



ALAN HALLMAN
MAYOR

MIKE RAST
ALDERMAN AT LARGE

BRETT REICHERT
COUNCILMAN AT
LARGE

MARK ADAMS
COUNCILMAN WARD I

CHLOE ALEXANDER
COUNCILMAN WARD II

MAYOR AND COUNCIL REGULAR SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 or, visit the City's Website for live stream at
<https://hapevillega.civicclerk.com/Web/Player.aspx?id=501&key=-1&mod=-1&mk=-1&nov=0>

April 19, 2022 6:00 PM

AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

Alan Hallman
Mike Rast
Brett Reichert
Mark Adams
Chloe Alexander

3. WELCOME:

4. PRESENTATIONS:

- 4.I. M.O.S.T presentation presented by Aerotropolis

Background:

At the May 18, 2021 work session, Council passed a resolution calling for a 1% sales tax within the City of Hapeville for the purpose of funding water and sewer projects in accordance with House Bill 160 expanding the availability of the Mutual Option Sales Tax (MOST) to the City. At the April 5th meeting Council approved city legal and city manager to complete language on an intergovernmental agreement authorizing Fulton County for the election services for the MOST for the City. The MOST referendum will be on the ballot for the May 24, 2022 elections. Atlanta Aerotropolis will be leading the information campaign for the MOST and is here this evening with a presentation on the information and next steps for public meetings.

Supporting Document(s):

1. Keep the Water Clean Campaign

5. PUBLIC HEARING:

- 5.I. Consideration and Action on a Conditional Use Permit Request to Operate a Car Rental Facility at 3114 Sylvan Road

Background:

Alex Grandoit is requesting a conditional use permit to operate a car rental facility at 3114 Sylvan Road, Parcel Identification Number 14 009900041270. The property is zoned C-2, General Commercial and is subject to the zoning regulations under Article 3.2, Section 93-3.2-6.

The Planning Commission considered this item on Tuesday, April 12, 2022 and recommended approval subject to the following conditions:

1. The applicant must provide a lighting plan.
2. The applicant must provide a landscaping plan.
3. The applicant must consult with staff regarding installing an aesthetically pleasing fence.

Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Application - 3114 Sylvan Road_Conditional Use Permit_Redacted2
2. Plans - 3114 Sylvan Road_CUP_V2
3. Planners Report - 3114 Sylvan Rd._ Conditional Use Permit
4. Minutes - 04-12-2022_draft
5. Legal Adv. - 3114 Sylvan Road_CUP

- 5.II. Consideration and Action on Alcohol Beverage License request by Lamodar LLC/Embassy Suites at 3450 International Blvd, Hapeville GA 30354.

Background:

The Embassy Suites has completed all of the necessary steps in the alcohol license application process, and therefore, they are requesting approval from the Mayor and Council. All departmental reports have been received and advertising has been completed.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Alcohol Beverage License App_Redacted
2. 3450 International Blvd Embassy Suites
3. Embassy Suites Alcohol License Inspection
4. Code Enforcement Alcohol Establishment Inspection.Embassy Suites
5. AD# 591360

6. QUESTIONS ON AGENDA ITEMS:

The public is encouraged to communicate their questions, concerns, and suggestions during Public Comments. The Council does listen to your concerns and will have Staff follow-up on any questions you raise. Any and all comments should be addressed to the Governing Body, not to the general public and delivered in a civil manner in keeping with common courtesy and decorum.

7. CONSENT AGENDA:

- 7.I. Consideration and Action to accept a CDBG grant award from Fulton County in the amount of \$ 173,692 for additional funding of the Hapeville Splash Pad and authorize the signing of all necessary documents.

Background:

Fulton County has already awarded the City of Hapeville a total of \$ 205,700 in CDBG funds for the construction of a Splash Pad at the Tommy Morris Sports Complex. Construction of the Splash Pad is slated to begin in the late summer of 2022.

- 7.II. Consideration and Action to approve April 5, 2022, Council Meeting minutes.

Supporting Document(s):

1. 04 05 2022 Drafted Minutes

- 7.III. Consideration and Action to approve April 5, 2022, Executive Meeting minutes.

8. OLD BUSINESS:

- 8.I. Discussion and Directive Request by the City Manager, Tim Young, to consider removal of the pews located in the Historic Christ Church.

Background:

At the April 5th meeting, staff brought a discussion and direction request to Mayor and Council as to potentially replacing the pews at the Christ Church with removable chairs. After much discussions regarding impact to the floors, functionality of the space, and tracing back to history of the traditional church of the 1800's through much of the 20th century, Council directed staff to explore further options that may incorporate pews into the church while increasing its

functionality. Staff did meet and wanted to share its progress, provide a suggestion, and receive feedback from Council regarding direction. Community Services Director, Lee Sudduth will update on our progress.

Supporting Document(s):

1. Christ Church - Pews
2. IMG_5309
3. IMG_5310

8.II. Consideration and Action on Board Appointment Ordinance

Background:

At the February 1st Council Meeting, the Mayor and Council approved re-appointments and new board appointments. The Board of Appeals, Planning Commission, and Design Review appointments were tabled until the Council Retreat. Due to the postponement of the retreat, staff asking the Council to approve and appoint the attached list of recommended candidates.

Supporting Document(s):

1. 2nd Service Board-Redacted
2. Service Board-Redacted
3. Board Appointment Ordinance

9. NEW BUSINESS:

9.I. Discussion on Bond Financing of Projects

Background:

The Fiscal 21/22 budget included assumptions for capital financing for certain projects known at that time. As we enter into the 4th quarter of the City fiscal year, the projects are being finalized for cost impact to the city. City Financial advisor, Ed Wall, is here to discuss financing options, bonding, interest, and timing as we plan next steps for the May 3rd Council meeting.

10. CITY MANAGER REPORTS:

11. PUBLIC COMMENTS:

Members of the public wishing to speak shall sign in with the City Clerk prior to the start of the meeting. Time limitations for Registered Comments are three (3) minutes per person. The total Registered Comment session shall not last more than fifteen (15) minutes unless extended by Council. Each member of the public, who fails to sign up with the City Clerk prior to the start of the meeting, wishing to address Mayor and Council shall have a total of two (2) minutes. The entire general comment session for Unregistered Comments shall not last more than ten (10) minutes unless extended by Council.

12. MAYOR AND COUNCIL COMMENTS:

13. EXECUTIVE SESSION:

When Executive Session is Required one will be called for the following issues: 1) Litigation O.C.G.A. §50-14-2; 2) Real Estate O.C.G.A. §50-14-3(b)(1); or 3) Personnel O.C.G.A. §50-14-3(b)(2).

14. ADJOURN:

Public involvement and citizen engagement is welcome as Hapeville operates a very open, accessible and transparent government. We do however remind our attendees/residents that there are times allocated for public comments on the agenda. In order for council to conduct their necessary business at each meeting, we respectfully ask that side-bar conversations and comments be reserved for the appropriate time during the meeting. This will allow the City Council to conduct the business at hand and afford our meeting attendees ample time for comments at the appropriate time during the meeting.

Presentation by: Shannon James &
Fredrick Hicks

Keep the Water Clean Campaign



Background

Sponsored by Senator Sonya Halpern

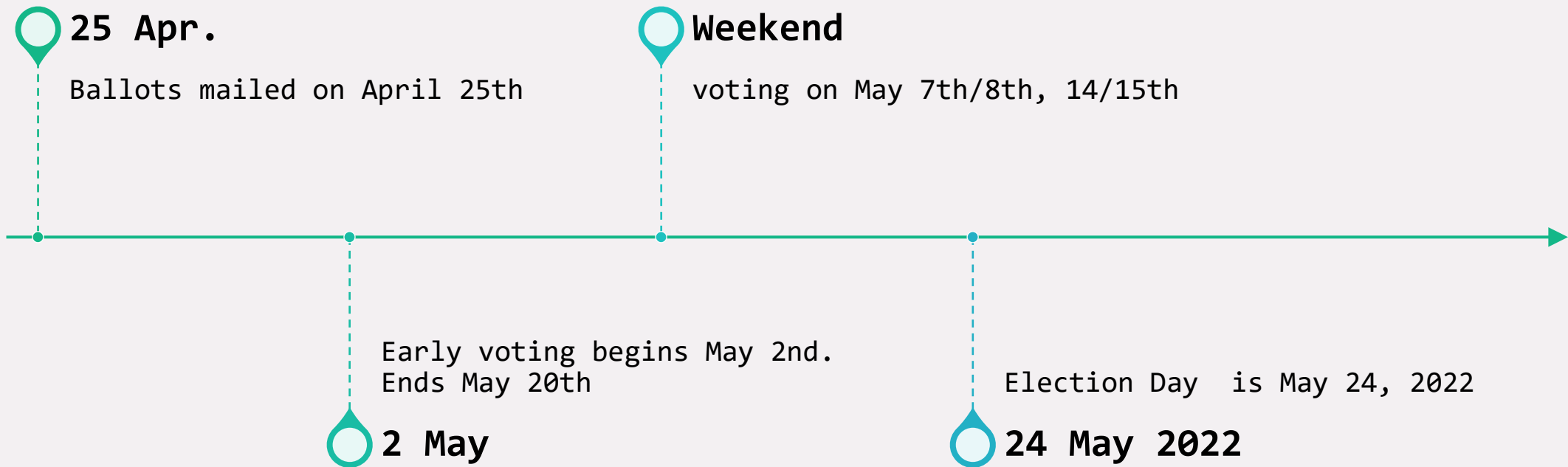
A BILL to be entitled an Act to amend Article 4 of Chapter 8 of Title 48 of the Official Code of Georgia Annotated, relating to water and sewer projects and costs tax (MOST), so as to redefine the term "municipality"

1 cent sales tax, excised for 5 years

Collections begin September



Election Information



The Campaign Toolbox

Visibility

- We will place 250 signs across the Tri-Cities area

Texting

- Will text flyer of educational piece along with invitation to join townhall
- Endorsements from elected officials
- Reminder to vote texts

Mail (2)

- Advocacy piece highlighting the benefits
- Endorsement piece from elected officials

Townhall

- Education and advocacy townhall for each city. Will be available on Zoom and phone

Live Phone Banking

- Will conduct a live phone bank in May to likely voters



Townhalls



Will be conducted via Zoom and promoted via email and text



Residents will receive an autocall the day of offering to patch them into the townhall. The phone version will be moderated



Part educational. We are asking each city to create an educational video about the need and how the money will be used. The videos will be played during the townhall. Asking city staff to be available for Q&A



Part advocacy. We will engage elected officials to encourage a yes vote



Currently one round is planned. A second round of townhalls can be conducted the week of May 15th



Contact

Information

- Fredrick Hicks, Campaign Manager. 678-701-5225.
Fredrickhicks@gmail.com
- Facebook Page:
<https://www.facebook.com/Keep-Our-Water-Clean-105920445429951>
- Instagram:
@keepcleanwater



22-PC-04-20

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Alex Grandoit

Mailing Address: 102 N Crossing Way Decatur GA 30033

Telephone [REDACTED] Mobile # [REDACTED] Email Algrandoit@icloud.com
grandoitalex@gmail.com

Property Owner (s) John Azar

Mailing Address 1695 Virginia Ave College Park GA 30337

Telephone 4047630002 Mobile # [REDACTED]

Address/Location of Property: 3114 Sylvan Rd Atlanta GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0099 0004 - 127-0

Present Zoning Classification: C2 Size of Tract: [REDACTED] acre(s)

Present Land Use: VACANT

Please check the following as it applies to this application

☐ Site Plan Review

☒ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) [REDACTED]

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

AG
Applicant's signature

Date: 3-10-22

Sworn to and subscribed before me

This 10th day of March, 2022

[Signature]
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

GRAND Slam Exotics is one of the best car rental agencies here in the metro Atlanta area. We've managed a fleet of over 50 vehicles new, used, as well as luxury cars. We've catered to many companies and individuals who appreciate the highest quality of assistance and require a fast and professional car rental service, whether it be for business, personal use, or leisure. Our vehicles are regularly priced so clients can feel confident that they will be behind the wheel of a well maintained and up to date car rental. All of our car models that we provide are in excellent condition. One of our core values is providing quality customer service to our clients.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3114 Sylvan Rd S.W

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Alex Granjoit

Address of Applicant
102 N Crossing Way Decatur GA 30033

Telephone of Applicant
[REDACTED]

[Signature] AGENT FOR
VIRGINIA BARBER
Signature of Owner

VIRGINIA H. BARBER
Print Name of Owner

Personally Appeared Before Me this 10th day of March, 2022

[Signature]
Notary Public



Site Plan Checklist – Please include with your application.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan **must** contain the following information:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

- _____ A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.
- _____ Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.
- _____ The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.
- _____ Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

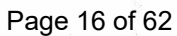
- _____ The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.
- _____ The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.
- _____ Existing and proposed grades at an interval of five (5) feet or less.
- _____ The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).
- _____ A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.
- _____ The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.
- _____ The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.
- _____ The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

- _____ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- _____ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- _____ Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- _____ Site area (square feet and acres).
- _____ Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- _____ Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- _____ Total floor area ratio and/or residential density distribution.
- _____ Number of parking spaces and area of paved surface for parking and circulation
- _____ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please **initial** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____

Date 3-21-22







DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

DATE: March 23, 2022
To: Adrienne Senter
From: Lynn M. Patterson
RE: **Conditional Use Permit – 3114 Sylvan Road, Grand Slam Exotics**

BACKGROUND

The City of Hapeville received a request for a Conditional Use Permit from Alex Grandoit with Grand Slam Exotics to operate a luxury vehicle rental car service from the property located at 3114 Sylvan Road. The property is 0.65-acres and is zoned C-2 General Commercial. The property was formerly used as a car rental facility.

Automobile rental agencies are permitted as a Conditional Use within the C-2 Zoning District and are subject to the provisions of Article 3.2 below:

CODE

ARTICLE 3.2 – Conditional Uses

Sec. 93-3.2-1. - Permit required.

Zoning districts established herein permit certain uses which are allowable therein provided they meet specified conditions, as set forth therein and here. No such use shall be permitted until a conditional use permit has been issued authorizing such use. The procedures for granting such permits shall be the same as for amendments to the zoning ordinance or zoning map.

Sec. 93-3.2-2. - Review of applications.

Those conditions specified in the zoning district regulations shall be considered to be the minimum standards which must be met before the conditional use application may be considered by the planning commission for review and recommendation and the mayor and council for decision. In deciding upon whether or not a conditional use meets the minimum standards and promotes the health, safety, morals, or general welfare of the city, the mayor and council shall utilize the applicable standards of review of [section 93-25-6](#).

Sec. 93-3.2-3. - Issuance of permit.

If the mayor and council, after applying the evidence to the standards of review, have been convinced that the allowance of the conditional use will promote the health, safety, morals, or general welfare of the city, a conditional use permit may be granted, subject to those provisions that may be imposed by the mayor and council.

Sec. 93-3.2-4. - Procedures regarding delays in use of condition.

If a building permit, grading permit or occupation tax permit has not issued and construction (if any is necessary) begun within a 12-month period after such conditional use is approved, the conditional use may be withdrawn at a meeting of the mayor and council. The mayor and council may then reinstate the prior zoning district and regulations. In the alternative, the mayor and council may extend the conditional use for 12 months and any number of subsequent 12-month periods by only one such period at a time.

Sec. 93-3.2-5. - Special use permit procedures.

Mayor and council may in considering a special use permit following a public hearing impose reasonable conditions deemed necessary to the protection or benefit of owners of adjacent and nearby properties to ensure compatibility of the proposed development or use with surrounding uses. The decision of mayor and council concerning consideration of a special use shall be given to the applicant in writing, by certified U.S. mail to the address indicated in the application. Aggrieved applicants shall have 30 calendar days from the date of receipt of the notice in which to petition the superior court of Fulton County for writ of certiorari.

Sec. 93-3.2-6. - Special use permit criteria and standards.

- (a) *Special use permit criteria.* Special uses are compatible uses of land or the improvement of structures within a zoning district that reasonably require special consideration and therefore, are not allowed "by right." The following standards shall be considered in evaluating the appropriateness of all proposed special uses of property:
- (1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns public health, safety or general welfare;
The use of the property for a car rental agency would not adversely affect the public health, safety or general welfare of the surrounding area.
 - (2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance;
The lot may be sufficient to accommodate the car rental agency use, however, more detail is required to determine the capacity required - specifically the number of vehicles that would be available for rental. All vehicles must be parked in striped spaces, no stacking is allowed nor is parking in non-designated areas. Any cleaning of vehicles must occur in the garage. No service of vehicles beyond simple cleaning may be allowed. The applicant should clarify how cleaning of vehicles will be conducted (e.g., waterless, etc.).
 - (3) Compatibility with adjacent properties and other land uses in the vicinity;
The surrounding properties are a long-term parking lot, a recently approved vehicle rental agency, and a long-term storage facility. The proposed use for car rental agency is compatible.
 - (4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity;
The applicant states there will be 50 cars available, however, no detail for hours or security have been provided. Since 2018 (previous luxury car rental operation was approved), there have been 21 filed police reports ranging from criminal trespass to stolen cars to code violations.
 - (5) Impact on traffic movement, availability of off-street parking, options for buffering or protective screening, hours and manner of operation, lighting, signs and access to the property; and
No details regarding lighting, hours, sign placement or access to the property have been provided, thus no evaluation can be made. Note: Barbed wire or razor wire is not permitted in the City.
 - (6) Conformance of the special use to other requirements of the ordinance.
See below regarding car rental agency standards.

The following additional standards are to be applied to applications for airport parking facilities, car rental agencies and commercial parking lots:

(c) *Car rental agency standards.*

- (1) Car rental agencies may only be established on properties zoned C-2.

The subject tract is zoned C-2.

- (2) Only minor mechanical repairs shall be conducted on-site; no body work shall be performed in association with a car rental agency.

The Application states the location would be used for luxury vehicle rentals. Only only minor mechanical repairs and routine cleaning of rental vehicles will be conducted on-site and they must be conducted within the building.

- (3) Perimeter landscaped areas abutting a public right of way shall be the lesser of ten percent of the linear feet of road frontage or 30 horizontal feet. Perimeter landscaping along the common boundary of any residential use shall have a minimum horizontal dimension of 30 feet. All perimeter landscaping shall conform to the landscaping requirements of the ordinance and evergreen tree and shrub species shall comprise one-half or more of the planting requirement.

A previous application included approval of limited perimeter landscaping. As the site was previously developed, there is not enough of a landscape strip to accommodate of the required perimeter landscaping and the four street trees required per Code. Based on the linear feet of road frontage (125'), the landscaped area abutting the Sylvan Street right-of-way should be no less than 12.5' in width. In order to meet this criteria, existing asphalt and subgrade would need to be removed to create a suitable planting area. A previous approval allowed for limited perimeter landscaping.

RECOMMENDATION

While the use as proposed is consistent with the Conditional Use Permit requirements, the application is missing key information for complete analysis of the conditional use requirements, namely security concerns to avoid a nuisance. The applicant should provide additional information as outlined above regarding the intended use of the property prior to approval of this request.



Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

April 12, 2022 6:00 PM

MINUTES

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Larry Martin
Jeanne Rast
Cliff Thomas

1. Called to order at 6:06 p.m.

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, V. Chairman
G. Leah Davis - Teleconference
Larry Martin
Jeanne Rast
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of March 8, 2022

Commissioner Davis asked to amend the minutes for item 5.3, 601 Coleman Street – Special Use Permit to include a question she asked regarding the applicants intended use of the facility.

MOTION ITEM: Leah Davis made a motion, Cliff Thomas seconded to approve the minutes of March 8, 2022 with noted corrections. Motion Carried 4-1; Jeanne Rast abstained.

4. Old Business

4.I. 3347 Myrtle Street

Final Plat Review

Background:

Don May requested final plat review to divide one parcel into two to form Parcel 1 (0.23 acres) and Parcel 2 (0.20 acres) for the property located at 3347 Myrtle Street, Parcel Identification Number 14-0098-0013-007-4. The property is zoned R-1, One Family Residential.

There are two existing sheds are in the rear in the rear setback and would require Board of Appeals approval. Furthermore, only one accessory building per lot is allowed.

Staff also recommends the Planning Commission grant the applicant a variance to allow the use of the existing pins.

Staff Recommendation

Planning has the following comments for the proposed subdivision:

1. Street address not shown for lot 2.
2. Location map should be provided.
3. Concrete monument placements should be provided.
4. Certification of ownership block should be provided.
5. Trees should be planted in accordance with the City standards.
6. The existing sidewalk should be shown on the plat.
7. The setbacks should be corrected (rear and side).

A variance will be required for the sheds encroaching in the setback. Only 1 shed is allowed per lot.

Staff also recommends the Planning Commission grant the applicant a variance to allow the use of the existing pins.

With the resolution of these items and barring any items required by the City Engineer, the final plat may be approved.

MOTION ITEM: Larry Martin made a motion, Jeanne Rast seconded to approve the final plat request for 3347 Myrtle Street subject to the conditions outlined in the Engineer's and Planner's reports and grant a variance to allow the use of the existing pins. Motion Carried: 5-0.

MOTION ITEM: Lucy Dolan made a motion, Jeanne Rast seconded to recommend the Board of Appeals deny the variance request to allow two accessory structures on Tract 1.

Discussion:

Commissioner Martin commented that the Board of Appeals should consider public input and that the structures are existing. Commissioner Rast stated the existing accessory structures do not meet code and the subdivision process requires the properties are brought into compliance. Dr. Patterson explained the definition of legal nonconforming; however, any changes to the property, either by site plan or subdivision, must be brought into compliance with code or obtain a variance. Motion Carried: 4-1; Larry Martin opposed.

4.II. 3114 Sylvan Road

Site Plan Review

Background:

John Azar of Azar & Company and representative of Alex Grandoit requested a Conditional Use Permit to operate a luxury vehicle rental facility at 3114 Sylvan Road, Parcel Identification Number 14 0099-0004-127-0. The property is zoned C-2, General Commercial and is subject to the zoning regulations under Article 3.2, Section 93-3.2-6.

Automobile rental agencies are permitted as a Conditional Use within the C-2 Zoning District and are subject to the provisions of Article 3.2.

Sec. 93-3.2-5. - Special use permit procedures.

Mayor and council may in considering a special use permit following a public hearing impose reasonable conditions deemed necessary to the protection or benefit of owners of adjacent and nearby properties to ensure compatibility of the proposed development or use with surrounding uses. The decision of mayor and council concerning consideration of a special use shall be given to the applicant in writing, by certified U.S. mail to the address indicated in the application. Aggrieved applicants shall have 30 calendar days from the date of receipt of the notice in which to petition the superior court of Fulton County for writ of certiorari.

Sec. 93-3.2-6. - Special use permit criteria and standards.

- (a) *Special use permit criteria.* Special uses are compatible uses of land or the improvement of structures within a zoning district that reasonably require special consideration and therefore, are not allowed "by right." The following standards shall be considered in evaluating the appropriateness of all proposed special uses of property:

- (1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns public health, safety or general welfare;

The use of the property for a car rental agency would not adversely affect the public health, safety or general welfare of the surrounding area.

- (2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance;

The lot may be sufficient to accommodate the car rental agency use, however, more detail is required to determine the capacity required - specifically the number of vehicles that would be available for rental. All vehicles must be parked in striped spaces, no stacking is allowed nor is parking in non-designated areas. Any cleaning of vehicles must occur in the garage. No service of vehicles beyond simple cleaning may be allowed. The applicant should clarify how cleaning of vehicles will be conducted (e.g., waterless, etc.).

- (3) Compatibility with adjacent properties and other land uses in the vicinity;

The surrounding properties are a long-term parking lot, a recently approved vehicle rental agency, and a long-term storage facility. The proposed use for car rental agency is compatible.

- (4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity;

The applicant states there will be 50 cars available, however, no detail for hours or security have been provided. Since 2018 (previous luxury car rental operation was approved), there have been 21 filed police reports ranging from criminal trespass to stolen cars to code violations.

- (5) Impact on traffic movement, availability of off-street parking, options for buffering or protective screening, hours and manner of operation, lighting, signs and access to the property; and

No details regarding lighting, hours, sign placement or access to the property have been provided, thus no evaluation can be made. Note: Barbed wire or razor wire is not permitted in the City.

- (6) Conformance of the special use to other requirements of the ordinance.
See below regarding car rental agency standards.

(c) *Car rental agency standards.*

- (1) Car rental agencies may only be established on properties zoned C-2.
The subject tract is zoned C-2.

- (2) Only minor mechanical repairs shall be conducted on-site; no body work shall be performed in association with a car rental agency.

The Application states the location would be used for luxury vehicle rentals. Only minor mechanical repairs and routine cleaning of rental vehicles will be conducted on-site and they must be conducted within the building.

- (3) Perimeter landscaped areas abutting a public right of way shall be the lesser of ten percent of the linear feet of road frontage or 30 horizontal feet. Perimeter landscaping along the common boundary of any residential use shall have a minimum horizontal dimension of 30 feet. All perimeter landscaping shall conform to the landscaping requirements of the ordinance and evergreen tree and shrub species shall comprise one-half or more of the planting requirement.

A previous application included approval of limited perimeter landscaping. As the site was previously developed, there is not enough of a landscape strip to accommodate of the required perimeter landscaping and the four street trees required per Code. Based on the linear feet of road frontage (125'), the landscaped area abutting the Sylvan Street right-of-way should be no less than 12.5' in width. In order to meet this criteria, existing asphalt and subgrade would need to be removed to create a suitable planting area. A previous approval allowed for limited perimeter landscaping.

Staff Recommendation

While the use as proposed is consistent with the Conditional Use Permit requirements, the application is missing key information for complete analysis of the conditional use requirements, namely security concerns to avoid a nuisance. The applicant should provide additional information as outlined above regarding the intended use of the property prior to approval of this request.

Mr. Azar stated the rear parking area is striped to accommodate 47 vehicles. There is one handicap space in the front and four spaces for parking. The hours of operation will vary depending on flight schedules. The applicant will provide the hours of operation to staff. The

vehicles will be cleaned and serviced offsite. Security cameras and additional lighting will be installed to address security concerns.

Leah Davis asked if the fencing is screened? The applicant believed the fencing along the perimeter is screened. The fencing along the front of the property is not screened but will be replaced.

Mr. Grandoit stated the proposed hours of operation is 7 a.m. – 10 p.m. but may vary. Mr. Grandoit also stated the landscaping will be addressed to meet code.

Motion Item: Larry Martin made a motion, Lucy Dolan seconded to recommend Council approve the Conditional Use Permit request for 3114 Sylvan Road subject to the following conditions:

1. The applicant must provide a lighting plan.
2. The applicant must provide a landscape plan.
3. The applicant should work with staff to install an aesthetically pleasing fence.

Motion Carried: 5-0.

4.III. 3473 Harding Avenue

Site Plan Review

Background:

Erica Morgan on behalf of Cortney Newmans requested site plan review to construct a single-family dwelling at 3473 Harding Avenue, Parcel Identification Number 14-0098-0002-007-7. The property is zoned U-V, Urban Village and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

The proposed 2,608-sf, 2-story Norfolk Style home will feature a rooftop terrace and an attached 2 car garage. The dwelling has a front porch and a front balcony.

Recommendation

- The Planning Commission may consider approval of the increased front setback from 15' to 21.76'.
- Planning Commission may consider approval of the 5' existing sidewalk (6' is required).
- A continuous wall, fence, hedge, or retaining wall between six and 30 inches in height should be included behind the sidewalk.
- Existing and proposed grades should be shown.
- Address all deficiencies from the arborist report.

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and significant changes may be required which could affect the site plan.

The applicant stated all comments have been addressed and the revised plans were submitted to staff for review.

Motion Item: Lucy Dolan made a motion, Cliff Thomas seconded to approve the site plan request for 3473 Harding Avenue subject to the conditions outlined in the Planner's report. Motion Carried: 5-0.

4.IV. 556 Oak Drive

Site Plan Review

Background:

Joseph A. Espinosa requested site plan review to construct a rear addition and front porch to an existing single-family dwelling located at 556 Oak Drive, Parcel Identification Number 14-0094-0002-023-8. The property is zoned R-SF, Residential Single Family and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

The rear addition will include a master bedroom and bath suite, front porch, sunroom, and rear deck. The existing home is 1,421 SF. With the rear addition and rear deck (736 SF) and front porch (130 SF), the home will be 2,287 SF. The lot is shown to be .248 acres or 9,376 SF.

Mr. Espinosa commented regarding the two comments listed in the staff report.

Dr. Patterson stated the plan must reflect the west and front setback dimensions. The lot coverage calculations are also required.

Recommendation

Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

- o *Provide front setback and west setback dimensions.*
- o *Provide detailed lot coverage by type.*

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

With resolution of these items, and any others the Planning Commission may deem necessary, approval of the site plan is recommended.

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to approve the site plan for 556 Oak Drive subject to the deficiencies outlined in the Planner's report. Motion Carried: 5-0.

4.V. 325 Sunset Ave., 376 King Arnold St., and 3394 LaVista Drive Rezoning Request

Background:

Jim LaVallee of Epic Development and on behalf of Alex Popham requested approval to rezone three parcels located at 325 Sunset Avenue, 376 King Arnold Street, and 3394 LaVista Drive, Parcel Identification Numbers 14-0096-0006-014-1, 14-0096-0006-009-1, and 14-0066-0001-007-6 from U-V, Urban Village and R-1, One Family Residential to PUD, Planned Unit Development. The parcels are currently vacant.

Mr. LaVallee stated the new residential community would feature 25 single family homes that would front public or private streets. Each home would include a private exterior space and the common areas would be maintained by a Homeowners Association. Guest parking would be added to King Arnold Street. The development contemplates utilizing the abandoned street known as Arnold Street.

Findings:

According to the City of Hapeville Future Land Use Map, the properties are identified as Medium Intensity Mixed Use. Should the property be developed under the current zoning, the minimum lot size would make it difficult for development of single-family homes. The site would likely be developed as townhomes with up to 40 units per acre or commercial use. The desire for a lower intensity residential development transitioning between the multi-family on King Arnold/ N Central and the single-family residential neighborhood to the north. The rezoning allows for a desired lower residential density and more control for the site planning for the property to ensure a smooth transition between zoning districts.

The P-D (Planned Unit Development) zoning district requires a minimum 2-acre land assemblage. The proposed development is 1.47 acres. The applicant has submitted a variance request to the Board of Appeals to reduce the required acreage.

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to recommend Council approves the request to rezone the parcels located at 325 Sunset Avenue, 376 King Arnold Street, 3394 LaVista Drive from R-1, One Family Residential and U-V, Urban Village to P-D, Planned Unit Development as requested and recommend the Board of Appeals grant the variance request to reduce the minimum required acreage for P-D.

Motion Carried: 5-0.

7. Next Meeting Date – Tuesday, May 10, 2022 at 6:00PM

8. Adjourn

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to adjourn the meeting at 7:45 p.m. **Motion Carried: 5-0.**

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

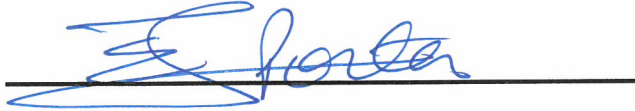
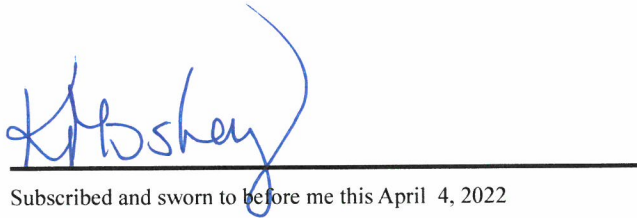


CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
ATLANTA, GA 30354

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF FULTON

Before me, the undersigned, a Notary Public, this day personally came the undersigned who, being duly sworn, according to law, says she is an agent of ALM Media, LLC., publishers of the **Daily Report**, the official newspaper published in Atlanta, GA, in said county and state, and that the publication, of which the annexed is a true copy, was published in said newspaper as provided by law on the following dates: 04/04/2022.

A handwritten signature in blue ink, appearing to read "K. Mosley", is written over a solid black horizontal line.A handwritten signature in blue ink, appearing to read "K. Mosley", is written over a solid black horizontal line.

Subscribed and sworn to before me this April 4, 2022



NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on **Tuesday, April 19, 2022 at 6:00 p.m.** at the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. The meeting will be made available to the public by live streaming only via teleconference/videoconference in accordance with O.C.G.A. § 50-14-1(g) at <https://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes> to consider the following:

Conditional Use Permit:

Consideration of a Conditional Use Permit to operate a car rental facility at 3114 Sylvan Road, Parcel Identification Number 14 009900041270. The property is zoned C-2, General Commercial and is subject to the zoning regulations under Article 3.2, Section 93-3.2-6.
Applicant: Alex Grandoit

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at ssteed@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on April 18, 2022. When emailing or verbally delivering your comment to the City Clerk, please include your name, address, the agenda item, and the comment for or against the item. All comments submitted to the City Clerk will be read into the record during the meeting. Citizens may not make comments on public hearing agenda items via teleconference/videoconference.
#0000588808:4/04-1AS



Administrative Services Department
3468 North Fulton Avenue
Hapeville, GA 30354
Phone: (404) 766-3004
Fax: (404) 669-3302

Alcohol Beverage License Application

Instructions: This application must be typed or printed legibly and executed under oath. Each question must be fully answered. If space provided is not sufficient to answer the question please use a separate sheet of paper.

Holding an alcohol beverage license with the City of Hapeville is a privilege.

☒ New

☐ Amended

Date: 10-18-21

Contact Name: Nick Patel Phone: [REDACTED]

Business/Trade Name: Lamodar LLC

D/B/A: Embassy Suites

Email: [REDACTED]

Emergency Contact Name: _____ Phone: _____

Business Address: 3450 International Blvd, Atlanta, GA 30354

TYPE OF BUSINESS

- ☐ Convenience Store
☐ Grocery Store
☒ Hotel/Motel
☐ Package Store
☐ Manufacturer

- ☐ Specialty Beverage Store
☐ Restaurant
☐ Restaurant under 2,000 Sq. Ft.
☐ Wholesale
☐ Other: _____

TYPE OF LICENSE AND FEES

Retail
☐ Beer/Wine \$3,150.00
☐ Package \$5,000.00

On-Premise Consumption
☐ Beer/Wine \$3,150.00
☒ Beer/Wine/Liquor \$5,000.00

Wholesale/Manufacturer
☐ Beer/Wine \$3,150.00
☐ Beer/Wine/Liquor \$5,000.00

On-Premise Consumption below 2,000 Sq. Ft.

☐ Beer \$750.00
☐ Wine \$750.00
☐ Liquor \$1600.00

APPLICANT INFORMATION

Please submit a passport photograph of owner(s) with completed application.

Full Name: Jayantibhai N. Patel Date of Birth: [REDACTED]
Revised March 2018

Current Address: 227 Eagles Landing Way, McDonough, GA 30253

Spouse Name: Bhanuben Patel

Address of Applicant (if different for the past 5 years):

Name and Location of Employers for the last five years:

Vashodhar Management Co. LLC
101 Eagle's Pointe Parkway - Suite B
Stockbridge, GA 30281

Have you been arrested in the last five years? ☐ Yes ☒ No (If yes, explain)

Has your spouse been arrested in the last five years? ☐ Yes ☒ No (If yes, explain) _____

BUSINESS INFORMATION

Type of business entity: ☐ Sole Proprietorship ☐ Partnership ☒ Corporation ☐ Other

Has an Occupational Tax Certificate been obtained and paid for said business? ☐ Yes ☐ No (If not issued by the City of Hapeville please include a copy with application.)

Federal Tax ID Number: 82-4419822 State Tax ID Number: App'd for.

Do you own the property? ☒ Yes ☐ No (If no, please provide name, address, and contact number for the landlord. A copy of the Lease must be attached to this application.) _____

Name each person(s) having a financial interest in the Establishment.

Full Name	Position	Social Security Number	Address	% of Interest
JAYANIBKAI PATEL	owner	[REDACTED]	[REDACTED]	100%
			[REDACTED]	
			[REDACTED]	

Have you or anyone with interest in the establishment ever or do you currently hold an alcohol beverage license with any other municipality, county, or state? ☒ Yes ☐ No

If so, have you or anyone holding interest in the establishment ever been placed on probation or had your license revoked? ☐ Yes ☒ No (If yes, please explain on separate sheet of paper and attach hereto.)

Provide name, address, Social Security Number, and phone number for each Manager if different from owner. A passport photograph, Personnel Statement, and Background Check must be submitted for each manager.

Full Name	Social Security Number	Address	Phone Number

BUSINESS SPECIFIC INFORMATION

County Tax Parcel ID 14-0127-11-093-7 Zoning District District. 01

Nearest Intersection: Virginia Avenue

Building Square Footage: 170,000 ft² Business Square Footage (if not using entire building): _____

Patio/Outdoor Dining Square Footage (if applicable): NA

Number of Parking Spaces for business? (Attach site plan showing designated, striped parking and lighting)
293

If shared parking, detail of how many are dedicated to the business and details of other businesses sharing parking (addresses). 168 dedicated + 293 Total Shared
with office building next door (1007 Virginia Ave
Hapeville, Ga 30354)

Hours/days of operation: Hotel Hrs is 24 hrs

Embassy Suites Hotel Restaurant & Bar. 5pm-11pm M-S

Description of adjacent properties (residential/commercial) office Building -
1007 Virginia Ave. Hapeville, Ga 30354

If application is for Retail Sale, attach a surveyor's certificate containing the following information:

- o A scale drawing of the building and/or proposed building
- o The proposed off-street parking facilities available to the building and all outdoor lighting on the premises
- o The exact location of the business, including street address, ward, and county tax map number
- o Current zoning classification of the location
- o The distance from the business to each of the following: the nearest school, church building, and the nearest alcoholic treatment center owned and operated by state, county or municipality.

VERIFICATION OF APPLICATION

I hereby make application for an Alcohol Beverage License for the City of Hapeville. I understand that holding this license is a privilege. I do hereby affirm and swear that the information provided herein is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand the City of Hapeville reserves the right to enforce any and all ordinances regardless of payment of license fee and further that it is my/our responsibility to conform with said ordinances in full. I hereby acknowledge that all requirements shall be adhered to. I can

read the English language and I freely and voluntarily have completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville pursuant to O.C.G.A. §16-10-20.

X J.P.A.

Signature of Applicant or Agent

Jayantibhai N. Patel

Print or Type Name

I certify that Jayantibhai N. Patel (name of applicant) personally appeared before me, and that he signed his name to the foregoing statements and answers made therein, and under oath, has sworn that said statements and answers are true.

This 2nd day of November, 2021.

Judith B. Kujawski
Notary Public

My commission expires on: 08-14-2022



34. There must be submitted with this personnel statement the fingerprints of applicant on two (2) fingerprint cards, which will be furnished by the City of Hapeville. Initial here that such fingerprint cards are attached. _____

NOTE: Before signing this statement, check all answers and explanations to see that you have answered all questions fully and correctly. This statement is to be executed under oath or affirmation and subject to the penalties of false swearing and it includes all attached sheets submitted herewith.

Verification

I, JAYANT BHAI PATEL, applicant, do solemnly swear, subject to criminal penalties for false swearing, that the statements and answers made by me to the foregoing questions in this application for a City of Hapeville license as a dealer in alcoholic beverage and liquors are true, and no false or fraudulent statement or answer is made therein to procure the granting of such license. I hereby submit for an Alcoholic Beverage Privilege License Personnel Statement for the City of Hapeville. I do hereby swear or affirm that the information provided herein is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this statement and any related application and any action taken on this statement and any related application. I understand the City of Hapeville reserves the right to enforce any and all ordinances regardless of payment of license fees and further that it is my/our responsibility to conform to said ordinances in full. I hereby acknowledge that all requirements shall be adhered to. I can read the English language and I freely and voluntarily have completed this statement. I understand that it is a felony to make false statements or writings to the City of Hapeville pursuant to O.C.G.A. § 16-10-20.

X JPB

Applicant's Signature
(Full name in ink)

JAYANTI BHAI PATEL

Applicant's Name
(Print or Type)

I certify that

JAYANTI BHAI PATEL
(the above named applicant)

is personally known to me, and that he signed his name to the foregoing statements and answers made therein, and, under oath, has sworn that said statements and answers are true.

This 2nd day of November, 2021.

Judith B. Kujawski
Notary Public

Seal:
personnel statement.doc





Alcohol License Establishment Planning & Zoning Review

Business Name: Lamodar LLC dba Embassy Suites

Business Address: 3450 International Boulevard, Hapeville, GA 30354

Business Owner: Jayantibhai N Patel

Building Square Footage: 170,000 SF

Square footage of Business Unit: 170,000 SF

Will the establishment provide patio/outdoor dining? No

Number of Parking Spaces Provided: 2=168 dedicated plus 293 shared with 1001-1007 Virginia Ave
*Site plan not provided.

STAFF USE ONLY

Zoning Classification: U-V, Urban Village.

Permitted uses: Conditional use permit required for hotels.

Are there variances approved for this property? Yes, approved during site plan review.

Does the proposed use require a Conditional Use Permit? Yes, approved by Council.

Number of parking spaces required by zoning: U-V Zoning requires one parking space for every unit in a hospital, hotel, motel, boardinghouse, or similar establishment. One off-street loading space for every 10,000 square feet of building.

Staff Comments: Recommend approval.

Sec. 5-3-4. – Standards for approval, denial, renewal, suspension, or revocation.

The city manager and the city council in making determinations and recommendations on an alcohol license application, request, revocation, suspension and/or renewal, shall be guided by the following factors:

- (1) The nature of the neighborhood immediately adjacent to the subject location, that is, whether the same is predominantly residential, industrial or business.

The adjacent neighborhood is a mix of commercial and residential uses.

- (2) The proximity of school grounds, school buildings, college campuses, and alcoholic treatment centers owned and operated by the state or any county or municipal government therein.

There has been a Fulton County alternative school (Catapult Learning) operating across the street on Lang Ave, however, the school did not renew their occupational tax permit for 2022 (as of 4/5). Note state and local law does not have a distance requirement for on-premise consumption.

- (3) Whether the subject location has adequate off street parking facilities or other parking available for its patrons.

No site plan showing parking location has been provided with this application, however, the parking had been approved by the Board of Appeals during the site review process.

- (4) Whether the location would tend to increase and promote traffic congestion and resulting hazards therefrom.

There is no evidence to indicate an increase in traffic with the alcohol license.

- (7) The applicant, business or licensee's meeting of the requirements of this chapter and state, federal and local laws, including as such pertains to notice and distance requirements, fire codes, building, zoning, parking, storage, sanitation codes, parking buffers, lighting and other matters relating to public welfare and safety and the use or sale of alcohol at the proposed location.

There is a requirement for food sales should alcohol be served on-premises.

Sec. 5-6-3. – On-premises consumption regulations generally.

The following regulations shall apply to licensed on-premises consumption establishments:

- (1) No licensee shall advertise or promote in any way, whether within or without the licensed premises, any of the practices prohibited under this article.
- (2) No pouring of liquor, malt beverages, or wine, or any other on-premises alcohol service shall be permitted between the hours of 12:00 a.m. and 8:00 a.m. for licensed establishments whose property lines abut an area zoned residential, and 2:00 a.m. and 8:00 a.m. for all others. Except for bed and breakfasts and hotels, all patrons shall vacate such licensed establishments whose property lines abut an area zoned residential no later than 12:45 a.m., and 2:45 a.m. for all others. For purposes of this subsection, "residential" shall mean any parcel of land designated for use as a single or multifamily dwelling and duplexes.
- (3) No pouring of liquor, malt beverages, or wine, or any other on-premises alcohol service shall be permitted on Sundays between the hours of 8:00 a.m. and 11:00 a.m.
- (4) In no event shall drinks be mixed or sold, nor malt beverages sold, during the prohibited hours, based upon the timely sale of tickets, chits, decanters or other devices.

- (5) On-premises consumption licensees may sell malt beverages by the pitcher, or wine by the bottle or decanter.
- (6) Hotels shall have the privilege of granting franchises for the operation of a lounge or restaurant in their premises, provided the hotel and the franchisee meet all the requirements of this chapter.
- (7) No provision of this section shall be construed to prohibit a licensee from offering free food or entertainment at any time; or to prohibit the licensee from including an alcoholic beverage as a part of a meal package; or to prohibit the sale or delivery of wine by the bottle or carafe when sold with meals; or to prohibit any bed and breakfast, hotel or motel from offering room service or a complimentary social hour to its registered guests.
- (8) It shall be unlawful for any person to employ knowingly in any pouring outlet in any capacity whatsoever, including performers, entertainers and musicians, any person who has plead guilty or has been convicted of soliciting for prostitution, pandering, letting premises for prostitution, keeping a disorderly place, illegally dealing in drugs, sex offenses or for any charge relating to the manufacture or sale of intoxicating liquors, other alcohol related offenses or for violations of local other jurisdictions ordinances regarding alcoholic beverages within the last five years prior to the application.
- (9) The state law and regulations relating to the sale of beer, wine, and distilled spirits, as revised, promulgated by the state department of revenue, and especially as related to retail sale for consumption on premises are hereby incorporated into and made a part of this article as if fully set out in this section.
- (10) All on-premises consumption licenses shall collect and pay a tax of three percent on the sale of alcoholic beverages by the drink in the city in accordance with chapter 17, article 6 of the Hapeville Code of Ordinances.
- (11) No licensee or employee or agent of a licensee shall engage in any of the following practices in connection with the sale or other disposition of alcoholic beverages for consumption on the premises:
 - a. The giving away of any alcoholic beverage in conjunction with the sale of any other alcoholic beverage;
 - b. The sale of two or more alcoholic beverages for a single price, including the sale of all such beverages a customer can or desires to drink at a single price;
 - c. The sale or serving of two or more alcoholic beverages at substantially the same price customarily charged for one such alcoholic beverage;
 - d. Requiring or allowing the purchase of a second or subsequent alcoholic beverage at the same time another alcoholic beverage is purchased or before the first such beverage has been substantially consumed, by any one person;
 - e. The sale or delivery to any person or group of persons of an unlimited number of alcoholic beverages during any set period of time for a fixed price, except at private functions not open to the public; or
 - f. Increase the volume of alcohol contained in a drink without increasing proportionately the price regularly charged for such alcoholic beverage.

Inspection No:	IAL 22-004
Inspection Date:	04/12/2022
Inspection Time:	0
Inspected By:	Eskew, Brian

HAPEVILLE FIRE DEPARTMENT FIRE INSPECTION REPORT



Inspection and Compliance Orders				
Facility:	Embassy Suites	Address:	3450 International Boulevard	
Phone:		City:	City of Hapeville	
Fax:		State:	GA	Postal Code: 30354
Email:		Primary Contact		
Contact:		Work:		
Email:		Cell:		
Inspection Type:	Inspection - Business License			
Violation Code	Days to Correct*	Violation	Notes	Location
Inspection Notes:				
Approved For Alcohol License				
Inspector : Brian Eskew				

* Number of days to correct from date inspected.

A variance procedure is available. Please contact the inspector named for further assistance with this or any other matter.

Police, Code Enforcement, & Traffic Alcohol Establishment Inspection Report

Address: _____

Condition of Signage: _____

Condition of Property: _____

Cameras: _____ In Compliance _____ Non-Compliant _____ N/A
Broken Packages: _____ In Compliance _____ Non-Compliant _____ N/A

Private Property Accidents _____ Notes: _____

RIGHT TO APPEAL: Appeals are made thru the ARB, City of Hapeville Mayor and Council by contacting City Hall at 404-669-2100. Non-compliance may result in a Court Citation.

Additional Violations Noted:

Law Enforcement: calls Code Enforcement: calls

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Public Notice Order Confirmation

Ad Order # 0000591360 PO # Ordered By Frances Kalema

Account # 9055668	Name EMBASSY SUITES	Address 3450 INTERNATIONAL BLVD, ATLANTA, GA 30354
Phone 404-768-1500	Fax	Email frances.kalema@hilton.com

Daily Report

Placement: Business Position: Alcoholic Beverage License County:
Run Dates: 04/14, 04/15 # of Ins: 2 Ad Size: 70 Words
Subject: Jayantibhai Patel

<u>Gross Amount</u>	<u>Affidavit Fee</u>	<u>Amount Due</u>
500.00	5.00	505.00

Ad Text Corrections Please review and provide corrections as needed.

On Premise Consumption

Application has been made by **Lamodar LLC/ Embassy Suites** Atlanta Airport North's, Owner **Jayantibhai Patel**, at 3450 International Blvd, Hapeville GA 30354 for the insurance of a 2022 Alcohol Beverage On-Premises Consumption of Beer, Wine and Liquor. A Public Hearing will be held by Hapeville Mayor and Council on April 19, 2022 at 6:00 PM, at Hapeville Municipal Complex at 700 Doug Davis Drive, Hapeville, Georgia 30354.
#0000591360:4/14-2AS

Payment By Credit Card

() Visa () MC () Amex

Credit Card #:	Exp. Date: /	Security Code:
Card Holder Name:	Signature:	Pmt Amount:



ALAN HALLMAN
MAYOR

MIKE RAST
ALDERMAN AT LARGE

BRETT REICHERT
COUNCILMAN AT
LARGE

MARK ADAMS
COUNCILMAN WARD I

CHLOE ALEXANDER
COUNCILMAN WARD II

MAYOR AND COUNCIL REGULAR SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at
<https://hapevillega.civicclerk.com/Web/Player.aspx?id=612&key=-1&mod=-1&mk=-1&nov=0>

April 5, 2022 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:02 PM
2. **ROLL CALL:** All Members of the Council were present, which constituted a quorum.
 - ✓ Alan Hallman
 - ✓ Mike Rast
 - ✓ Brett Reichert
 - ✓ Mark Adams
 - ✓ Chloe Alexander
3. **WELCOME:** Mayor Hallman welcomed all to the April 5th Meeting.
4. **PLEDGE OF ALLEGIANCE:** The pledge of allegiance was recited in unison.
5. **INVOCATION:** given by Mayor Hallman.
6. **PUBLIC HEARING:**
 - 6.I. Consideration and Action on Alcohol Beverage License request by Irish Bred Pub at 1155 Virginia Avenue, Suite A, Hapeville GA 30354.

Background:

The Irish Bred Pub has completed all of the necessary steps in the alcohol license application process, and therefore, they are requesting approval from the Mayor and Council. All departmental reports have been received and advertising has been completed.

Staff Comments: City Manager Tim Young informed the Governing Body that the new owners of the Irish Bred Pub has completed all of the necessary steps in the alcohol license application process and are ready for approval.

Applicant Comments: Applicants, Kristine Choi and Young Mee Cho was at the meeting to represent the establishment.

Public Comments: No public comments were made for this public hearing item.

MOTION: Councilman Adams made a motion to approve Alcohol Beverage License request by Irish Bred Pub at 1155 Virginia Avenue, Suite A, Hapeville GA 30354, Councilman Alexander provided a seconded. **Motion carried 4-0.**

7. **QUESTIONS ON AGENDA ITEMS:** None
8. **CONSENT AGENDA:**
 - 8.I. Consideration and Action to approve March 15, 2022, Council Meeting minutes.
 - 8.II. Consideration and Action to Approve Arbor Day Resolution. **Resoulution-06**

MOTION: Councilman Adams made a motion to approve the consent agenda, Councilman Alexander provided a seconded. **Motion carried 4-0.**

9. OLD BUSINESS: None

10. NEW BUSINESS:

- 10.I. Consideration and Action to approve the Event Request for Delta Global Services/Unifi Family Fun Day scheduled for June 11th.

MOTION: Alderman Rast made a motion to approve the Event Request for Delta Global Services/Unifi Family Fun Day scheduled for June 11th, Councilman Alexander provided a seconded. **Motion carried 4-0.**

- 10.II. Consideration and Action to approve JOC Construction LLC in the amount of \$ 310,854.16, and \$434,947.14 for replacement roofs at the Hapeville City Hall Complex and Hapeville Police Department, respectively.

MOTION: Councilman Reichert made a motion to approve JOC Construction LLC in the amount of \$ 310,854.16, and \$434,947.14 for replacement roofs at the Hapeville City Hall Complex and Hapeville Police Department respectively, Councilman Alexander provided a seconded. **Motion carried 4-0.**

- 10.III. Consideration and Action to approve the Intergovernmental Agreement for the Provision of Election Services Between Fulton County and the City of Hapeville regarding the MOST Referendum.

MOTION: Alderman Rast made a motion to approve the Intergovernmental Agreement for the Provision of Election Services Between Fulton County and the City of Hapeville regarding the MOST Referendum; *pending legal review*, Councilman Reichert provided a seconded. **Motion carried 4-0.**

- 10.IV. Discussion and Directive Request by the City Manager, Tim Young, to consider removal of the pews located in the Historic Christ Church.

DISCUSSION: City Manager Tim Young explained to the Mayor and Council that the demand of the Christ Church for rental, such as filming, and wedding events has increase within the past year. Although there has been an increase in event request. Rental applicants are turning away from utilizing the church due to the placement of the pews. Mr. Young asked Council if they would potentially replace the pews at the Christ Church with removable chairs. He stated that this would maximize the rent success of the church allowing more flexible space to occupants.

Councilman Alexander asked could the city sell the pews or reuse them since they're not the original pews for the church.

Councilman Reichert indicated that he did want to vote until he views the inside of the Church. He stated that the church has a significant importance to the city. Councilman Reichert detailed that removing the pews permanently would take away the historical look.

Mayor Hallman stated that he understands both points of views and the pews did add a historical look to the church.

Community Services Director Lee Sudduth stated that there are fees charged to the renters for the removal of the pews. In fact, staff are required to remove the pews and that pews are very heavy. Mr. Sudduth stated that this is a hazard as employees can and have injury themselves while moving the pews. Mr. Sudduth further added that removing the pews back and forth is damaging the floors of the church as well.

Mr. Young suggest bringing the discussion back to Council with data demonstrating how the church would look with just a few pews in front area of the sanctuary.

Board member and local resident Charlotte Rentz acknowledged that initial idea for the church was to have the pews be removable. She stated that the pews located in the church are not the original pews and that there are pictures that capture the original pew and look of the church.

- **Council reached a consensus to have staff return to the governing body with recommendation to potentially replace the pews at the Christ Church with**

removable chairs (hybrid option) or permanently remove the pews.

11. CITY MANAGER REPORTS: City Manager, Tim Young spoke about the Following items:

- Saturday April 16th is opening day for Baseball. Mr. young invited all to come out and enjoy the festivities.
- The land purchases for 994 and 101 S. Central are scheduled for April 13th
- A bid 3609 Perkins Property should be completed later this month or May, as of now the legal language is still being reviewed.
- Aerotropolis will be presenting a presentation at the April 19th Council meeting, regarding M.O.S.T.
- Aerotropolis will be conducting a virtual town hall on April 25th, where residents and business can ask questions and state concerns.
- The finance department is currently preparing for the FY23 budget. He stated that there will be significantly changes to the upcoming budget.

12. PUBLIC COMMENTS: No public comments were made during this meeting.

13. MAYOR AND COUNCIL COMMENTS:

Councilman Adams is looking forward to the Opening Day festivities.

Alderman Rast expressed that he would like staff to explore ideas for upkeep of the park and parking area after events. He stated that this will help keep the litter down when hosting major events at the park. He also asked that police help with operating traffic control as well.

Mayor Hallman thanked everyone for attending the Council meeting. He also thanked staff for their hard work and dedication. Mayor Hallman invited all to the Opening Day festivities on Saturday.

14. EXECUTIVE SESSION: When Executive Session is Required one will be called for the following issues: 1) Litigation O.C.G.A. §50-14-2; 2) Real Estate O.C.G.A. §50-14-3(b)(1); or 3) Personnel O.C.G.A. §50-14-3(b)(2).

MOTION: Councilman Adams made a motion to go into recess, Councilman Alexander seconded. **Motion carried 4-0.**

Alderman Rast made a motion to go into executive session at 6:49PM. Councilman Alexander seconded. **Motion carried 4-0.**

MOTION: Councilman Adams made a motion to exit executive session and enter back into regular meeting. Councilman Reichert seconded. **Motion carried 4-0.**

15. ADJOURN:

MOTION: Councilman Adams made a motion to adjourn at 8:05PM, Councilman Reichert provided a second. **Motion carried 4-0.**

Respectfully submitted,

Alan Hallman, Mayor

Sharee Steed, City Clerk

Community Services met regarding the question of the pews in Christ Church currently stored in the Carriage House, to look at options for the space. Charlotte Rentz was present also the same time. In the discussion, we discovered that there was one original pew from the church that is currently in the carriage house being stored. Included is a photo of that one. The pews that we have been moving in and out were constructed in 1986 and are not historically significant in and of themselves but are an homage to turn of the century churches. After some lengthy discussion, we produced two possible solutions.

First one would be putting two or four of the heavy pews against the back wall area where you come in the front door and securing them to the floor to stay and leave the rest of the area open.

Second and preferred solution by everyone was to center the **original** church pew on the back wall in front of the window and put a plaque on it signifying its significance to the church and not using the heavy pews at all. We also looked at the feasibility of placing pews along the sides of the walls, but that would cover up AC vents and all the electrical outlets which would limit the functionality of the space.





Planning Commission (4-year terms)							
Board	Position	Served on another Board/Authority	Appointed Date	Reappointed Date	Terms Ends	Seeking Re-Appointment	Resigned
Brian Wismer	Chairman	N/A		4/6/2021	12/31/2024		
Jeanne Rast	Vice Chairman	N/A		3/20/2020	12/31/2023		
Leah Davis	Commissioner	N/A		4/6/2021	12/31/2024		
Cliff Thomas	Commissioner	N/A		4/6/2021	12/31/2024		
Charlotte Rentz	Commissioner	Main Street		3/20/2018	12/31/2021		
Lucille Dolan	Commissioner	N/A		3/20/2018	12/31/2021	Yes	
Larry Martin	Commissioner	N/A		3/21/2018	12/31/2021	Yes	

Staff Recommendations

Miller Radford

Lucy Dolan

Rob Hall

Board of Appeals (3 year terms)								
Board	Position	Served on another Board/Authority	Appointed Date	Reappointed Date	Terms Ends	Seeking Re-Appointment	Action	Resigned
Mike Simpson	Chairman	Ethics		4/6/2021	12/31/2023			
Melanie Williams	Board Member	Personnel	4/6/2021	N/A	12/31/2023			
Jason Morris	Board Member	N/A	N/A	4/6/2021	12/31/2023			
Richard Neal	Board Member	N/A	2/1/2022	N/A	12/31/2024			
John Stalvey	Vice Chairman	DRC, HDA		4/6/2021	12/31/2023		Replace	
Charlotte Rentz	Board Member	PC, MS	2/1/2022	N/A	12/31/2024		Replace	
William Slocumb	Board Member	N/A		4/6/2021	12/31/2023	No	vacant - replacement tbd	Yes

Staff Recommendation

Brittany Williams

Dr. Kelly Singleton

From: noreply@civicplus.com
To: [Crystal Griggs-Epps](#); [Maria Rodriguez](#)
Subject: Online Form Submittal: Board Application Form
Date: Friday, December 17, 2021 3:39:02 PM

The following form was submitted via your website: Board Application Form

Select the Board, Commission, or Committee applying for:: Planning & Zoning Commission,Board of Appeals

Name:: Rob

Home Address:: Hall

Home Phone Number:: [REDACTED]

Business Phone Number:: [REDACTED]

Occupation:: Real Estate Broker

Email Address:: [REDACTED]

Why do you want to serve on a Board or Commission?: I currently own two properties in Hapeville, my new construction primary residence and a rental duplex with two long standing tenants (20 years). I've fallen in love with our village and witnessing how quickly it's growing and gaining national attention excites me.

As a real estate broker with over 10 years professional experience, I feel I would be a great asset to help support and guide our town's growth. My goal will be to respect the longstanding Hapevilleians wishes to protect and preserve our town's classic small town charm, while at the same time understanding the vision of the new residents that it continues to attract. That takes balance, and a fresh new perspective that I can bring to the table. I will work to protect and uphold our zoning codes, while ensuring we maintain a good quality of life for all the entire community, our residents and guests.

Are you available in the evenings? : Yes

If yes, which evenings are best for you? : Tuesday

Length of Residency in League City:: < 1 yr

High School:: George Washington High School, Indianapolis

College:: Indiana University

Trade or Business School:: Champions School of Real Estate

Hobbies:: Investing, Outdoor Adventures, Mens Fashion and Fitness and community advocacy for at-risk/underprivileged children

Are you currently serving on other Boards, Commissions, or Committees?: No

If yes, which::

Have you served on a Board, Commission, or Committee before?: Yes

If yes, which::

Please list organization memberships and positions held:: HOA Board President, 2008.
Keller Williams Agent Leadership Council, 2019

Please List Areas of Special Interest: New construction housing, infrastructure, traffic improvement.

Please Enter Basic Resume Information Below:

Please provide three references:: Mark Jones - [REDACTED]
Jeff Shumate - [REDACTED]
Danielle Galimidi - [REDACTED]

Electronic Signature (First, Last): Please be aware that an electronic signature is as legally binding as a handwritten signature.: Robert Hall

Additional Information:

Form submitted on: 12/17/2021 3:38:53 PM

Submitted from IP Address: 73.43.208.22

Referrer Page: No Referrer - Direct Link

Form Address: <http://hapeville.org/Forms.aspx?FID=118>

From: noreply@civicplus.com
To: [Crystal Griggs-Epps](#); [Maria Rodriguez](#)
Subject: Online Form Submittal: Board Application Form
Date: Sunday, December 19, 2021 3:31:03 PM

The following form was submitted via your website: Board Application Form

Select the Board, Commission, or Committee applying for:: Planning & Zoning Commission,Board of Appeals,Design Review Committee

Name:: Miller Radford

Home Address:: [REDACTED] Old Jonesboro Road

Home Phone Number:: [REDACTED]

Business Phone Number:: [REDACTED]

Occupation:: Associate Asset Manager

Email Address:: [REDACTED]

Why do you want to serve on a Board or Commission?: Serving on the Planning & Zoning Commission, Board of Appeals, or Design Review Committee presents the opportunity to share best practices from invigorating public-private partnerships, build multi-variable analytical tools to interpret market data and outcomes, as well as work alongside senior leaders to advance community interests while preserving Hapeville's unique characteristics that have led to its historic charm and continued safety. While it is certainly essential to be a part of the community, it is even more worthwhile to contribute to the community as a leader. This is a position where I can become more engaged, expose myself to a variety of perspectives to fine-tune solutions, and expose others to proven and successful real estate and planning strategies. As much as there is to give, there is even more to learn. Yet when one learns more, there become even more ways to give. This is my chance to evolve with the community and bring forth balanced and fair compromises so all groups share the fruits of Hapeville's growth.

Are you available in the evenings? : Yes

If yes, which evenings are best for you? : Monday ,Tuesday,Wednesday,Thursday,Friday

Length of Residency in League City:: 6 months

High School:: The Westminster Schools

College:: University of Pennsylvania

Trade or Business School:: University of Georgia Terry College of Business

Hobbies:: Running, Dirtbiking, and International Travel

Are you currently serving on other Boards, Commissions, or Committees?: No

If yes, which::

Have you served on a Board, Commission, or Committee before?: No

If yes, which::

Please list organization memberships and positions held:: NAIOP Atlanta - Member
Fulbright Scholarship - Grant Recipient
Kappa Alpha Society - Member

Please List Areas of Special Interest: Real Estate Asset Management
Real Estate Development
Community Engagement
Education and Curriculum Development

Please Enter Basic Resume Information Below: Asset Management Analyst - JAMESTOWN LP, Atlanta, GA
2018 - Present

Private Equity Real Estate

- Provide monthly financial analyses for Washington DC assets. Underwrite ~\$1B for senior management across four mixed-use assets: 700 Pennsylvania Ave (700 Penn Ave), Georgetown Renaissance (3077– 3330 M St), Georgetown Park (3222 M St), and The Ellington (1301 U St).
- Initiate recommendations for proprietary office and retail innovations consistent with Jamestown brand and mission.
- Provide written and oral analysis for redevelopment and renovation projects, COVID relief agendas, and debt placement projections.
- Maintain Argus and Excel based property models for regular budgeting, reforecasting and project reports.
- Underwrote and presented two Redevelopment scenarios for Investment Committee exceeding \$120M in incremental cost, respectively.
- Initiated multifamily portfolio-wide adopted innovations: Concierge Services, Concession Alternatives, Contract Restructurings, Resident Services Mobile Apps, Digital Leasing/Marketing Technologies, Short-Term Rental Partnerships, Smart Locks, Community Tool Share, Package Systems, Transportation Programs/Partnerships.
- Built and maintained three of four asset models for all budget, reforecast, and capital tracking (pre and post renovation).

Project Analyst - SUPERIOR BUSINESS MANAGEMENT INC., Atlanta, GA 2016-2017
Accounting, Tax and Business Management Services for HNW families, entertainers and athletes.

- Directed project support for Kris Benson (Founder & CEO).
- Managed specific projects for certain high-profile clients.
- Produced financial summaries, variance reports, and income statements for film and music projects.
- Managed GA Film Tax Credit applications and filings.
- Directly managed GA Film Tax Credit initiative for a portfolio of three production companies (RiTE Media, DDP Yoga Studios, Raymond-Braun Media Group) utilizing state sponsored credits.
- Successfully appealed two property tax assessments for HNW client rental properties.
- Supported account management for Essence Music Festival and Fourth of November.

FULBRIGHT AWARD RECIPIENT, Kota Belud, Malaysia 2015

Post-graduate education and research exchange

Award Recipient

- Appointed to a 12-month Teaching Assistant position in Kota Belud, Malaysia by U.S. State Department.
- Coordinated, assisted in curriculum design and taught district level English language learning programs sponsored by the Malaysian Ministry of Education.
- Directed and produced 4 short-films depicting state-level cultural exchange projects undertaken by Fulbright recipients.

Please provide three references:: Matt Bronfman - CEO, Jamestown, matt.bronfman@jamestownlp.com
Amy Knopf - Head of Asset Management, Jamestown, amy.knopf@jamestownlp.com
Mark Witschorik - Northeast Regional Director, Jamestown, mark.witschorik@jamestownlp.com

Electronic Signature (First, Last): Please be aware that an electronic signature is as legally binding as a handwritten signature.: Miller Radford

Additional Information:

Form submitted on: 12/19/2021 3:30:56 PM

Submitted from IP Address: 23.113.223.188

Referrer Page: No Referrer - Direct Link

Form Address: <http://hapeville.org/Forms.aspx?FID=118>

From: noreply@civicplus.com
To: [Sharee Steed](#); [Maria Rodriguez](#)
Subject: Online Form Submittal: Board Application Form
Date: Monday, January 24, 2022 5:49:54 AM

The following form was submitted via your website: Board Application Form

Select the Board, Commission, or Committee applying for:: Hapeville Development Authority ,Development Authority of the City of Hapeville

Name:: Kelly Singleton, PhD

Home Address:: [REDACTED] Orchard St Hapeville

Home Phone Number:: [REDACTED]

Business Phone Number:: [REDACTED]

Occupation:: Cargo Control Lead - Delta

Email Address:: [REDACTED]

Why do you want to serve on a Board or Commission?: I want to bring my experience and knowledge to Hapeville. Since living here, I have become very familiar with the city including walking the entire city over a few days just exploring. In my exploration, there are so many opportunities for development and improvement of our city. I want to bring some of the vision I see for Hapeville to fruition.

Are you available in the evenings? : Yes

If yes, which evenings are best for you? : Monday ,Tuesday,Wednesday,Thursday,Friday

Length of Residency in League City:: Hapeville

High School:: South Pike HS

College:: Ottawa - BA Walden U - PhD Public Policy

Trade or Business School:: Webster U - MBA

Hobbies:: Traveling, health & fitness, trading, runner

Are you currently serving on other Boards, Commissions, or Committees?: Yes

If yes, which:: Fulton County Community Zoning Board

Have you served on a Board, Commission, or Committee before?: Yes

If yes, which:: See below

Please list organization memberships and positions held:: Georgia Equality - Board of Directors, C-4 (Lobbying) Chair,

The Main Street Academy - A Fulton County Charter School - Academic and School Performance Chair

The Coalition for South Fulton Now - Board that lead to the creating of the city of South Fulton - Treasurer

Please List Areas of Special Interest: Economic Equity and Development, Environmental Equity and Conservation, Public Finance, Marketing

Please Enter Basic Resume Information Below: Lead Cargo Agent, Cargo Control Center

01/2018– Present

Delta Air Lines, Inc.

- Support the mission of the Cargo Control Center (CCC) of proactive failure prevention, and rapid service recovery
 - Monitor critical products movement across the globe to ensure operational metrics are met
 - Take any action necessary to support operational metrics, including calling the stations when critical shipments are at risk of failure
- Partner with other teams in CCC, such as Trucking, ULD Control and Air France/KLM, to resolve issues with movement of freight
- Monitor mail movement through stations utilizing various reporting tools and contact stations to ensure timely acceptance and scanning of mail

Ready Reserve, ACS

10/2014-01/2018

Delta, Air Lines, Inc.

Finance Director/Fundraiser

07/2017-11/2017

The Friends of Josh McNair, Inc.

Candidate for Fulton County Board of Commissioners District 4

- Worked with Mr. McNair to establish financial back office and fundraising structure for their campaign.
- Created and supported fundraising events as well as staffing to ensure ease of financial operations.
- Compiling and maintaining a database of community leadership

Finance Director/Fundraiser/Communications Director

04/2015-04/2017

The Committee to Elect Rafer Johnson, Inc.

Candidate for GA House District 62, City of South Fulton Mayor, & BOC D6

- Worked with Mr. Johnson to maximize the amount of donations from immediate and larger community circles to fund campaign activities
- Created and managed communications database, including vision and mission statements for the campaign, write campaign emails for fundraising, event coordination, volunteer signups, etc.
- Managed campaign account and funds to ensure maximum solvency and complete and accurate reporting of financial campaign data to the state.

Political Consultant

11/2014-05/2015

The Office of the Chairman of the Board of Commissioners

- Created and implemented a communication and marketing plan for the Chairman to more effectively communicate successes and opportunities to his constituency
- Created a business continuity plan for the Office of the Chairman to make the transition process easier
- Data mined voter data to understand voter trends and attitudes to better predict the outcome of the next election
- Created a branding strategy for the Chairman to ensure maximum visibility to the constituency of Fulton County

Investment Associate (Sales) - Series 7 & 63 Licenses

05/2013 – 08/2013

YieldQuest Securities

- Performed performance and pricing analyses on municipal bonds which were slated to be purchased in consumer and business accounts
- Researched and collected data on blocks of bonds in understanding the overall health of the municipality issuing the bond to ensure liquidity and continuity of payments of interest
- Created a survey for families to understand their risk tolerances to extract information to help our advisors to recommend the right product according to their risk preferences
- Researched strategic investment opportunities in municipalities to ensure maximum ROI

EDUCATION

- PhD, Public Policy (Policy Analysis), Walden University '17 (Atlanta, GA)
- MBA, (Finance), Webster University '07 (Louisville, KY)
- BA, (Management), Ottawa University, '06, (Jeffersonville, IN)
- Nuclear Engineering Certification, USN Nuclear Power School, '01(Goose Creek, SC)

Please provide three references:: Renitta Shannon - [REDACTED]

Dr. John Eaves - [REDACTED]

Donny Taylor - [REDACTED]

Electronic Signature (First, Last): Please be aware that an electronic signature is as legally binding as a handwritten signature.: Dr. Kelly Singleton

Additional Information:

Form submitted on: 1/24/2022 5:49:45 AM

Submitted from IP Address: 205.174.22.25

Referrer Page: <https://ga-hapeville3.civicplus.com/68/Boards-and-Commissions>

Form Address: <http://ga-hapeville3.civicplus.com/Forms.aspx?FID=118>

From: noreply@civicplus.com
To: [Crystal Griggs-Epps](#); [Maria Rodriguez](#)
Subject: Online Form Submittal: Board Application Form
Date: Thursday, December 23, 2021 2:31:04 PM

The following form was submitted via your website: Board Application Form

Select the Board, Commission, or Committee applying for:: Planning & Zoning Commission

Name:: Lucille M. Dolan

Home Address: [REDACTED], Parkview Place

Home Phone Number:: [REDACTED]

Business Phone Number:: [REDACTED]

Occupation:: Retired

Email Address:: [REDACTED]

Why do you want to serve on a Board or Commission?: I'm pleased to be involved in the growth and development of the City of Hapeville. I enjoy working with the other members of the Planning Commission and the professional team that helps move the city forward.

Are you available in the evenings? : Yes

If yes, which evenings are best for you? : Tuesday

Length of Residency in League City:: Hapeville

High School:: St. Joseph

College:: Georgia State University

Trade or Business School::

Hobbies:: Reading, Sewing, Genealogy

Are you currently serving on other Boards, Commissions, or Committees?: Yes

If yes, which:: Planning and Zoning

Have you served on a Board, Commission, or Committee before?: No

If yes, which::

Please list organization memberships and positions held:: President, Northwoods Neighborhood Association
Paper Piecing Quilting Group of Intown Quilters

Please List Areas of Special Interest: TESOL International
TESOL Arabia

Please Enter Basic Resume Information Below: GSU, 1993, Master's of Science in Applied Linguistics and ESL
Taught at GSU, Mercer, USIS in Egypt, Bi-National Fulbright Commission in Cairo, Egypt, UAE University, Al

Ain

Please provide three references:: Charlotte Rentz
Susan Bailey
Ellen Free

Electronic Signature (First, Last): Please be aware that an electronic signature is as legally binding as a handwritten signature.: Lucille Dolan

Additional Information:

Form submitted on: 12/23/2021 2:30:57 PM

Submitted from IP Address: 74.190.1.44

Referrer Page: No Referrer - Direct Link

Form Address: <http://www.hapeville.org/Forms.aspx?FID=118>

1 **STATE OF GEORGIA**

2
3 **CITY OF HAPEVILLE**

4
5 **ORDINANCE NO. 2022-06**

6
7 **AN ORDINANCE FOR THE REAPPOINTMENT OF BOARD MEMBERS OF THE CITY**
8 **OF HAPEVILLE PURSUANT TO PART I (“CHARTER AND RELATED LAWS”),**
9 **SUBPART A (“CHARTER”), ARTICLE II (“THE MAYOR AND COUNCIL”),**
10 **CHAPTER 4 (“ORGANIZATION AND PROCEDURE”), SECTION 2-401 (“ANNUAL**
11 **ORGANIZATIONAL MEETING”) OF THE CITY CHARTER; TO PROVIDE FOR**
12 **SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN**
13 **EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.**

14
15 **WHEREAS**, the Mayor and Council shall have full power and authority to provide for the
16 execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers,
17 agencies, or employees granted by the City of Hapeville’s Charter or by state law; and,

18
19 **WHEREAS**, the municipal government of the City of Hapeville (hereinafter “City”) and
20 all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be
21 the legislative body of the City; and,

22
23 **WHEREAS**, every official act of the Mayor and Council which is to become law shall be
24 by ordinance;

25
26 **WHEREAS**, the Mayor and Council has the right to establish, abolish, merge, or
27 consolidate officers, positions of employment, departments and agencies of the City that are
28 necessary and proper for the administration of the affairs and government of the City; and

29
30 **WHEREAS**, the Mayor and Council nominate and appoint the following persons for the
31 following officers for the 2022 Calendar Year in accordance with the City Charter.

32
33 **BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
34 **THE CITY OF HAPEVILLE, GEORGIA THAT:**

35
36 **Section One. Appointments of Office.** The Mayor and City Council make the following
37 appointments for the 2022 Calendar Year:

38

<u>OFFICE</u>	<u>NAME</u>
Board of Appeals	
Planning Commission	
Design Review Committee	

39
40
41 **Section Two. Codification and Certify.** This Ordinance adopted hereby shall be codified
42 and certified in a manner consistent with the laws of the State of Georgia and the City.

43
44 **Section Three. Severability.**

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section Four. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Five. Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this 15th day of March, 2022.

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

City Clerk

APPROVED BY:

95

96

97

City Attorney