



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**

July 25, 2024 6:00 PM

MINUTES

1. Called to Order at 6:00 p.m.

2. Roll Call

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

3. Approval of Minutes

3.1. Minutes of May 23, 2024

MOTION ITEM: Jason Morris made a motion to approve the minutes of May 23, 2024, as submitted. The motion was seconded by Melanie Williams. MOTION CARRIED: 6-0.

5. Public Hearing

5.1. 3400 Dogwood Drive

Variance Request

Background:

Antoine Carmichael requested an off-site parking arrangement be allowed at 3400 Dogwood Drive, Parcel Identification Number 14-0098-0018-013-7. The property is zoned U-V, Urban Village, and is subject to the zoning regulations under Sections 93-11.2 (U-V Zone) and 93-23-12 (Location) of the City of Hapeville Zoning Ordinance.

Mr. Carmichael stated that the business is a co-creative visual arts studio that includes creative writing and audio/visual services.

Findings:

The subject tract is located within the U-V Urban Village Zoning District and the A-D Arts District Overlay. The business will be open Monday through Saturday from 9am to 7pm. The applicant

states there are 3 parking spaces available on-site. This business will involve customers visiting the site.

The applicant has included a parking agreement with Ray Waters, 3418 Dogwood Drive, for the use of 3 spaces.

Recommendation:

The property, as currently developed, cannot accommodate the required parking spaces. The business will be open Monday through Saturday from 9 a.m. to 7 p.m., which is complementary to the Village Church's hours. There is sufficient parking to accommodate the applicant's dedication of the 3 spaces. The application is recommended for approval.

Vice Chairman Jason Morris asked whether the parking agreement is transferable. Dr. Patterson confirmed that it is, but noted that the agreement must be revised or updated if the property changes ownership.

Public Comment:

Carol Cahill, 3532 S. Fulton Avenue. Ms. Cahill stated she is the realtor for the property and expressed her support for both the off-site parking agreement and the business.

End of Public Comments.

MOTION ITEM: Brittany Williams made a motion to approve the variance requests to allow an off-site parking arrangement at 3400 Dogwood Drive, as requested. The motion was seconded by Chase Stell. MOTION CARRIED: 6-0.

5. Next Meeting Date – Thursday, August 22, 2024 at 6:00 p.m.

6. Adjourn

MOTION ITEM: Richard Neal made a motion to adjourn the meeting at 6:14 p.m. The motion was seconded by Melanie Williams. MOTION CARRIED: 6-0.

Respectfully submitted by,

Michael Simpson, Chairman

Adrienne Senter, Secretary