

**Board of Appeals Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

March 22, 2018 6:00PM

MINUTES

1. Welcome and Introduction

Chairman Mike Simpson called the meeting to order at 6:00 p.m. in the City of Hapeville Municipal Annex located at 3468 North Fulton Avenue, Hapeville, Georgia 30354. Members in attendance included Jan Bolien, Gabriel Cojocarescu, Rod Mack and Larry Martin.

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

2. Minutes of January 25, 2018

MOTION ITEM: Jan Bolien made a motion, Ron Mack seconded to approve the minutes of January 25, 2018. Motion Carried: 4-0.

3. New Business

a. 3408 Orchard Street

Variance Request

Mr. John Biery requested a variance on behalf of Ryan Mooney for a reduction in the side setback from 5' to 2.3' at 3408 Orchard Street, Parcel Identification Number 14 009800050181. The existing sunroom encroaches in the setback and a porch addition is proposed that will enfront the side porch to create a wrap-around porch.

The property is zoned R-SF, Residential Single Family and is subject to the zoning regulations under Section 93-22.1-1 of the City of Hapeville Zoning Ordinance.

Public Comment – None.

MOTION ITEM: Jan Bolien made a motion, Larry Martin seconded to grant the reduction to the side setback from 5' to 2.3' at 3408 Orchard Street. Motion Carried: 4-0.

b. 260 Birch Street

Variance Request

Mr. David Cook requested a variance to reduce the minimum lot frontage from 50' to 46'-2" at 260 Birch Street, Parcel Identification Number 14 009400091247. The property is zoned R-1, One Family Residential and is subject to the zoning regulations under Section 93-22.1-1 of the City of Hapeville Zoning Ordinance.

The applicant requested the Board table the application to the next meeting date.

MOTION ITEM: Larry Martin made a motion, Gabriel Cojocarescu seconded to table the application for 260 Birch Street to the April 26, 2018 meeting. Motion Carried: 4-0.

c. Three Porsche Avenue

Variance Request

Mr. Scott Condra of Castleton-Condra Three Porsche Drive, LLC is requesting variances to reduce the number of required hotel rooms to one hundred and seventy-nine; eliminate the requirement for a full-restaurant; reduce the required parking spaces to one hundred and seventy; eliminate the loading space requirement; increase the front setback to 178'; reduce the perimeter landscape requirements on the east side of the parcel at 0 Porsche Drive, Parcel Identification Number 14 0096LL0593.

The Applicant desires to develop a 4-story, midscale hotel including 179 guest rooms on the property and create a connected "campus" with the neighboring Solis Hotel.

The subject tract is zoned U-V, Urban Village and is subject to the regionally significant development designation as established with the redevelopment plan for the former Hapeville Ford Plant and is subject to the zoning regulations under Section 93-11.2-14, Section 93-22.1-1, Section 93-23-6, Section 93-18-3, and 93-23-18 of the City of Hapeville Zoning Ordinance.

At their meeting on March 13, 2018, the Planning Commission voted to approve the site plan as presented subject to the variances being granted by the Board of Appeals. In their motion, they also expressed their support for the variances and encouraged the Board of Appeals to vote in favor of granting the variances requested.

Public Comment – None.

MOTION ITEM: Rod Mack made a motion, Larry Martin seconded to grant the variances to reduce the number of required hotel rooms to one hundred and seventy-nine, eliminate the requirement for a full-restaurant; reduce the required parking spaces to one hundred and seventy, eliminate the loading space requirement, increase the front setback to 178' and reduce the perimeter

landscape requirements on the east side of the parcel at Three Porsche Drive as requested. Motion Carried: 4-0.

d. 1001 Virginia Avenue

Variance Request

Mr. Warren Hoss authorized representative of Delta Airlines, Inc., requested variances to allow an increase in the maximum number of off-street parking spaces, an off-site parking arrangement, and a reduction in the sidewalk width at 1001 Virginia Avenue, Parcel Identification Number 14 0127LL0737.

Delta Airlines entered into a lease of approximately 55,308 sf in the building located at 1025 Virginia Avenue which is located approximately 135 ft from the proposed parking. Delta plans to populate the building with approximately 350 employees. The lease at 1025 Virginia Avenue includes 169 surface parking spaces. Delta also has a parking shortage at the Virginia Avenue Training Center, located approximately 1055 ft from the proposed parking and requires 24 spaces to address the shortage.

The proposal for 1001 Virginia Avenue (Parcel ID 14-0127-LL0737) is to allow for a joint parking agreement for portions of the underutilized parking lot to serve the parking needs of 1025 Virginia Avenue and the Delta Training Center on Virginia Avenue. This parking agreement for Delta is requesting a joint use of 205 existing parking spot and in concert will make the following improvements to the parking lot:

- Installation of a guard house for 24-hour security.
- Installation of a perimeter ornamental fence to assist in security.
- Installation of a sidewalk, landscaping and lighting to improve the existing parking lot conditions.
- No shuttle service is allowed between the parking lot and the Delta properties.
- The lot will be exclusive to Delta airlines' employees.

The property is zoned U-V, Urban Village and is subject to the zoning regulations under Sections 93-23-10, 93-11.2-9(2)(c), and 93-23-12 of the City of Hapeville Zoning Ordinance.

Public Comments

Katie Gregory did not oppose the variance request; made suggestions for traffic calming efforts.

Katrina Bradbury stated the Virginia Park Neighborhood Association discussed traffic calming with Delta and suggestions were made to minimize any potential traffic issues. In addition, Ms. Bradbury stated that the variance, if granted, is not for a commercial parking lot.

Steve Morgan stated that all efforts will be made to minimize any traffic issues.

End of Public Comments.

MOTION ITEM: Rod Mack made a motion, Larry Martin seconded to grant the requested variances to allow an increase in the maximum number of off-street parking spaces, an off-site parking arrangement, and a reduction in the sidewalk width at 1001 Virginia Avenue.

DISCUSSION: There was brief discussion regarding the increase in the maximum number of off-street parking spaces.

Motion Carried: 4-0.

e. 816 & 840 South Central Avenue

Variance Request

Mr. David Hewitt is requesting variances to allow a reduction in the minimum lot size from 10,000 sf to 8,965 sf, an increase in the maximum lot coverage, a reduction of the setback requirements, and allow for an off-site parking arrangement at 816 S. Central Avenue and 840 S. Central Avenue, Parcel Identification Numbers 14 009800080345 and 14 009800080098.

The applicant is proposing to demolish the former gasoline station and convenience store on the property and construct a freestanding, full-service restaurant with outdoor seating and associated parking. The applicant also proposes to renovate and/or retrofit the existing gasoline canopies on the property and re-use the canopies to provide covered, outdoor dining areas.

The properties are zoned V, Village and is subject to the zoning regulations under Sections 93-22.1-1 and 93-23-13, of the City of Hapeville Zoning Ordinance.

Public Comments

Katrina Bradbury spoke in support of the development

Katie Gregory noted the developer met with the Virginia Park Neighborhood Association who expressed support of the proposed project.

End of Public Comments

MOTION ITEM: Larry Martin made a motion, Gabriel Cojocarescu seconded to grant the requested variances to allow a reduction in the minimum lot size from 10,000 sf to 8,965 sf, an increase in the maximum lot coverage, a reduction of the setback requirements, and allow for an off-site parking arrangement at 816 S. Central Avenue and 840 S. Central Avenue. Motion Carried: 4-0.

4. Old Business – None.
5. Next Meeting Date – April 26, 2018 at 6:00PM

MOTION ITEM: Gabriel Cojocarescu made a motion, Larry Martin seconded to add Public Comments to the agenda. Motion Carried: 4-0.

6. Public Comments – none.
7. Adjourn

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

MOTION ITEM: Gabriel Cojocarescu made a motion, Jan Bolien seconded to adjourn the meeting at 7:34 p.m. Motion Carried: 4-0.

Respectfully submitted,

Chairman, Mike Simpson

Secretary, Adrienne Senter