



Michael Simpson, Chairman  
Jason Morris, V. Chairman  
James Jordan  
Meeghan Murray  
Kate Rockett  
Chase Stell  
Melanie Williams

## **Board of Appeals Meeting**

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

**October 23, 2025 6:00 PM**

### **MINUTES**

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

#### **2. Roll Call**

Michael Simpson, Chairman  
Jason Morris, Vice Chairman  
James Jordan  
Meeghan Murray  
Kate Rockett  
Chase Stell (absent)  
Melanie Williams (absent)

#### **3. Approval of Minutes**

##### **3.1. Minutes of August 28, 2025**

**MOTION ITEM: Jason Morris made a motion to approve the minutes of August 28, 2025, as submitted. The motion was seconded by Kate Rockett. MOTION CARRIED: 3-0.**

Board Member James Jordan entered the meeting during discussion of the following agenda item.

#### **4. Public Hearing**

##### **4.1. 801 North Central Avenue**

##### **Variance Request**

##### **Background:**

Matt Vyverberg and Scott Hudson of NCV BCDC Hapeville, LLC requested a variance to increase the maximum front yard fence height at 801 North Central Avenue, Parcel Identification Number 14-0098-0011-019-1. The property is zoned V, Village and is subject to the zoning regulations under Section 93-2-5 (Accessory uses, accessory structures, yard requirements of accessory structures, outbuildings and fences) of the City of Hapeville

##### **Findings:**

The request is for an increase in fence height to 6'-0" height for two select sections along Sims Street and Stillwood Drive to protect the alley pedestrian entry.

**Recommendation:**

Staff recommendation is to grant the variance for the increase in the fence height as requested.

**Board Member Discussion:**

Board Member Kate Rockett asked for clarification on the proposed area and whether individuals would be able to access the property at the 4-foot fence section. Mr. Vyverberg explained that an additional 6-foot recessed fence is installed to enhance security and prevent access to the property.

Board Member Meeghan Murray inquired about the fence materials and whether the top of the fence would include spikes. The applicant confirmed that the fence will be constructed of iron with spikes along the top.

Chairman Michael Simpson asked for confirmation that the spacing between each iron post is 4 inches, and the applicant confirmed.

Public Comment:

None.

End of Public Comment.

**MOTION ITEM: Jason Morris made a motion to approve the variance requests to increase the maximum front yard fence height to 6’0” at 801 North Central Avenue, as requested. MOTION CARRIED: 4-0.**

**4.II. 846 South Central Avenue                      Variance Request**

**Background:**

Abdulsattar Khan requested a variance to reduce the required off-street parking space requirements at 846 South Central Avenue, Parcel Identification Number 14-0098-0008-008-9. The property is zoned V, Village and is subject to the zoning regulations under Section 93-22.1-1 (Chart of dimensional requirements) and 93-23-10 (Off-street parking requirements according to district and uses) of the City of Hapeville Zoning Ordinance.

The applicant stated that the prospective tenant is ATL Glass – Mold & Design and noted that five parking spaces are available at the front of the building.

**Findings:**

City Planner Dr. Lynn Patterson stated that the request is to allow for an unspecified reduction in the required parking for 846 South Central Avenue (Parcel ID 14 009800080089). The property contains a 3,600-square-foot building. Per Code Section 93-

22.1, parking is required at a ratio of one space per 200 square feet, resulting in a total of 18 required parking spaces.

Dr. Patterson noted that there is some parking available in the supplemental area; however, it is not clearly demarcated. It is estimated that the front area of the property may accommodate four to five spaces. A driveway extends to the rear of the building, but based on a previous site visit with the owner, the distance between the rear of the building and the back property line is approximately 23 feet, which is insufficient to accommodate additional commercial parking beyond one or two spaces.

The nearest public parking spaces are located along South Central Avenue to the east, approximately 660 to 1,030 feet away, and are shared with other nearby businesses. While there is a private parking lot adjacent to the property, the hours of operation are similar, and there have been ongoing disputes between the two property owners regarding patrons of 816 South Central parking at 846 South Central.

The subject property is zoned V, Village District, with an A-D Arts District Overlay. Although a potential use was mentioned at the end of the variance summary, no specific details regarding the proposed use, timing, or customer traffic were provided with the initial application.

**Recommendation:**

Dr. Patterson explained that, following discussions with the applicant and his realtors, the Board of Appeals may consider a reduction in the required parking; however, additional details about the proposed use are necessary to inform the decision. For instance, any use with a high volume of customer visits—such as a restaurant—would far exceed the available on-site parking capacity.

The applicant should submit a dimensioned site plan showing the layout of all proposed parking spaces, driveways, and turnaround areas.

Given the limited public parking in the vicinity, staff does not recommend a blanket reduction in parking requirements. Instead, staff recommends one of two approaches:

Limit customer-accessible square footage to match the available parking (e.g., approximately 1,000 SF), given the narrow rear driveway; or

Approve a reduced parking requirement for a specific low-impact use that demonstrates a limited parking demand consistent with on-site capacity.

The applicant should provide detailed information regarding the proposed use, including hours of operation, number of employees, capacity, and activities, to ensure parking needs can be reasonably met. Any change in use or expansion of activities would be considered a

violation of the approved variance and would require further Board of Appeals review and approval.

**Board Member Discussion:**

Dr. Patterson noted that the space behind the building is very narrow, and staff would need exact parking space dimensions to determine whether vehicles could safely turn around. She also raised concerns about impervious surface limitations (restricted to 70%) and stormwater runoff. The lack of sufficient parking could also lead to patrons parking on adjacent properties and interfering with neighboring operations.

Dr. Patterson stated to the Board that conditions could be applied per the City Attorney's guidance and asked the applicant to provide information regarding class times, number of students, and whether they had contacted the neighboring Bug Busters (864 S. Central Avenue) property owner for potential shared parking.

Board Member Meeghan Murray asked about the slope at the rear of the property and potential access. Dr. Patterson stated that the topography does not allow for rear entry.

Board Member Kate Rockett stated that all property improvements should be completed prior to tenant occupancy. The applicant expressed reluctance to make the investment without certainty that the space can be leased.

Board Member Jason Morris inquired about the need for a dumpster or waste management plan, and staff confirmed that this should be considered.

Board Member Meeghan Murray asked about the class size and required space. The applicant responded that the business would have small class sizes and low traffic, though an exact number was not provided.

Board Member James Jordan commented that the area already lacks public parking availability and that any proposed business should be limited to a low-traffic use that could be successful within those constraints.

**Public Comment**

David Hewitt, owner of Paper Plane Restaurant (816 South Central Avenue), spoke in support of small businesses and expressed empathy for the applicant's parking challenges. However, he also shared concerns regarding parking impacts on adjacent properties.

End of Public Comment

Board Member Jason Morris suggested that the application be tabled to allow the applicant time to provide additional information.

Board Member Kate Rockett encouraged the owner to seek a tenant or business type that would be more suitable for the site's limitations.

Dr. Patterson reiterated that the Board must decide whether to approve the reduction, request more information, condition the variance to the proposed tenant, or deny the request.

**MOTION ITEM: James Jordan made a motion to deny the request to reduce the parking requirement 846 South Central Avenue. The motion was seconded by Kate Rockett. MOTION CARRIED: 3-0-1; Micheal Simpson recused himself.**

**5. Next Meeting Date – November 20, 2025 at 6:00 p.m.**

**6. Adjourn**

**MOTION ITEM: James Jordan made a motion to adjourn the meeting at 6:50 p.m. The motion was seconded by Kate Rockett. MOTION CARRIED: 4-0.**

Respectfully submitted by,

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Michael Simpson, Chairman

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Adrienne Senter, Secretary