



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

Board of Appeals Meeting

**700 Doug Davis Drive
Hapeville, Georgia 30354**

June 23, 2022 6:00 PM

MINUTES

1. Called to Order at 6:02 PM.

2. Roll Call

Michael Simpson, Chairman
Jason Morris, V. Chairman - Teleconference
Richard Neal
Kelly Singleton
Brittany Williams
Melanie Williams

3. Approval of Minutes

3.1. Minutes of April 28, 2022

MOTION ITEM: Jason Morris made a motion to approve the minutes of April 28, 2022 as submitted. Melanie Williams seconded the motion. Motion Carried: 5-0.

4. Public Hearing

4.1. 791 Oak Street

Variance Request

Background:

Daniel Hunt requested a variance to allow the use of a temporary storage trailer at 791 Oak Street, Parcel Identification Number 14-0097-0009-006-3. The property is zoned RMU, Residential Mixed Use and is subject to the zoning regulation under Article 2 (General Provisions), Section 93-2-5 (Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences) of the City of Hapeville Zoning Ordinance.

The property will be secured by a temporary fence and privacy screen for the duration of the project.

Mr. Hunt stated the anticipated completion date is February 2023, and the storage trailer would be utilized to store materials.

Recommendation:

Staff recommended approval of the variance.

Public Comment: None.

MOTION ITEM: Richard Neal made a motion to approve the variance request to allow for a temporary storage trailer for the duration of the renovation and construction of an addition at 791 Oak Street. Kelly Singleton seconded the motion. Motion carried: 5-0.

4.II 3473 Harding Avenue Variance Request

Background:

Courtney Newmans requested a variance to allow for relief from Section 93-29-13 (Tree preservation trust fund) for the property located at 3473 Harding Avenue, Parcel Identification Number 14-0098-0002-007-7. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-29-13 of the City of Hapeville Zoning Ordinance.

The applicant is developing the property for a single-family home. There are three landmark trees all in good condition located on the lot that will be impacted because of the development (37" Southern Red Oak, to remain but impacted 15.6%, 38" White Oak 100% and to be removed, and 35" Pin Oak 100%, to be removed). As the 35" Pin Oak is located in the center of the supplemental area close to the street, the critical root zone of the tree extends along almost the entire frontage (50'). The recompense required for the Pin Oak is \$7,000. The other two landmark trees have been accounted for with recompense of \$14,100. The overall tree density will be 57" DBH (17" DBH required). The applicant is requesting relief for the recompense for the Pin Oak as its location renders the site undevelopable without impacting the critical root zone.

The applicant received approval for the Site Plan from the Planning Commission on April 12, 2022.

Recommendation:

Staff recommends approval of the variance.

Public Comment: None.

MOTION ITEM: Kelly Singleton made a motion to approve the variance request to grant relief from the tree preservation trust fund for the property located at 3473 Harding Avenue. Jason Morris seconded the motion. Motion Carried: 5-0.

6. Next Meeting Date – July 28, 2022 at 6:00 p.m.

7. Adjourn

MOTION ITEM: Brittany Williams made a motion, Melanie Williams seconded to adjourn the meeting at 6:15 p.m. Motion Carried: 5-0

Respectfully submitted by,

Michael Simpson, Chairman

Adrienne Senter, Secretary