



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

May 24, 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, Rod Mack, Larry Martin, and John Stalvey. City Planner Lynn Patterson and Secretary Adrienne Senter were also present.

Board of Appeals members Billy Slocumb and Gabriel Cojocarescu were unable to attend.

2. Minutes of March 22, 2018

MOTION ITEM: Jan Bolien made a motion, Larry Martin seconded to approve the minutes of March 22, 2018 as submitted. Motion Carried: 4-0.

3. New Business

a. 309 North Central Avenue

Variance Request

Mr. Danny Lankford on behalf of McDonald’s Corporation requested a variance to increase the maximum aggregate square footage for all signs located at 309 North Central Avenue, Parcel Identification Number 14 006500040165. The property is 1.3-acres in size and is located within the C-2, General Commercial and is subject to the zoning regulations under Article 3.3 Division 1, Section 93-3.3-17(e)(9) of the City of Hapeville Zoning Ordinance.

McDonald’s Corporation submitted plans and desires to upgrade and remodel their existing restaurant, which will include new building, entry and directional signage. The signage as proposed complies with the size requirements identified within the General Commercial Sign District.

The existing pylon/monument sign was constructed many years ago and encompasses a total of 395 sf (19’-8” tall by 20’-1” wide). While the applicant is not proposing any modifications to the existing monument/pylon sign, a variance is required in order for the non-conforming sign to remain.

- Public Comment – None.

MOTION ITEM: John Stalvey made a motion, Rod Mack seconded to approve the variance request to increase the maximum aggregate square footage for all signs at 309 North Central Avenue. Motion Carried: 4-0.

4. Old Business

a. 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. *This item was tabled at the March 22, 2018 meeting.*

This request was withdrawn by the applicant.

- Public Comment – NONE

5. Next Meeting Date – June 28, 2018 at 6:00PM

6. Adjourn

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

MOTION ITEM: Larry Martin made a motion, Jan Bolien seconded to adjourn the meeting at 6:14 p.m. Motion Carried: 4-0.

Respectfully submitted by,

Mike Simpson, Chairman

Adrienne Senter, Secretary