



Board of Appeals Meeting

700 Doug Davis Drive
Hapeville, GA 30354

April 28, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Michael Simpson, Chairman
Jason Morris
Richard Neal
Kelly Singleton
Brittany Williams
Melanie Williams

3. Election of Officer

3.I. Election of Vice Chairman

4. Approval of Minutes

4.I. Minutes of February 24, 2022

5. New Business

5.I. 601 Coleman Street Variance Request

Background:

Stacyann Wint-Barnes is requesting a variance to reduce the required number of parking spaces for the property located at 601 Coleman Street, Parcel Identification Number 14-0099-0003-120-6. The property is zoned V, Village and the property is subject to the zoning regulations under Article 3.2 (Conditional uses), Section 93-28-7.5 (Residential uses) and Article 22.1 (Dimensional requirements), Section 93-22.1-1 (Chart of Dimensional Requirements) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 601 Coleman Street_Variance_Redacted
2. Plans - 601 Coleman Street
3. Planner's Report - 601 Coleman Street_Variance

5.II. Willingham Dr., Colville Ave., S. Central Ave. Variance Request

Background:

CML Village Walk LLC is requesting a variance to reduce the required 15-foot landscaped buffer between the residential and nonresidential uses for the property located at the corner of Willingham Drive, Colville Avenue and South Central Avenue, Parcel Identification Number 14-0127-0002-042-9. The property is zoned V, Village and is subject to the zoning regulations under Article 11.1 (Village Zone), Section 93-11.1-6 (Area, placement, and buffering requirements) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - Willingham, Coleville, S. Central Ave. Townhomes_Variance_Redacted
2. Plans - Willingham Dr., Colville Ave., S. Central Ave._Variance
3. Planner's Report - Willingham Drive_Variance

5.III. 3347 Myrtle Street Variance Request

Background:

Don May is requesting a variance to reduce the side setback for an accessory structure and the maximum number of accessory structures for the property located at 3347 Myrtle Street, Parcel Identification Number 14-0098-0013-007-4. The property is zoned R-1, One Family Residential and is subject to the regulations under Article 2 (General provisions), Section 93-2-5 (Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences) and Article 22.1 (Dimensional requirements), Section 93-22.1-1 (Chart of dimensional requirements) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 3347 Myrtle Street_Variance_Redacted
2. Plans - 3347 Myrtle Street_Variance
3. Planner's Report - 3347 Myrtle Street_Variance

5.IV. 325 Sunset Ave., 376 King Arnold St., 3394 LaVista Dr Variance Request

Background:

Alex Popham of Epic Development is requesting a variance to reduce the P-D (Planned Unit Development) minimum 2-acre land assemblage requirement to 1.47 acres for the properties located at 325 Sunset Avenue, 376 King Arnold Street, and 3394 LaVista Drive, Parcel Identification Numbers 14-0096-0006-014-1, 14-0096-0006-009-1 and 14-0066-0001-007-6. The properties are zoned R-1, One Family Residential and U-V, Urban Village and are subject to the regulations under Article 21 (Planned Unit Development), Section 93-21-5 (Application review) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 325 Sunset, 376 King Arnold, 3394 LaVista_Variance_Redacted
2. Plans - 325 Sunset Avenue_Variance
3. Planner's Report - King Arnold Sunset Lavista_Variance

6. **Next Meeting Date - May 26, 2022 at 6:00 PM**

7. **Adjourn**