



BOARD OF APPEALS

700 Doug Davis Drive
Hapeville, GA 30354

January 27, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Michael Simpson, Chairman
John Stalvey, Vice Chairman
Rod Mack
Jason Morris
Melanie Williams

3. Election of Officers

3.I. Election of Chairman
Election of Vice Chairman

4. Minutes of December 16, 2021

4.I. Approval of Minutes
1. Minutes - 12-16-2021_draft

5. Public Hearing

5.I. 816 South Central Avenue Variance Request

Background:

David Hewitt is requesting approval of a variance to increase the square footage of two wall signs at 816 South Central Avenue, Parcel Identification Numbers 14 0098 0008 034 5. The property is zoned V, Village and is subject to the zoning regulations under Section 93-3.3-17 (Sign standards by sign district) of the City of Hapeville Zoning Ordinance.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Application - 816 S. Central Avenue_Sign Variance_Redacted
2. Plans - 816 S. Central Avenue_Variance
3. Planners Report 816 S Central Ave Board of Appeals Sign SF increase

5.II. 781-819 North Central Avenue Variance Request

Background:

North & Central Venture Partners, LLC is requesting a variance to reduce the right of way setback on Stillwood Drive from 15' to 10' for the properties located at 781 North Central Avenue, 789 North Central Avenue, 0 North Central Avenue, 803 North Central Avenue, 809 North Central Avenue, 813 North Central Avenue and 819 North Central Avenue, Parcel Identification Numbers 14-0098-0011-011-8, 14-0098-0011-012-6, 14-0098-0011-013-4, 14-

0098-0011-014-2, 14-0098-0011-015-9, 14-0098-0011-018-3. The properties are zoned V, Village and are subject to the zoning regulations under Sections 93-22.1-1 and 93-11.5 of the City of Hapeville Zoning Ordinance.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Application - 781-819 N. Central Avenue_Variance
2. Plans - 781-819 N. Central Avenue - Site PlanV2
3. Planners Report 781 to 819 N Central Board of Appeals

5.III. 609-627 College Street (Pod B) Variance Request

Background:

D.R. Horton, Inc. is requesting a variance to reduce the required 15' buffer at 627 College Street, 609 College Street, 613 College Street, and 623 College Street, Parcel Identification Numbers 14-0098-0020-036-4, 14-0098-0020-037-2, 14-0098-0020-038-0, 14-0098-0020-052-1. The properties are zoned RMU, Residential Mixed Use and are subject to the zoning regulations under 93-11.5.6 of the City of Hapeville Zoning Ordinance.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Application - 609-627 College Street (Pod B) - Variance_Redacted
2. Plans - 609-627 College Street (Pod B) - Variance
3. Planners Report DR Horton 15' buffer reduction POD B BOA Revised

5.IV. 3608-3622 Georgia Ave., 3619- 3637 Union Ave (Pod D) Variance Request

Background:

D. R. Horton, Inc. is requesting a variance to reduce the required 15' buffer at 3608 Georgia Avenue, 3614 Georgia Avenue, 3618 Georgia Avenue, 3622 Georgia Avenue, 3637 Union Avenue, 3627 Union Avenue, 3618 Union Avenue, Parcel Identification Numbers 14-0097-0008-011-4, 14-0097-0008-010-6, 14-0097-0008-009-8, 14-0097-0008-008-0, 14-0097-0008-0004-9, 14-0097-0008-003-1, 14-0097-0008-002-3. The properties are zoned RMU, Residential Single Family and are subject to the zoning regulations under 93-11.5.6 of the City of Hapeville Zoning Ordinance.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Application - 3608-3614 Georgia, 3619-3637 Union Avenue_Variance_Redacted
2. Plans - 3608-3622 Georgia, 3619-3637 Union Ave._Variance
3. Planners Report DR Horton 15' buffer reduction POD D BOA

5.V. 3636-3654 Union Ave., 511-579 Chestnut Street (Pod F) Variance Request

Background:

D.R. Horton, Inc. is requesting a variance to reduce the required 15' buffer at 3636 Union Avenue, 0 Union Avenue, 3644 Union Avenue, 3650 Union Avenue, 3654 Union Avenue, 579 Chestnut Street, 0 Chestnut Street, 573 Chestnut Street, 511 or 573 Chestnut Street, 569 Chestnut Street, 567 Chestnut Street, 565 Chestnut Street, Parcel Identification Numbers 14-0096-0002-026-9, 14-0096-0002-025-1, 14-0096-0002-024-4, 14-0096-0002-023-6, 14-0096-0002-022-8, 14-0096-0002-032-7, 14-0096-0002-020-2, 14-0096-0002-016-0, 14-0096-0002-015-2, 14-0096-0002-045-5, 14-0096-0002-013-7, 14-0096-0002-012-9. The properties are zoned RMU, Residential Single Family and are subject to the zoning regulations under 93-

11.5.6 of the City of Hapeville Zoning Ordinance.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Application - 3636-3654 Union Ave., 511-579 Chestnut St._Buffer Variance_Redacted
2. Plans - 3636-3654 Union, 511-579 Chestnut St - Variance
3. Planners Report DR Horton 15' buffer reduction POD F BOA (002)

6. Next Meeting Date - February 24, 2022 at 6PM

7. Adjourn