACHED APPLICATION FOR REZONING OF THE PROPERTY LOCATED AT:

~~X~~ Porsche Drive (tax parcel numbers 14 0096 LL0593, LL0601, LL0619)

City of Hapeville, County of Fulton, State of Georgia

Name of Attorney

Laurel David (bar no. 206505)

William Woodson Galloway (bar no. 283080)

Laurel Daus

Bar No.

Address

The Galloway Law Group, 3500 Lenox Rd., Suite 760

Atlanta, GA 30326

Telephone

404-965-3680

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION**

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS & GIFTS

Application filed on _____, 20____ for action by the City Council on the following requested rezoning: from U-V to B-P

Address to be rezoned: 01 Porsche Drive (tax parcel numbers 14 0096 LL0593, LL0601, LL0619)

All individuals, business entities or other organizations having a property or other interest in said property that is subject of this application are as follows:

The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Hapeville City Council? ____Yes ____No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

PORSCHE CARS NORTH AMERICA, INC.
Signature of Applicant

PAULA CAMPBELL KELLY
Type or Print Name and Title

Paula Campbell Kelly
Signature of Applicant's Representative

ASSISTANT SECRETARY
Type or Print Name and Title

Laura Malone 6-12-19
Signature of Notary Public Date



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS & GIFTS

Application filed on _____, 20____for action by the City Council on the following requested rezoning: _____
from U-V to B-P

Address to be rezoned: 9 Porsche Drive (tax parcel numbers 14 0096 LL0593, LL0601, LL0619)

All individuals, business entities or other organizations having a property or other interest in said property that is subject of this application are as follows:
Porsche Cars North America, Inc.

The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

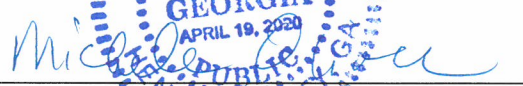
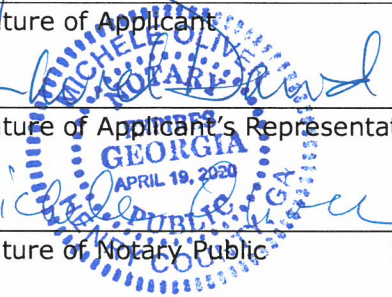
Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Hapeville City Council? ____Yes ____NO No

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

NA
Signature of Applicant

Signature of Applicant's Representative

Signature of Notary Public _____ Date _____


N/A
Type or Print Name and Title
Laurel David (bar no. 206505)
Type or Print Name and Title
for The Galloway Law Group, LLC
(Affix Raised Seal Here)

PORSCHÉ TRACT III

ALL THAT TRACT OF LAND LYING AND BEING IN LAND LOT 96 OF THE 14TH DISTRICT, FULTON COUNTY (CITY OF HAPEVILLE), GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET ON THE SOUTHWESTERLY RIGHT OF WAY OF PORSCHÉ AVENUE (FORMERLY KNOWN AS HENRY FORD II AVENUE AND HAVING A VARIABLE WIDTH RIGHT OF WAY) AT ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF PORSCHÉ DRIVE (HAVING A VARIABLE WIDTH RIGHT OF WAY); THENCE RUNNING ALONG THE SOUTHWESTERLY RIGHT OF WAY OF PORSCHÉ AVENUE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 606.88 FEET (SAID CURVE HAVING A RADIUS OF 2437.76 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 61 DEGREES 38 MINUTES 35 SECONDS WEST, A CHORD DISTANCE OF 605.32 FEET) TO A POINT; THENCE NORTH 53 DEGREES 39 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 539.41 FEET TO A 1/2" IRON PIN FOUND; THENCE TURNING AND LEAVING THE SOUTHWESTERLY RIGHT OF WAY OF PORSCHÉ AVENUE (VARIABLE WIDTH RIGHT OF WAY) AND RUNNING SOUTH 32 DEGREES 25 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 22.59 FEET TO A 1/2" IRON PIN FOUND; THENCE SOUTH 35 DEGREES 19 MINUTES 11 SECONDS WEST A DISTANCE OF 379.13 FEET TO A 1/2" IRON PIN FOUND; THENCE SOUTH 00 DEGREES 24 MINUTES 44 SECONDS WEST A DISTANCE OF 1012.49 FEET TO A 1/2" IRON PIN FOUND, SAID 1/2" IRON PIN FOUND ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING AS THUS ESTABLISHED, RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 605.17 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 03 DEGREES 54 MINUTES 50 SECONDS WEST A DISTANCE OF 11.58 FEET TO A 1/2" IRON PIN SET; THENCE NORTH 00 DEGREES 20 MINUTES 55 SECONDS EAST A DISTANCE OF 496.19 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 89 DEGREES 35 MINUTES 16 SECONDS EAST A DISTANCE OF 606.58 FEET TO A 1/2" IRON PIN SET; THENCE SOUTH 00 DEGREES 24 MINUTES 44 SECONDS WEST A DISTANCE OF 503.38 FEET TO A 1/2" IRON PIN FOUND, SAID 1/2" IRON PIN FOUND ALSO BEING THE POINT OF BEGINNING.

SAID TRACT CONTAINS 7.04 ACRES (306,516 SQUARE FEET).

Option Tract

All that tract or parcel of land lying and being in land lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

Commence at the intersection of the line common to land lots 11 and 12, 13th District, Clayton County, Georgia, and the South boundary line of Land Lot 65, 14th District, Fulton County, Georgia, said Point of Commencement being located North 88 degrees 49 minutes 32 seconds West a distance of 307.92 feet as measured from a concrete monument found at the intersection of said county line and the northwesterly right-of-way of Interstate Highway I-75 (having a varied right-of-way); thence run North 08 degrees 10 minutes 25 seconds West a distance of 1064.55 feet to an iron pin set said iron pin set also being THE TRUE POINT OF BEGINNING;

From THE TRUE POINT OF BEGINNING as thus established run North 90 degrees 00 minutes 00 seconds West a distance of 1257.63 feet to an iron pin set, Thence run North 00 degrees 24 minutes 44 seconds East a distance of 1226.35 feet to an iron pin set, said iron pin set being located on the southeasterly right-of-way of South Street (public road having a variable width right-of-way); thence run along the said southeasterly right-of-way of South Street North 35 degrees 19 minutes 11 seconds East a distance of 185.37 feet to an iron pin set; thence continue to run along the said southeasterly right-of-way of South Street North 32 degrees 25 minutes 35 seconds East a distance of 26.92 feet to an iron pin set, said iron pin set being located on the southwesterly right-of-way of Henry Ford II Avenue (public road having a variable width right-of-way); thence leave the said southeasterly right-of-way of South Street and run along the said southwesterly right-of-way of Henry Ford II Avenue South 53 degrees 39 minutes 04 seconds East a distance of 639.64 feet to a point; thence run along the said southwesterly right-of-way of Henry Ford II Avenue along a curve to the left an arc distance of 606.89 feet (said arc having a radius of 2437.76 feet and being subtended by a chord 605.32 feet in length and bearing North 61 degrees 38 minutes 35 seconds West) to a point; thence continue to run along the said southwesterly right-of-way of Henry Ford II Avenue South 63 degrees 35 minutes 46 seconds East a distance of 94.14 feet to a nail set; thence leave the said southwesterly right-of-way of Henry Ford II Avenue and run South 00 degrees 24 minutes 44 seconds West a distance of 691.82 feet to an iron pin set, said iron pin set also being THE TRUE POINT OF BEGINNING.

Said tract contains 30.002 acres (1,306,884 square feet).

Tract E - Land Lot 96, 14th District, City of Hapeville, Fulton County, Georgia

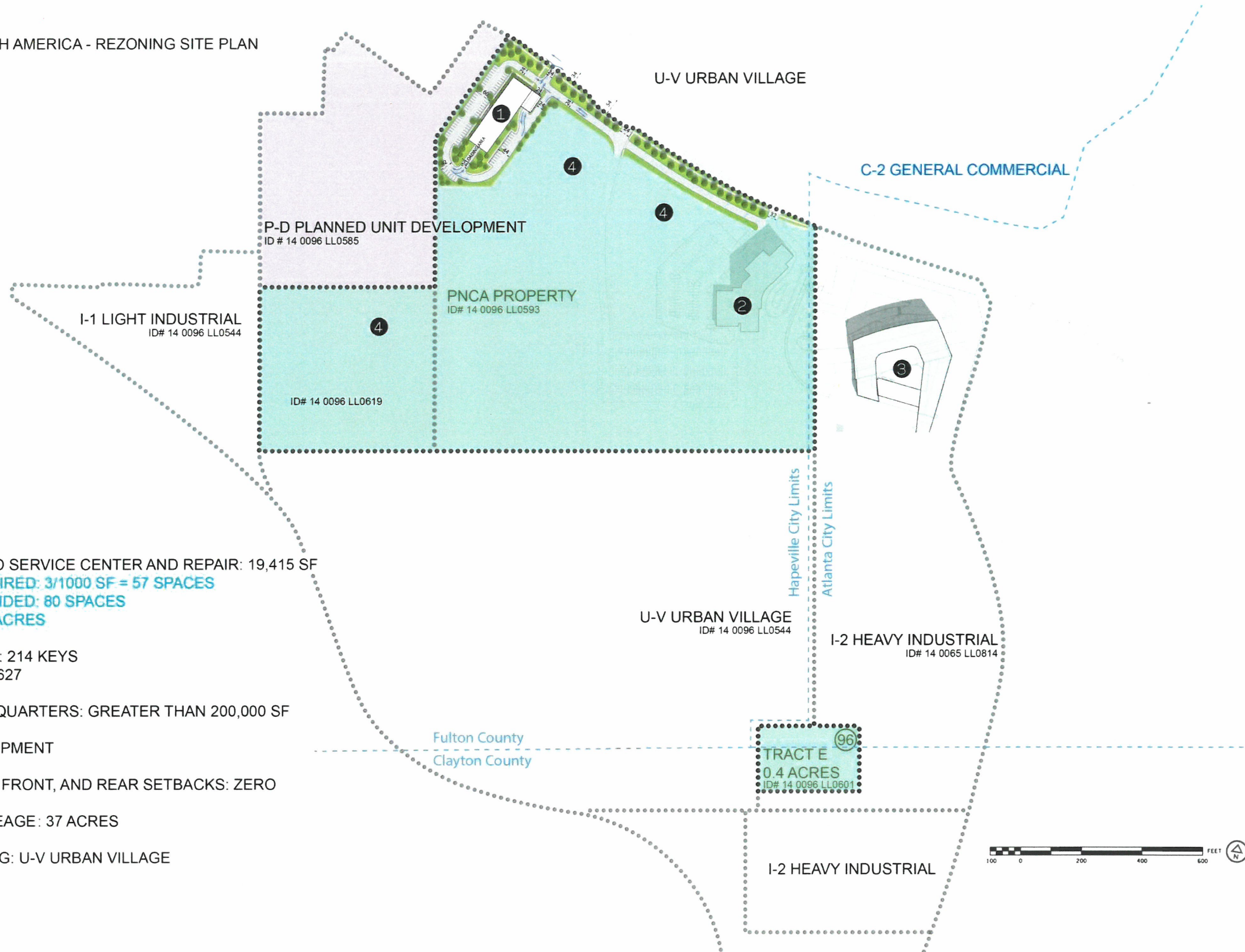
All that tract or parcel of land lying and being in land lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

Commence at the intersection of the line common to land lots 11 and 12, 13th District, Clayton County, Georgia, and the South boundary line of Land Lot 65, 14th District, Fulton County, Georgia, said Point of Commencement being located North 88 degrees 49 minutes 32 seconds West a distance of 307.92 feet as measured from a concrete monument found at the intersection of said county line and the northwesterly right-of-way of Interstate Highway I-75 (having a varied right-of-way); thence run along the said South boundary line of Land Lot 65 North 88 degrees 49 minutes 32 seconds West a distance of 158.94 feet to an iron pit set, said iron pin set also being THE TRUE POINT OF BEGINNING;

From THE TRUE POINT OF BEGINNING as thus established run North 88 degrees 49 minutes 32 seconds West for a distance of 164.76 feet to an iron pin set; thence run North 00 degrees 51 minutes 50 seconds East for a distance of 103.03 feet to an iron pin set; thence run South 89 degrees 35 minutes 09 seconds East for a distance of 163.93 feet to an iron pin set; thence run South 00 degrees 24 minutes 44 seconds West for a distance of 105.21 feet to an iron pin set, said iron pin set also being THE TRUE POINT OF BEGINNING.

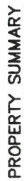
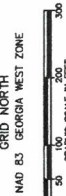
Said property contains 17,111 square feet (0.393 acres)

PORSCHE CARS NORTH AMERICA - REZONING SITE PLAN



SITE DATA

- ① PROPOSED AUTO SERVICE CENTER AND REPAIR: 19,415 SF
PARKING REQUIRED: 3/1000 SF = 57 SPACES
PARKING PROVIDED: 80 SPACES
LOT SIZE: 2.53 ACRES
 - ② EXISTING HOTEL: 214 KEYS
ID #14 0096 LL0627
 - ③ PORSCHE HEADQUARTERS: GREATER THAN 200,000 SF
 - ④ FUTURE DEVELOPMENT
- REQUIRED SIDE, FRONT, AND REAR SETBACKS: ZERO
- TOTAL SITE ACREAGE: 37 ACRES
- CURRENT ZONING: U-V URBAN VILLAGE



TOTAL AREA: 56.216 AC. 2,448,765 SQ.FT.

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Scott C. North Ga. RLS #3176

SIX CONCOURSE PKWY
SUITE 1000
ATLANTA, GEORGIA 30328
TEL: 770-857-8400
FAX: 770-857-8401

AEROTROPOLIS
A PLAT OF
TRACT E & RECONFIGURED OPTION TRACT
ATLANTA, GEORGIA 30312

AN ALTA/ACSM TITLE SURVEY FOR
PORSCHE CARS NORTH AMERICA, INC.,
AIRPORT STATION, L.L.C.,
AND CHICAGO TITLE INSURANCE COMPANY
 DISTRICT
 14th DISTRICT
 CITY OF ATLANTA
 CITY OF HAPEVILLE
 FULTON COUNTY
 FULTON COUNTY

JOB NO.: 12-0016
DATE: APRIL 16, 2012
SCALE: 1" = 100'
DWG. NO.: 1 OF 7

County Name	County Number	County Population	County Area (sq. miles)	County Density (per sq. mile)
Alameda	1	1,214,998	769	1,579
Albany	2	100,000	540	185
Alameda	3	1,214,998	769	1,579
Alameda	4	1,214,998	769	1,579
Alameda	5	1,214,998	769	1,579
Alameda	6	1,214,998	769	1,579
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Alameda	67	1,214,998	769	1,579
Alameda	68	1,214,998	769	1,579
Alameda	69	1,214,998	769	1,579
Alameda	70	1,214,998		

[illegible]

Tract E, Fallon Co., City of Atlanta is zoned:
"1-2" - Heavy Industrial District (Sec. 18-17)
Setback: Front: 40 feet. (Sec. 18-17.0071(c))
Side: 10+ feet. (Sec. 18-17.0071(c))
Rear: 10+ feet. (Sec. 18-17.0071(c))
Height: none. (Sec. 16-17.000)
Max. Floor Area: 2 x net land area
(Sec. 18-17.0071(f))

Tract E within Clayton Co. is zoned:
 "H" - Heavy Industrial District (Sec. 3.31)
 Setbacks: Front: 50 feet. (Sec. 3.32)
 Side: 50 feet. (Sec. 3.32)
 Rear: 50 feet. (Sec. 3.32)
 Height: 75 feet. (Sec. 3.32)

For complete coverage, visit www.mninsider.com.

[illegible]

Concrete



PLANNER'S REPORT

TO: Adrienne Senter
 FROM: Lynn Patterson
 RE: Rezoning for 0 Porsche Drive Parcel IDs 14 0096 LL 0593, 14 0096 LL 0601, 14 0096 LL 0619
 DATE: July 2, 2019

BACKGROUND

The City received a rezoning application from Porsche Cars North America Inc. to rezone three properties totaling 33.455 acres (1,457,299 sf) located at 0 Porsche Drive (Parcel 14 0096 LL 0593, 14 0096 LL 0601, 14 0096 LL 0619) from U-V, Urban Village (Figure 1) to B-P Business Park. The land is presently vacant.

Per the application, the proposed land use is an auto service center and future development area. The applicant has stated:

Porsche proposes to rezone the Subject Property to Business Park, which is more in keeping with the proposed and potential future development in support of Porsche's national headquarters. As part of the rezoning, Porsche proposes a state of the art auto service center and repair facility on a portion of the Subject Property. The proposed facility will be associated with Porsche's adjacent office headquarters, which is greater than 200,000 square feet and is part of the Porsche's corporate campus concept. Although located in another jurisdiction (City of Atlanta), the office is immediately adjacent to the proposed B-P zoning district. The proposed service center and repair facility will be operated as a joint venture by two reputable and regionally recognized automotive companies. Future development plans for the remainder of the Subject Property have not yet been finalized but will support Porsche's corporate campus and will be compatible with adjacent and nearby land uses.

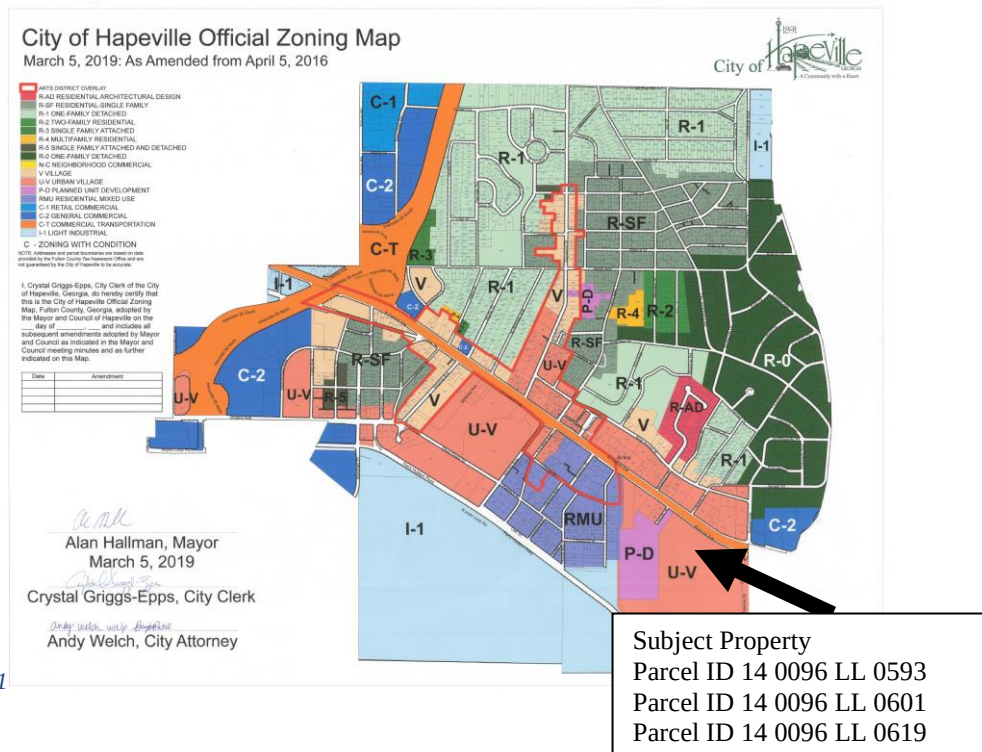


Figure 1

According to the City of Hapeville Future Land Use Map (Figure 2), the property is identified as High Intensity Mixed Use, consistent with the parcels to the East.

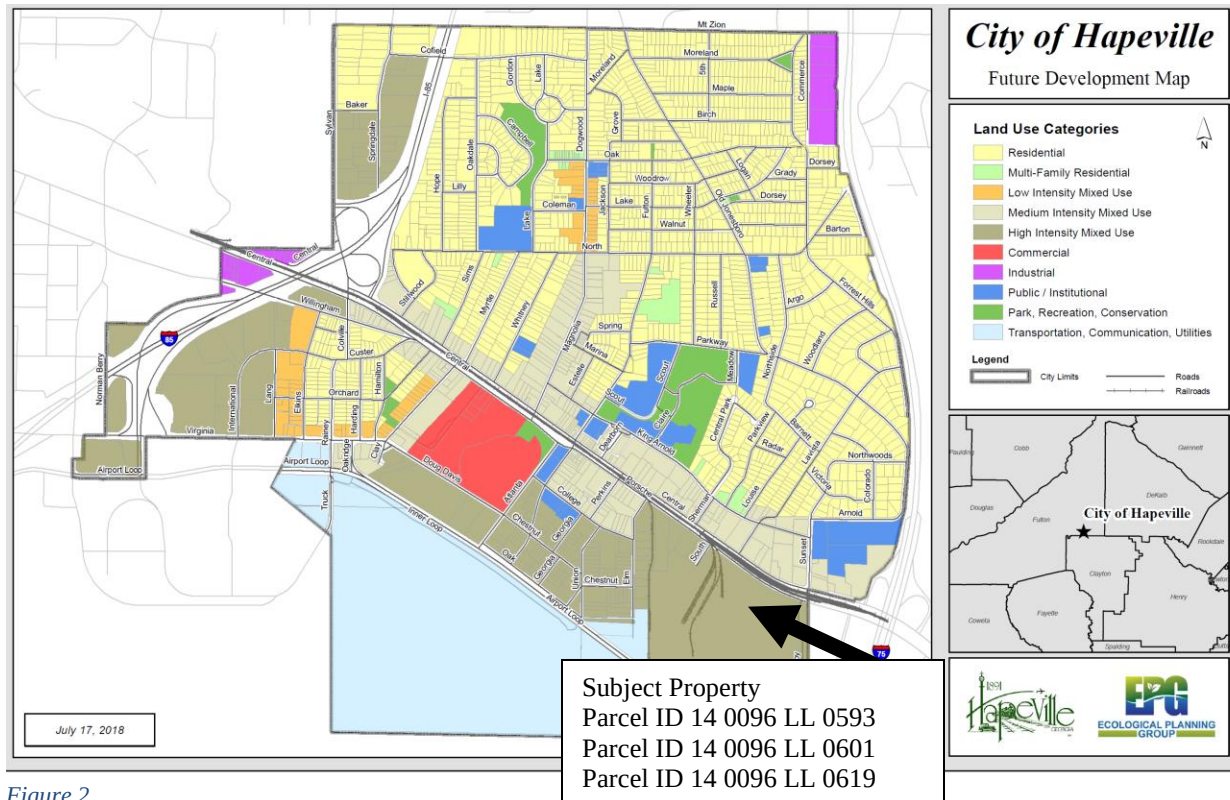


Figure 2

REVIEW OF APPLICATION

(1) The existing land use pattern;

The existing land use pattern is vacant/commercial.

(2) The possible creation of an isolated district unrelated to adjacent and nearby districts;

The adjacent areas are designated U-V which is a mixed-use designation and P-D intended for commercial (hotel and office use). The area is designated as high intensity mixed use in the Future Land Use Map and is part of the Eastern Gateway Corridor outlined in the 2017 Comprehensive Plan.

(3) The population density pattern and possible increase or overtaxing of the load on public facilities including, but not limited to, schools, utilities, and streets;

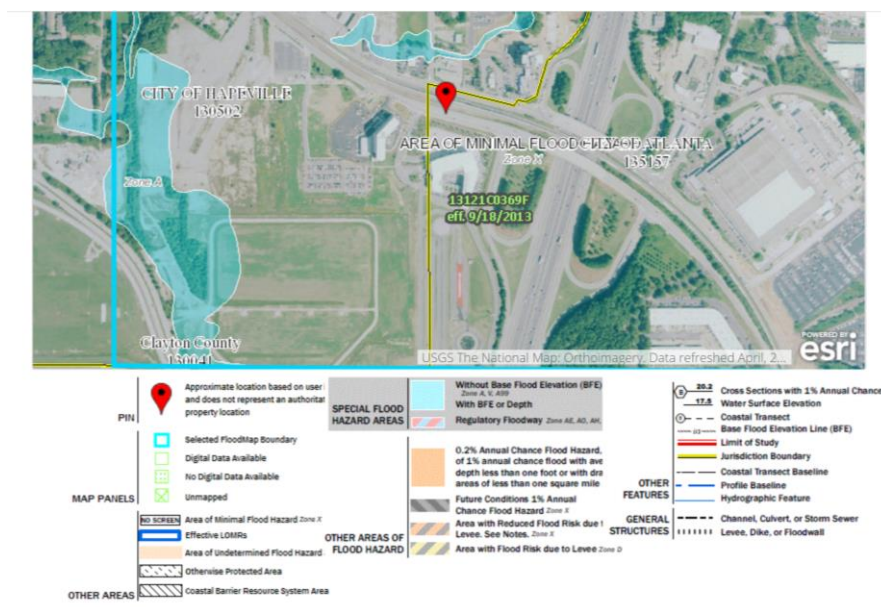
There is no foreseeable significant increase on public facilities such as schools, utilities or streets for the use proposed. The proposed site plan indicates internal circulation and utilization of existing curb cuts on Porsche Ave. There are no residential units on the plan so schools will not be impacted from increases in enrollment. Utility demands with the proposed uses are not expected to strain the system.

(4) The cost of the city and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures;

There is no foreseeable significant increase in providing, improving, increasing or maintaining public utilities, schools, streets, and other public safety measures.

(5) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity;

The proposed project is not located within Special Flood Zone Area (Flood Zone A) according to FEMA Flood Map 9/18/2013.



(6) Whether the proposed zoning map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

The change in zoning is not a deterrent to the value or improvement of adjacent property. The proposed amendment will allow for envisioned development of the corridor to support the Eastern Corridor with a corporate campus aesthetic and will attract visitors and jobs to Hapeville. Development of the vacant property may serve as a catalyst for adjacent property investment and development.

(7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The U-V zoning district was originally designated for this property to create large mixed-use venue complete after the closing of the Hapeville Ford Plant. Development interests in the property have changed over the years and a campus to support a large corporate client is now desired. The B-P zoning district will allow for the integration of uses and corporate campus atmosphere far better than the U-V zoning district.

(8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;
The proposed zoning maintains the surrounding aesthetic by allowing for similar architectural design and site design as neighboring properties.

(9) The extent to which the proposed zoning map amendment is consistent with the land use plan;
The zoning amendment is consistent with the future land use map for high intensity mixed use.

(10) The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;

The effects of the zoning map amendment would allow for the proposed development and have no adverse effect on the character of the zoning district or area.

(11) The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations;

The proposed zoning map amendment would support the purpose of the zoning regulations and zoning scheme of the Corridor.

(12) Applications for a zoning map amendment which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;

A specific site plan was provided.

(13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;

There are no adjacent residential neighborhoods.

(14) In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

N/A

RECOMMENDATION

The City recently adopted an updated Comprehensive Plan and conducted an LCI study which named this particular corridor as a gateway to the City. The proposed development plans would create substantial commercial development for the City in the gateway. The proposed project would bring jobs and visitors to the area while maintaining the aesthetic of the corporate corridor as it transitions to mixed use further along Porsche Ave.

Staff recommends this application for approval.

City of Hapeville Official Zoning Map

August 6, 2019: As Amended from March 5, 2019



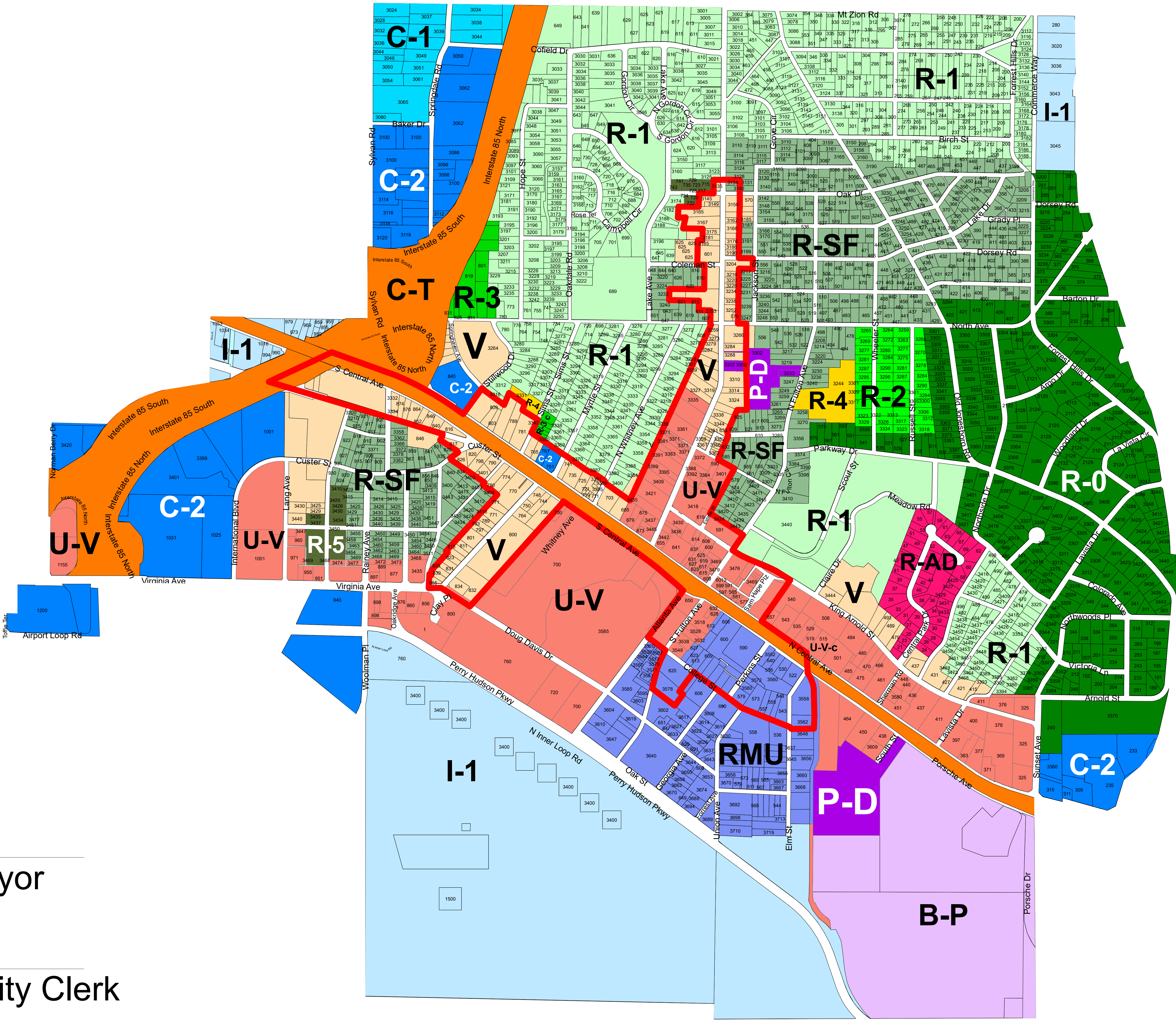
- ARTS DISTRICT OVERLAY
- R-AD RESIDENTIAL ARCHITECTURAL DESIGN
- R-SF RESIDENTIAL-SINGLE FAMILY
- R-1 ONE-FAMILY DETACHED
- R-2 TWO-FAMILY RESIDENTIAL
- R-3 SINGLE FAMILY ATTACHED
- R-4 MULTIFAMILY RESIDENTIAL
- R-5 SINGLE FAMILY ATTACHED AND DETACHED
- R-0 ONE-FAMILY DETACHED
- N-C NEIGHBORHOOD COMMERCIAL
- V VILLAGE
- U-V URBAN VILLAGE
- RMU RESIDENTIAL MIXED USE
- C-1 RETAIL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-T COMMERCIAL TRANSPORTATION
- B-P BUSINESS PARK
- P-D PLANNED UNIT DEVELOPMENT
- I-1 LIGHT INDUSTRIAL

C - ZONING WITH CONDITION

NOTE: Addresses and parcel boundaries are based on data provided by the Fulton County Tax Assessors Office and are not guaranteed by the City of Hapeville to be accurate.

I, Crystal Griggs-Epps, City Clerk of the City of Hapeville, Georgia, do hereby certify that this is the City of Hapeville Official Zoning Map, Fulton County, Georgia, adopted by the Mayor and Council of Hapeville on the ____ day of _____, ____ and includes all subsequent amendments adopted by Mayor and Council as indicated in the Mayor and Council meeting minutes and as further indicated on this Map.

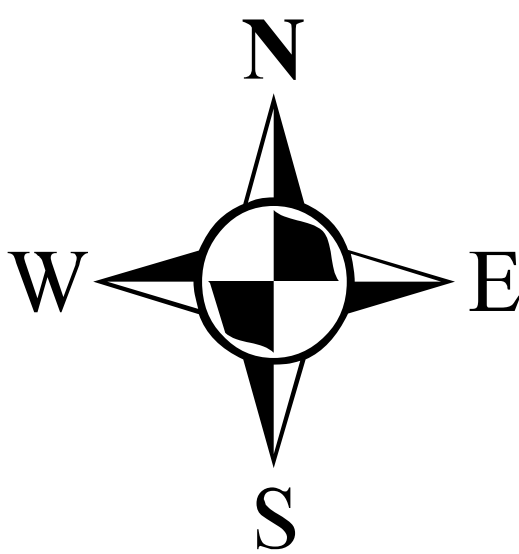
Date	Amendment



Alan Hallman, Mayor
August 6, 2019

Crystal Griggs-Epps, City Clerk

Andy Welch, City Attorney





PLANNER'S REPORT

TO: Adrienne Senter
 FROM: Lynn Patterson
 RE: Rezoning for Parcel IDx 14 0096 LL0627 and 14 0096 LL0544
 DATE: July 2, 2019

BACKGROUND

The City is initiating a zoning map amendment for Parcel ID 14 0096 LL0627 (3.98 acres), owned by the Development Authority of the City of Hapeville and 14 0096 LL0544 (52.7 acres), owned by the City of Atlanta, from U-V, Urban Village (Figure 1) to B-P Business Park. The land is presently a hotel (2 Porsche Drive) and vacant land (0 Porsche Drive).

There has been a request to rezone surrounding properties to B-P and this zoning map amendment would maintain consistency in the area with regard to zoning regulations as well as further the vision set forth in the 2017 City of Hapeville Comprehensive Plan for the Eastern Gateway Corridor.

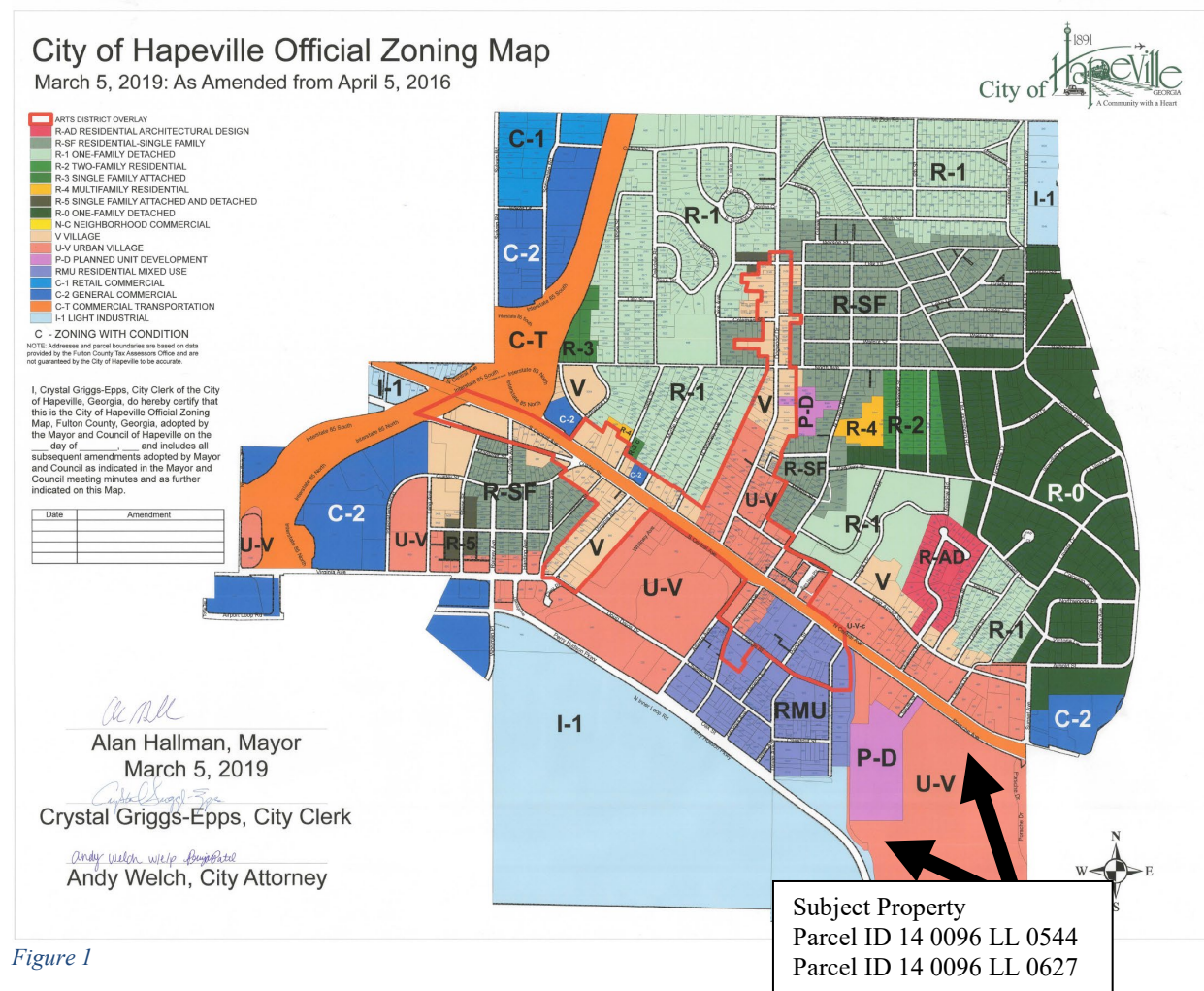


Figure 1

According to the City of Hapeville Future Land Use Map (Figure 2), the property is identified as High Intensity Mixed Use and Transportation, Communication and Utilities.

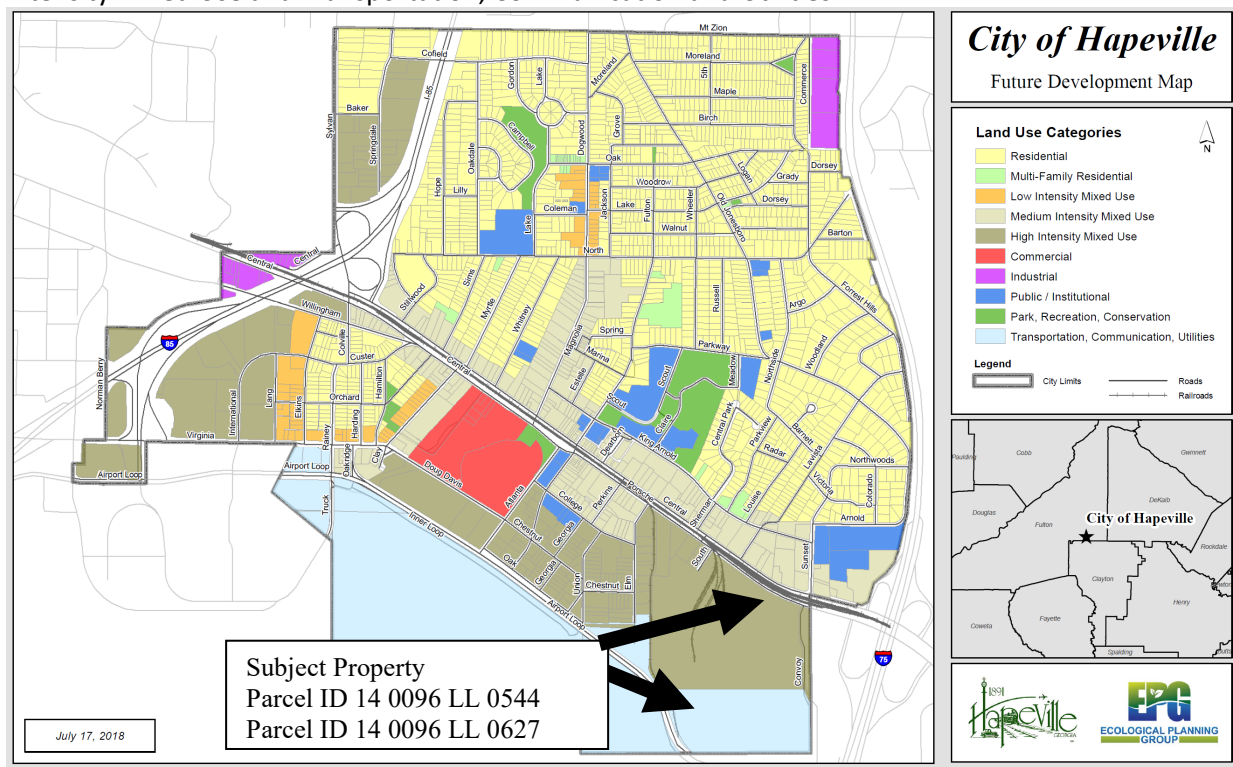


Figure 2

REVIEW OF APPLICATION

(1) The existing land use pattern;

The existing land use pattern is hotel/vacant.

(2) The possible creation of an isolated district unrelated to adjacent and nearby districts;

The adjacent areas are currently designated U-V and P-D but proposed as B-P. The area is designated as high intensity mixed use and transportation, communications, and utilities in the Future Land Use Map and is part of the Eastern Gateway Corridor outlined in the 2017 Comprehensive Plan.

(3) The population density pattern and possible increase or overtaxing of the load on public facilities including, but not limited to, schools, utilities, and streets;

There is no foreseeable significant increase on public facilities such as schools, utilities or streets for the use proposed. There is an existing hotel at 2 Porsche Drive which would be linked to other properties in the B-P zoning district through internal circulation. No use has been proposed for the City of Atlanta parcel at this time.

(4) The cost of the city and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures;

There is no foreseeable significant increase in providing, improving, increasing or maintaining public utilities, schools, streets, and other public safety measures.

(5) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity;

The property at 2 Porsche Drive is not located within the Special Flood Zone Area (Flood Zone A) according to FEMA Flood Map 9/18/2013. The property at 0 Porsche Drive does have some property in Flood Zone A and any development would have to mitigate this condition.



(6) Whether the proposed zoning map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

The change in zoning is not a deterrent to the value or improvement of adjacent property. The proposed amendment will allow for envisioned development of the corridor to support the Eastern Corridor with a corporate campus aesthetic and will attract visitors and jobs to Hapeville. Development of the vacant property may serve as a catalyst for adjacent property investment and development.

(7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The U-V zoning district was originally designated for this property to create large mixed-use venue complete after the closing of the Hapeville Ford Plant. Development interests in the property have changed over the years and a campus to support a large corporate client is now desired. The B-P zoning district will allow for the integration of uses and corporate campus atmosphere far better than the U-V zoning district.

(8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;
The proposed zoning maintains the surrounding aesthetic by allowing for similar architectural design and site design as neighboring properties.

(9) The extent to which the proposed zoning map amendment is consistent with the land use plan;
The future land use plan designates the land use as high intensity commercial and transportation, communications and utilities. The zoning amendment is consistent with the future land use map.

(10) The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;

The effects of the zoning map amendment would allow for the proposed development and have no adverse effect on the character of the zoning district or area.

(11) The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations;

The proposed zoning map amendment would support the purpose of the zoning regulations and zoning scheme of the Corridor.

(12) Applications for a zoning map amendment which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;

A specific site plan was not provided. The property at 2 Porsche Drive has been developed as a hotel. The property at 0 Porsche Drive has not yet been determined for future use.

(13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;

There are no adjacent residential neighborhoods.

(14) In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

N/A

RECOMMENDATION

The City recently adopted an updated Comprehensive Plan and conducted an LCI study which named this particular corridor as a gateway to the City. The proposed development plans would create substantial commercial development for the City in the gateway. The proposed project would bring jobs and visitors to the area while maintaining the aesthetic of the corporate corridor as it transitions to mixed use further along Porsche Ave.

Staff recommends this application for approval.