



Michael Simpson, Chairman
Jason Morris, V. Chairman
Kelly Esti
Richard Neal
Chase Stell
Brittany Williams
Melanie Williams

Board of Appeals Meeting

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

May 23, 2024 6:00 PM

MINUTES

1. Called to Order at 6:01 p.m.

2. Roll Call

Michael Simpson, Chairman
Jason Morris, Vice Chairman
Kelly Esti
Richard Neal
Chase Stell
Brittany Williams - Absent
Melanie Williams - Absent

3. Election of Officers

3.I. Election of Officers

- Vice Chairman

MOTION ITEM: Chase Stell made a motion to re-elect Jason Morris as Vice Chairman of the Board of Appeals. The motion was seconded by Kelly Esti seconded.

MOTION CARRIED: 4-0.

- Chairman

MOTION ITEM: Jason Morris made a motion to re-elect Michael Simspn as Chairman of the Board of Appeals. The motion was seconded by Richard Neal.

MOTION CARRIED: 4-0.

4. Approval of Minutes

4.I. Minutes of October 26, 2023

MOTION ITEM: Kelly Esti made a motion to approve the minutes of October 26, 2023, as submitted. The motion was seconded by Chase Stell. **MOTION CARRIED: 4-0.**

5. Public Hearing

5.I. 400 Porsche Avenue

Variance Request

Background:

The Sign Store Online, Inc. is requesting a variance to allow the placement of a wall sign on the front building facade at 400 Porsche Avenue, Hapeville, Georgia 30354, Parcel Identification Number 14 0096 LL0585. The property is zoned B-P (Business Park) and is subject to the zoning regulations under section 93-3.3-23 (Special requirements for all signs) of the City of Hapeville Zoning Ordinance.

Findings:

There are two methods in which the applicant may request a decision from the Board of Appeals. The first is a claim that the planner was in error in determining conformity with the Code (Sec. 93-3.3-4). No formal sign application has been submitted. The applicant was advised the digital portion of the sign exceeded the allowable square footage. Therefore, the applicant is not appealing the Planner's decision.

The applicant is requesting a variance instead. This appeal falls under section 93-3.3-5, whereas the board of appeals shall judge a request for a variance from the terms of this division based on the following criteria (planner's evaluation in italics):

- (1) All existing permitted signs and structures on the subject property are in conformance with this division;

All other signs submitted for approval meet the requirements for the City's Sign Ordinance.

- (2) The topography adjacent to the roadway is such that a sign conforming to the physical standards of this ordinance will not be visible to passing traffic in the same manner as signs of other similar establishments.

The topography adjacent to the roadway does not impact the visibility, however, the architectural design of the building does impact visibility and limit placement of the sign to the 4th floor instead of the 5th floor, as the 5th floor is recessed and has architectural elements, which would be compromised with the installation of the signs on that story.

Recommendation

Given that the architectural style is consistent with the B-P, Business Park zoning district and has been approved by the Design Review Committee, the location of the signs on the 4th-floor façade in lieu of the 5th floor is recommended for approval.

Public Comment:

None.

MOTION ITEM: Chase Stell made a motion to approve the variance requests to allow the placement of a wall sign on the front building façade at 400 Porsche Avenue. The motion was seconded by Jason Morris. MOTION CARRIED: 4-0.

5. Next Meeting Date – Thursday, June 27, 2024 at 6:00 p.m.

6. Adjourn

MOTION ITEM: Richard Neal made a motion to adjourn the meeting at 6:11 p.m. The motion was seconded by Kelly Esti. MOTION CARRIED: 4-0.

Respectfully submitted by,

Michael Simpson, Chairman

Adrienne Senter, Secretary