



**CIVILITY PLEDGE**

*The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.*

Michael Simpson, Chairman  
Jason Morris, Vice Chairman  
James Jordan  
Meeghan Murray  
Kate Rockett  
Melanie Williams

**Board of Appeals Meeting**

700 Doug Davis Drive  
Hapeville, GA 30354

January 22, 2026 6:00 PM

**AGENDA**

**1. Call to Order**

**2. Roll Call**

Michael Simpson, Chairman  
Jason Morris, Vice Chairman  
James Jordan  
Meeghan Murray  
Kate Rockett  
Melanie Williams

**3. Election of Officers**

3.I.

- Election of Vice Chairman

3.II.

- Election of Chairman

**4. Approval of Minutes**

4.I. Minutes of November 20, 2025

**Documents:**

1. Minutes - 11-20-2025\_draft

**5. Public Hearing**

5.I. 3046 Gordon Circle Variance Request

**Background:**

Philip B. Belt, Jr. is requesting a variance to reduce the required setback, increase the allowable lot coverage from 40% to 45%, and grant relief from the Tree Conservation Ordinance for the property located at 3046 Gordon Circle (Parcel ID: 14 009900020506). The property is zoned R-1, One-Family Residential, and is subject to the zoning regulations outlined in Article 29 (Tree Conservation), Article 22.1 (Dimensional Requirements), and Section 93-22.1-1 (Chart of Dimensional Requirements) of the City of Hapeville Zoning Ordinance.

**Documents:**

1. Application - 3046 Gordon Circle\_Variance\_Redacted  
2. Plans - 3046 Gordon Circle\_Variance\_V2  
3. Planners Report - 3046 Gordon Circle\_Variance

5.II. 3165 Dogwood Drive Variance Request

**Background:**

Ehud (Udi) Goldstein is requesting a variance to increase the height of a fence, increase the allowable size of a sign and reduce the setback of a sign at 3165 Dogwood Drive, Parcel ID: 14-0099-0003-112-3. The property is zoned V, Village and is subject to the zoning regulations under Article 3.3 (Signs and Murals), Section 93-3.3-21 (Sign standards by sign district), Section 93-2-5 (Accessory uses, accessory structures, yard requirements of accessory structures, outbuildings and fences), Section 93-2-7 (Vision clearance at corners), Section 93-3.3-8 (General sign regulations), and Section 93-3.3-11 (Prohibited signs) of the City of Hapeville Zoning Ordinance.

**Documents:**

1. Application - 3165 Dogwood Drive\_Variance\_Sign\_Redacted
2. Plans - 3165 Dogwood Drive\_Sign Variance
3. Planners Report - 3165 Dogwood Drive\_Fence and Sign Variance

**6. Next Meeting Date - February 26, 2026 at 6:00 PM**

**7. Adjourn**