

MAYOR AND COUNCIL MEETING

Meeting Date:

October 18, 2016

Department:

Planning & Zoning

Attachments: Application, Staff Report

1. Executive Summary
2. Board of Appeals Meeting Minutes
3. Architectural Design Standards
 - Section, 81-1-7, Neighborhood Conservation Area
 - Section, 81-1-3 – Special Design Area

Agenda Item:

The Board of Appeals received a variance request for the installation of a metal roof at 915 Custer Street. The Board tabled the application pending a request that the Mayor and Council support a Text Amendment to the Architectural Design Standards to allow the installation of metal roofs on single-family dwellings.

Recommendation:

The City of Hapeville’s Board of Appeals made the following motion at the September 22, 2016 meeting:

MOTION: Gabriel Cojocarescu made a motion, Jan Bolien seconded to table the variance application for 915 Custer Street until the November 17, 2016 Board of Appeals meeting and request the Mayor and Council consider a Text Amendment to the Architectural Design Standards to allow the installation of metal roofs on single-family dwellings. Motion Carried: 3-1, Mike Simpson opposed

MINUTES
City of Hapeville
700 Doug Davis Drive
Hapeville, Georgia 30354

Board of Appeals Meeting
September 22, 2016
6:00 p.m.

1. Call to Order

Chairman Billy Slocumb called the meeting to order at 6:00PM at 700 Doug Davis Drive, Hapeville, GA 30354.

2. Roll Call

- a. **Billy Slocumb**
- b. **Rod Mack**
- c. **Jan Bolien**
- d. **Mike Simpson**
- e. **Gabriel Cojocarescu**

Board of Appeals member Larry Martin was unable to attend the meeting.

Item 2) Approval of Minutes

MOTION: Jan Bolien made a motion, Mike Simpson seconded to approve the minutes of June 23, 2016 as submitted. Motion Carried: 4-0.

3. 915 Custer Street

Variance Request

Mr. Chris A. Lamb sought a variance to allow the installation of a metal roof at 915 Custer Street. The property is zoned R-O, Residential Single Family and is subject to the zoning regulations under Section 81-1-7(e) of the City of Hapeville Zoning Ordinance.

Mr. Lamb stated that he preferred a metal roof on his home instead of a shingled roof and the proposed metal roof would last longer than a shingled roof.

Discussion ensued regarding the regulations for metal roofs outlined in the Architectural Design Standards. The overall consensus of the Board was in support of metal roof but the regulations in the Architectural Design Standards prohibited the installation of metal roofs on single-family dwellings.

Public Comments:
Claudia Chambers, 919 Custer Street
Rosalin Lamb, 915 Custer Street

After further discussion the following action was taken:

MOTION: Gabriel Cojocarescu made a motion, Jan Bolien seconded to table the variance application for 915 Custer Street until the November 17, 2016 Board of Appeals meeting and request the Mayor and Council consider a Text Amendment to the Architectural Design Standards to allow the installation of metal roofs on single-family dwellings. Motion Carried: 3-1, Mike Simpson opposed.

4. Old Business

None.

5. New Business

None.

6. Next Meeting Date – Thursday, July 28, 2016 at 6:00 p.m.

7. Adjourn

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

MOTION: Mike Simpson made a motion, Gabriel Cojocarescu seconded to adjourn the meeting at 6:42 p.m. Motion Carried: 4-0.

Respectfully submitted by,

Chairman, Billy Slocumb

Secretary, Adrienne Senter

Sec. 81-1-7. Neighborhood conservation area.

Based on goals established in this chapter, the following standards are required in the neighborhood conservation area identified in section 81-1-3. This includes two subareas: subarea D and subarea E. All of the standards contained in this section shall apply to all development in all subareas. Subarea requirements are found within the applicable subsection.

This section shall govern subarea C of the commercial/mixed-use area. It may also govern one-family detached dwellings and two-family dwellings in the commercial/mixed-use area, provided that the section is applied in its entirety.



All buildings shall provide first story occupiable space, for the first ten (10) feet of building depth along the enfronting facade

(a) *Site development standards.*

1. Except where indicated, setbacks shall be established by zoning.
2. On corner lots the principal building shall be located adjacent to the street intersection, subject to setback or build-to line requirements of zoning.
3. Minimum building heights shall be established by zoning.
4. Within subareas D and E maximum building heights shall be as established by zoning, except that:
 - a. Where this chapter provides a more stringent standard as compared to the zoning code, the more stringent standard shall prevail. The only exception to this shall be a use grandfathered under the zoning code.
 - b. Portions of buildings equal to or less than five feet from a side or rear lot line shall be limited in height to the greater of sixteen (16) feet.
 - c. Portions of buildings between five and ten feet of a side or rear lot line shall be limited in height to the greater of twenty-five (25) feet.
 - d. Portions of buildings ten (10) feet or greater from a side or rear lot line shall be limited in height to thirty-five (35) feet.
5. Outside of subareas D and E maximum building heights shall be as established by zoning.
6. All buildings shall provide first-story occupiable space, for the first ten feet of building depth along the enfronting facade.
7. Sidewalks shall be located along all public and private streets. Sidewalks shall consist of two areas: a landscape area and a clear area.
 - a. Developments less than one acre shall provide a minimum one-foot landscape zone and a minimum four-foot clear zone.

- b. Development of one acre or more shall provide a minimum two-foot (2') landscape zone and a minimum five-foot (5') clear zone.
- c. The above notwithstanding, multifamily developments and all developments along Dogwood Drive shall provide a minimum five-foot landscape zone and a minimum six-foot (6') clear zone.

(b) *Supplemental area and fence standards.*

1. Developments shall locate landscape supplemental areas adjacent to first-story residential uses and place a minimum of one tree every fifty (50) feet in the supplemental area. See list of allowed trees in section 93-2-14.
2. Chain link and any type of wire fencing are not permitted in areas visible from a public right-of-way.
3. On all lots a fence, wall, curb or hedge between six (6) and forty-eight (48) inches in height is encouraged at the back of the required sidewalk, except at openings to access steps, drives or pedestrian walkways.
4. Fences adjacent to the street shall be picket-wood, stone, composite materials or ornamental metal, with the finished side facing the street.
5. Retaining walls adjacent to the required sidewalk shall not exceed thirty-two (32) inches in height unless required by topography.
6. All street-facing walls shall be faced with stone, brick, or smooth stucco.
7. Small planting between retaining walls and the required sidewalk are encouraged and should have a minimum width of six (6) inches.



Figure 12: Section 81-1-7(b)3

(c) *Utility standards.*

1. Mechanical features shall not be located in the supplemental area or front yard and shall be screened from view from any park or along any public right-of-way with planting, walls or fences of equal or greater height. Acceptable materials for screening shall include those materials found in subsection (f)(1), provided they are compatible with the principal structure.
2. When located on rooftops, mechanical features shall be incorporated in the design of the building and screened with materials similar to the building.



Mechanical features shall not be located in the supplemental area and shall be screened from view from any park or along any public right of way with planting, walls or fences of equal or greater height.

3. Street lights may be provided by the developer in an effort to maintain a safe, walkable and well-lit public area throughout the city; pedestrian-scale street lights as approved by the DRC and the department of community services shall be provided by the developer, subject to site plan and design review in new development.

4. All developments shall provide a light at the front door. Lighting designed to illuminate the path to the front door is allowed. Spotlighting may be provided as long as it is properly shielded and does not become an annoyance to adjacent property owners or the public. General area illumination with oversized flood lights is prohibited. Specifically, lighting shall be shielded so that the source of light is not visible from adjacent properties or the public right-of-way.

5. Trees shall not be planted directly above storm drains.

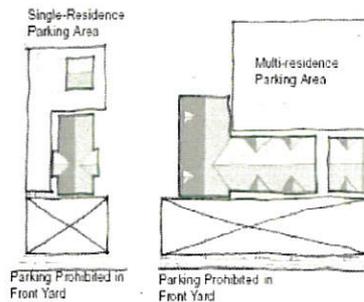


Trees shall not be planted directly above storm drains

(d) *Parking and traffic standards.*

1. One-family detached dwellings and two-family dwellings shall meet the following requirements:

- a. Driveways shall have a maximum width of fifteen (15) feet, although ten feet is encouraged.
- b. Circular drives are permitted.
- c. A grass strip in the middle of driveways is encouraged.



Placement of Parking Areas

Figure 13: Section 81-1-7(d)4

2. All other buildings shall meet the following requirements:

- a. Parcels are permitted a maximum of one driveway curb cut per street. In cases where a property abuts multiple streets the total number of curb cuts or portions thereof may be allocated to a single street.
- b. Driveways shall have a maximum width of twelve (12) feet for one-way and twenty-four (24) feet for two-way.
- c. Two curb cuts serving two one-way driveways shall be counted as one curb cut.
- d. Public or private alleys, or driveway providing vehicular access to two or more parcels shall not constitute a curb cut.
- e. New public streets shall not count as curb cuts.
- f. Parcels are permitted a maximum of one driveway curb cut per street frontage. In cases where a property abuts multiple streets

the total number of curb cuts or portions thereof may be allocated to a single street.

3. Carports are only permitted subject to the following requirements:

a. Carports shall be located in the rear or side yard, but shall not be visible from a public right-of-way.

b. Carport roofs shall be supported by columns with a minimum width and depth of eight (8) inches.

c. The base of carport columns shall be faced in stacked brick or stacked stone to a minimum height of three (3) feet above grade.

4. On-site parking shall be prohibited in the supplemental areas. This shall not be interpreted as restricting on-street parking located along a public street.

5. Garage access on single-family lots shall be prohibited in the front yard of the home.



Garage access on single-family lots shall be prohibited in the front yard of the home

(e) Roof and chimney standards.

1. Principal building roofs for one-family detached dwellings shall have a minimum usable life of thirty (30) years, per manufacturer's warranty.

2. Roof shingles shall be slate, cedar, or asphalt.

3. Roof tiles shall be clay, terra cotta or concrete.

4. Metal roofs are:

a) prohibited on one-family and two-family detached dwellings;

b) Permitted on multi-family and townhouse dwellings only when screened from the adjacent street by a parapet wall.

5. Gutters shall be copper, aluminum or galvanized steel.

6. Downspouts shall match gutters in material and finish.

7. Roof forms shall be based on architectural style.

8. All roofs, excluding dormers, shall overhang a minimum of twelve (12) inches beyond the facade.

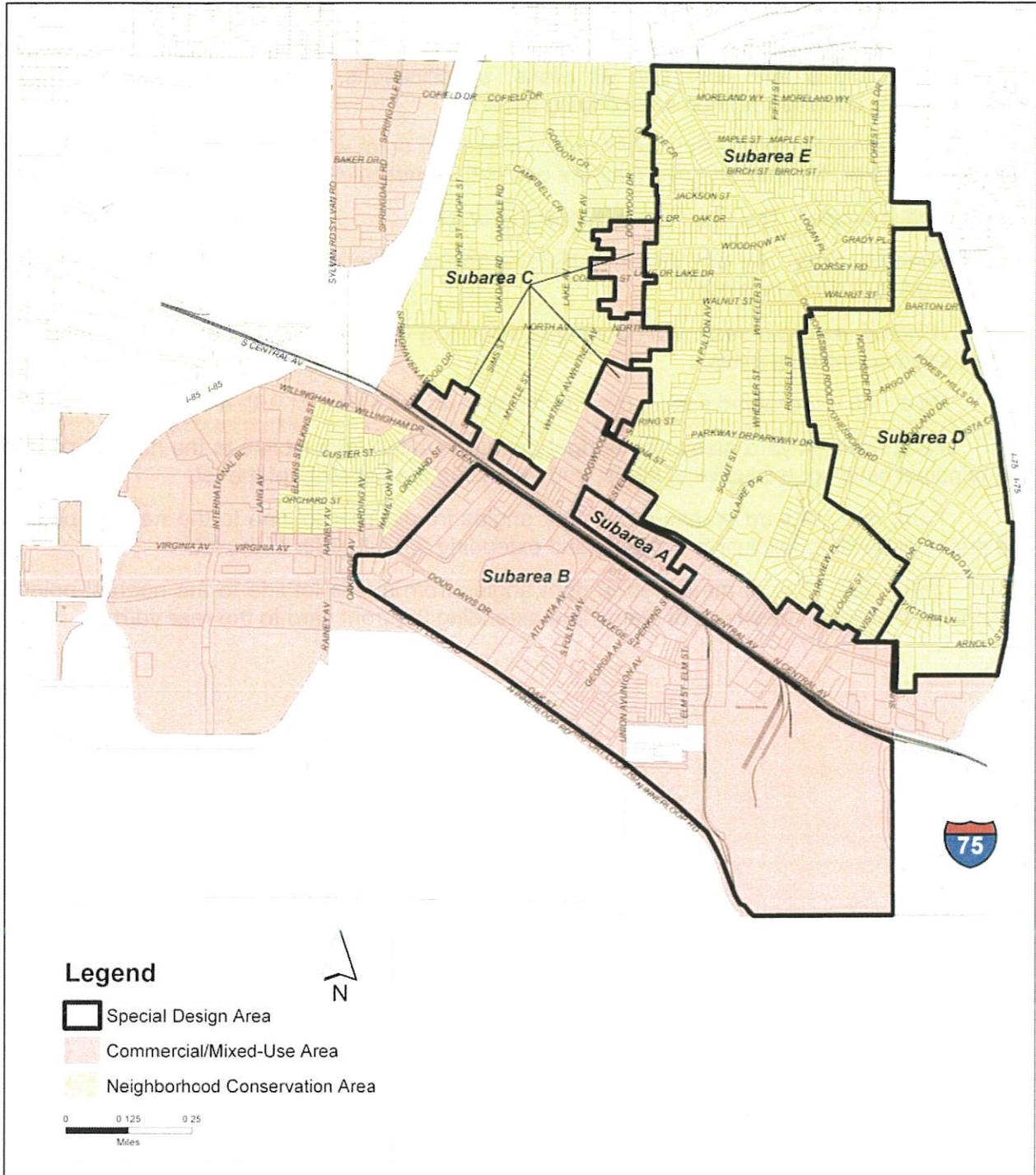


Roof shingles shall be slate, cedar, or asphalt.



Chimneys located on an exterior building wall shall begin at grade.

Sec. 81-1-3. Special design areas map.



opposed to a dumpster which is a device design to hold large amounts of household and other debris.

Use, accessory. A use subordinate in nature, extent or purpose to the principal use of a building or lot, and customarily incidental thereto.

Use, conditional. A use of a building or lot that is permitted only if the mayor and council specifically approve that use, and all plans, specifications, written conditions or written restrictions are complied with on a continuing basis.

Use, nonconforming. Any lawful use of a building or lot which does not comply with all of the regulations of this chapter governing the use at that particular location.

Use, principal. The main use of a building or lot.

Window, fixed. An opening in a building to allow the entry of air and light with non-movable glass fixtures inserted.

Window, movable sash. An opening in a building to allow the entry of air and light with a mobile structure holding glass.

Yard. An unoccupied space, open to the sky, on the same lot with a building.

Yard, front. A yard measured at right angles from the front lot line to the nearest point of the principal building, exclusive of steps, and extending the full width of the lot.

Yard, rear. A yard measured at right angles from a rear lot line to the nearest point of the principal building, exclusive of steps, and extending the full width of the lot.

Yard, side. A yard measured at right angles from a side lot line to the nearest point of the principal building, exclusive of steps, and extending the front yard to the rear yard.