



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**

October 27, 2022 6:00 PM

MINUTES

1. Called to Order at 6:00 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 August 25, 2022

MOTION ITEM: Melanie Williams made a motion to approve the minutes of August 25, 2022, as submitted. Richard Neal seconded the motion. Motion Carried: 5-0.

4. Public Hearing

4.1. 3429 Parkview Place

Variance Request

Background:

Jackson N. Mowery requested a variance to allow solar panels on a front street facing sloped roof at 3429 Parkview Place (Parcel ID: 14 0095 LL0560). The property is zoned R- AD, Residential Architectural Design and is subject to the zoning regulations under Section 93-30-6 (Requirements for rooftop solar energy systems) of the City of Hapeville Zoning Ordinance.

Dr. Kelly asked for clarification of the 40% requirement. Dr. Patterson explained solar energy systems shall not be allowed on a street-facing sloped roof unless the building owner demonstrates that other locations will result in a decrease in expected energy production of at least 40 percent.

Recommendation:

The planner cannot make the determination of a 40% or more decrease in energy production without documentation. If the percentage is less than 40%, the Board of Appeals may consider

varying from the standard. The applicant should provide the percentage difference for each configuration as part of the application for the Board to review. The requested variance will allow for the installation of solar energy panels to the front of the single-family dwelling to maximize energy production.

Public Comment:

Lucille Dolan, 3429 Parkview Place, commented support for variance.

Ellen Free, 3431 Parkview Place, commented regarding support for the variance.

Terri Crosby, 496 Radar Drive, commented regarding support for the variance.

MOTION ITEM: Melanie Williams made a motion to approve the variance request 3429 Parkview Place based upon the lot orientation and style of the home. Kelly Singleton seconded the motion. Motion carried: 5-0.

4.II. 3309-3345 Dogwood Drive

Variance Request

Green River Construction Georgia, LLC requested a variance to increase the maximum number of off-street parking spaces at 3309 Dogwood Drive (Parcel ID: 14-0098-0016- 010-5), 3319 Dogwood Drive (Parcel ID: 14-0098-0016-011-3), 3327 Dogwood Drive (Parcel ID: 14-0098-0016-012-1), 3335 Dogwood Drive (Parcel ID: 14-0098-0016-013-9) and 3345 Dogwood Drive (Parcel ID: 14-0098-0016-029-5). The properties are zoned U-V, Urban Village and are subject to the zoning regulations under Section 93-23-10 (Off-street parking requirement according to district) of the City of Hapeville Zoning Ordinance. The project is a 58-unit townhome project located along Dogwood Drive.

The applicant received conditional approval for the Site Plan from the Planning Commission on September 13, 2022 and conditional approval from the Design Review Committee on September 21, 2022 with a recommendation to grant the requested variance.

Recommendation

The Planning Commission and staff recommendation is to grant the variance for the additional on-site parking.

Public Comments: None.

MOTION ITEM: Brittany Williams made a motion to grant the variance request to increase the maximum number of off-street parking spaces at 3309-3345 Dogwood Drive, as requested. Kelly Singleton seconded the motion. Motion Carried: 5-0.

5. Next Meeting Date – November 17, 2022 at 6:00 p.m.

6. Adjourn

MOTION ITEM: Jason Morris made a motion to adjourn the meeting at 6:33 p.m. Melanie Williams seconded the motion. Motion Carried: 5-0

Respectfully submitted by,

Michael Simpson, Chairman

Adrienne Senter, Secretary