



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

Called Board of Appeals Meeting

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

December 15, 2022 6:00 PM

MINUTES

1. Called to Order at 6:07 PM.

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of October 27, 2022

MOTION ITEM: Kelly Singleton made a motion to approve the minutes of October 27, 2022, as submitted. Richard Neal seconded the motion. Motion Carried: 3-0.

4. Public Hearing

4.I. 1001/1003 Virginia Avenue

Variance Request

Background:

Steve Morgan, on behalf of VC1, LLC, requested approval of an off-site parking arrangement at 1001/1003 Virginia Avenue, Parcel Identification Number 14 0127 LL0844. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-23-12 (Location) of the City of Hapeville Zoning Ordinance.

The parking lot was originally approved for off-site parking for Delta Airlines for employees located at its 1025 Virginia Avenue location. The need for this parking has been reduced. The property owner, Jim Kegley/VC 1 LLC, wishes to enter into an agreement with Embassy Suites Hotel (Parcel ID 14 0127-LL0737) to allow for additional hotel guest parking in a portion of the lot. The hotel currently shares parking with the four office buildings located on the subject parcel. The parking lot will be separated by a fence and gated access will be provided to the hotel guests only within the southern portion of the parking lot (99 spaces). The northern section is still leased for Delta-related parking.

Recommendation:

Similar to other joint parking use requests, this joint parking agreement utilizes existing parking in the city to support existing businesses. The parking may be used for hotel guests but may NOT be used for airport parking. Airport parking is regulated by Sec. 93-3.2-6. - Special use permit criteria and standards (b) Airport Parking Facility Standards. Staff recommends approval of the request.

Public Comment:

None.

MOTION ITEM: Brittany Williams made a motion to approve the off-site parking arrangement request at 1001/1003 Virginia Avenue, as requested. Kelly Singleton seconded the motion. Motion carried: 3-0.

4.II. One Porsche Drive

Variance Request

Background:

Daniel Barcham of Porsche Cars North America requested a variance for relief from the Tree density requirements at One Porsche Drive, Parcel Identification Numbers 14 0096 LL0593 and 14 0096 LL0619. The properties are zoned B-P, Business Park and are subject to the zoning regulations under Section 93-29-5 (Tree density requirements) of the City of Hapeville Zoning Ordinance.

The Tree Conservation Ordinance requires 100" DBH per acre. The development site is approximately 30 acres which would require 3000" DBH across the site. As the performance track requires maximum visibility and limited adjacent plantings to avoid dangerous conditions for drivers. The proposed landscape plan concentrates tree plantings along the right of way / Porsche Avenue and includes 10 2.5" October Glory Maples, 3 2.5" Willow Oaks, 8 Green Giant Arborvitae (7-8'), 9 Crape Myrtle (7-8') with a variety of shrubs and perennials.

Mr. Barcham stated that the request is due to safety and security of the track and facility.

Recommendation

As currently being developed, the proposed landscape plan does not include trees around the track thereby avoiding hazards to the drivers and utilization of the track as intended. The B-P Business Park Zoning District does acknowledge consistency with regard to landscaping.

Staff recommends approval of the variance as long as the property is developed in this manner. Should the property be redeveloped for another purpose, the property should come into compliance with the tree ordinance.

Public Comments:

None.

MOTION ITEM: Richard Neal made a motion to grant the variance request for relief from the tree density requirements at One Porsche Drive, as requested. Brittany Williams seconded the motion. Motion Carried: 3-0.

5. New Business

5.I. 2023 Board of Appeals Meeting Schedule

MOTION ITEM: Kelly Singleton made a motion to approve the 2023 Board of Appeals meeting schedule, as submitted. Brittany Williams seconded the motion. Motion carried: 3-0.

6. Next Meeting Date – January 26, 2022 at 6:00 p.m.

7. Adjourn

MOTION ITEM: Brittany Williams made a motion to adjourn the meeting at 6:26 p.m. Kelly Singleton seconded the motion. Motion Carried: 3-0

Respectfully submitted by,

Michael Simpson, Chairman

Adrienne Senter, Secretary