

Board of Appeals
700 Doug Davis Drive
Hapeville, Georgia 30354

March 28, 2019 6:00PM

MINUTES

1. Welcome and Introduction

Chairman Mike Simpson called the meeting to order at 6:00 p.m. in the Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance included Jan Bolien, Gabriel Cojocarescu, Rod Mack, Larry Martin and John Stalvey. City Planners Lynn Patterson, Michael Smith and Executive Secretary Adrienne Senter were also present.

Board of Appeals member Billy Slocumb was unable to attend the meeting.

2. Election of Officers

MOTION ITEM: John Stalvey made a motion, Jan Bolien seconded to re-elect Mike Simpson as Chairman of the Board of Appeals. Motion Carried: 5-0.

MOTION ITEM: Mike Simpson made a motion, John Stalvey seconded to elect Jan Bolien as Vice Chairman of the Board of Appeals. Motion Carried: 5-0.

3. Minutes of December 20, 2018

MOTION ITEM: Jan Bolien made a motion, Larry Martin seconded to approve the minutes of December 20, 2018 as submitted. Motion Carried: 5-0.

4. New Business

a. 876 Virginia Avenue

Variance Request

Philip Jones requested a variance to increase the limitations of an awning sign at 876 Virginia Avenue, Parcel Identification Number 14 0098 001 0698. The property is zoned U-V, Urban Village and is in the General Commercial Sign District and is subject to the zoning regulations under Article 3.3 – Sign and Murals of the City of Hapeville Zoning Ordinance.

The proposed sign is 1.46' by 11.86', or 17.3-sf in area. The sign, as proposed, would require relief from the requirement that awning signs not exceed 50% of the area of the awning and the total square footage of the sign per district requirements.

The maximum area of all signs on the lot may not exceed one square foot per linear foot of tenant frontage; the proposed Smoothie King logo to be displayed on the wall behind the awning must be considered in the overall calculation. The tenant frontage is provided as 18'. While the area of the Smoothie King logo has not been provided, the proposed awning sign is 17.3 SF of the 18-sf allotment.

Staff recommends approval of the awning sign but does not support the increased square footage for the total sign area.

Public Comment – None.

After further discussion, the following action was taken:

MOTION ITEM: John Stalvey made a motion, Rob Mack seconded to approve the variance request to allow for a wall sign mounted on the flat awning at 876 Virginia Avenue. Motion Carried: 5-0.

MOTION ITEM: Larry Martin made a motion, Gabriel Cojocarescu seconded to allow the installation of the awning sign up to 12' in width or less by 1'6" in height or less, not to exceed a total area of 18-sf and removal of the Smoothie King logo sign.

Discussion: Jan Bolien clarified that the logo sign would be removed. Rod Mack inquired regarding the size of the sign.

Motion Carried: 4-1; Jan Bolien opposed.

b. 525 King Arnold Street

Variance Request

Will Bryant of McMillan, Pazdan, & Smith Architecture, requested a variance to allow a reduction in the minimum front yard setback requirement from 15' to 2'10" to allow for a projecting canopy at 525 King Arnold Street, Parcel Identification Number 14 0095 LL0131. The property is zoned V, Village and is subject to the zoning regulations under Section 93-11.1-6 of the City of Hapeville Zoning Ordinance.

The building, as designed, has the potential to become a LEED Certified structure (Leadership in Energy Efficient Design) which means healthier, more productive places, reduced stress on the environment by encouraging energy and resource-efficient buildings, and savings from increased building value with higher lease rates and decreased utility costs. This goal is best met by placing a canopy on the southwest side of the building where the property meets the street as per the current design.

The requested variance allows for the encouragement of a pedestrian-friendly environment along King Arnold Street, while allowing the library to more easily meet

energy efficiency goals. There is no evidence of a detriment to public good. Staff recommends approval of the requested variance.

Public Comment

Rick Luteran, 3240 N. Fulton Avenue

End of Public Comments.

Larry Martin expressed concerns regarding the location of the building and the safety for pedestrians.

MOTION ITEM: John Stalvey made a motion, Rod Mack seconded to approve the variance request for the location of the canopy which helps support the LEED building certification at 425 King Arnold Street. Motion Carried: 4-1; Larry Martin opposed.

5. Next Meeting Date – Thursday, April 25, 2019

6. Adjourn

There being no further discussion, the following action was taken:

MOTION ITEM: John Stalvey made a motion, Gabriel Cojocarescu seconded to adjourn the meeting at 7:15 p.m. Motion Carried: 5-0.

Respectfully submitted by,

Chairman, Michael Simpson

Secretary, Adrienne Senter