



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

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 WORK SESSION

Join in person at 700 Doug Davis Drive, Hapeville, GA 30354 Or, visit the City's Website for live stream at <https://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes>

October 17, 2023 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. Pensions, Defined Benefit v Defined Contributions – GMEBS, Michelle Warner .

Supporting Document(s):

1. City of Hapeville - 2023(9779642.1)

5. PUBLIC HEARING:

- 5.I. Consideration and Action of a Conditional Use Permit request to operate a spa at 3392 & 3396 Dogwood Drive.

Background:

Kristin Cooper is requesting a Conditional Use Permit to operate a spa at 3392 & 3396 Dogwood Drive (Parcel ID's: 14 009800180145 and 14 009800180152). The property is zoned U-V, Urban Village, and is subject to the zoning regulations under Section 93-11.2-5 (Conditional uses) of the City of Hapeville Zoning Ordinance.

The Planning Commission considered this item on October 10, 2023, and recommended approval, subject to the applicant providing a scaled drawing to confirm the location and number of parking spaces.

Supporting Document(s):

1. Application - 3392 and 3396 Dogwood Drive_SUP_Redacted
2. Plans - 3392 and 3396 Dogwood Drive_SUP
3. Planners Report - 3396 Dogwood Ave._Conditional Use Permit
4. Minutes - 10-10-2023_Summary Minutes
5. Legal Ad. - 10-17-2023_3392, 3396 Dogwood Drive_CUP

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 approve the October 3rd Meeting minutes.

Supporting Document(s):

1. 10032023 Drafted Minutes

7.II. Consideration and Action to approve the October 3rd Executive Session minutes.

8. OLD BUSINESS:

9. NEW BUSINESS:

9.I. Approval for Marriott International Art Alley Rental

Background:

Approval for Marriott International to rent the Art Alley and Art Container on November 8, 2023 from 9:00 am until 2:00 pm. This event is for Marriott's Global Customer Appreciation Week for 50 attendees. The contact person is David Offenhauser.

Supporting Document(s):

1. Event Request_Redacted

9.II. Discussion on Main Street Projects

Background:

On September 26, 2023 Hapeville City Council met with the Main Street Board on several topics. During the meeting, Main Street presented several projects for the City Council to consider for direction:

- “A Main Street City” Banner designs for Main Street
- Cost Estimate for the March 2024 Butterfly Parade
- A request to construct a memorial plaza at 700 South Central Ave (Delta Airlines).
- A request to erect an Arts District at 768 South Central Avenue (corner of S. Central Ave. Virginia Ave).

Included in the packet is the information provided at the meeting. We are requesting council give input and direction for Main Street for their planning purposes.

Supporting Document(s):

1. MSB - Project Requests 9-2023

9.II.1. A Main Street City Butterfly Banners

9.II.2. Butterfly Parade

9.II.3. Remembrance Plaza

9.II.4. Art District Signage

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.



City of Hapeville

January 1, 2023 Actuarial Valuation

October 17, 2023



Agenda

Summary of Key Valuation Results

Valuation History

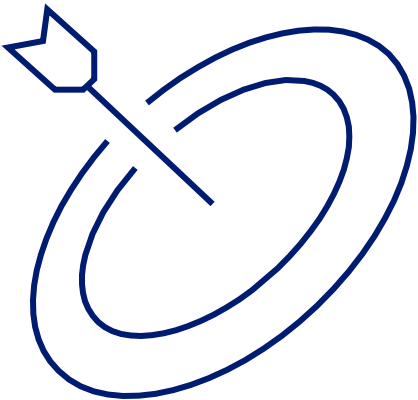
Plan Provisions

Projections

Questions

Summary of Key Valuation Results

Valuation date	January 1, 2023	January 1, 2022
Contributions for fiscal year beginning:	July 1, 2023	July 1, 2022
Recommended Contribution	\$1,187,511	\$1,266,275
as a percent of expected payroll	18.16%	20.09%
net amortization period as of the valuation date	19	20
Absolute Minimum	\$986,932	\$1,044,152
as a percent of expected payroll	15.09%	16.57%
Unfunded Actuarial Accrued Liability	\$6,147,944	\$7,040,064
Funding Ratio		
Actuarial Value Basis	79.56%	77.09%
Market Value Basis	68.01%	83.71%



Valuation History

Year	Recommended Contribution Rate	AVA Funding Percentage*	Number of Active Employees	Covered Salary	Average Salary
1/1/2020	16.55%	81.08%	126	6,173,200	49,000
1/1/2021	20.81%	74.64%	123	6,210,600	50,500
1/1/2022	20.09%	77.09%	120	6,232,100	51,900
1/1/2023	18.16%	79.56%	119	6,467,100	54,300

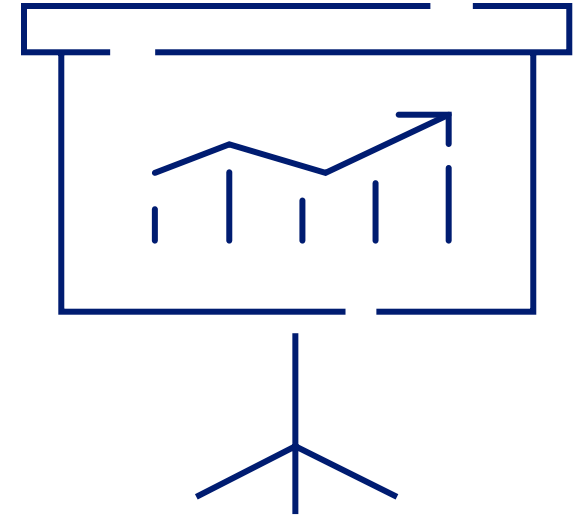
2020 – Plan Transferred back to GMA

2021 – Plan amended to provide 1% Fixed COLA and decrease Vesting Period to 5 Years (Increased Recommended Contribution Rate by 4.31%)

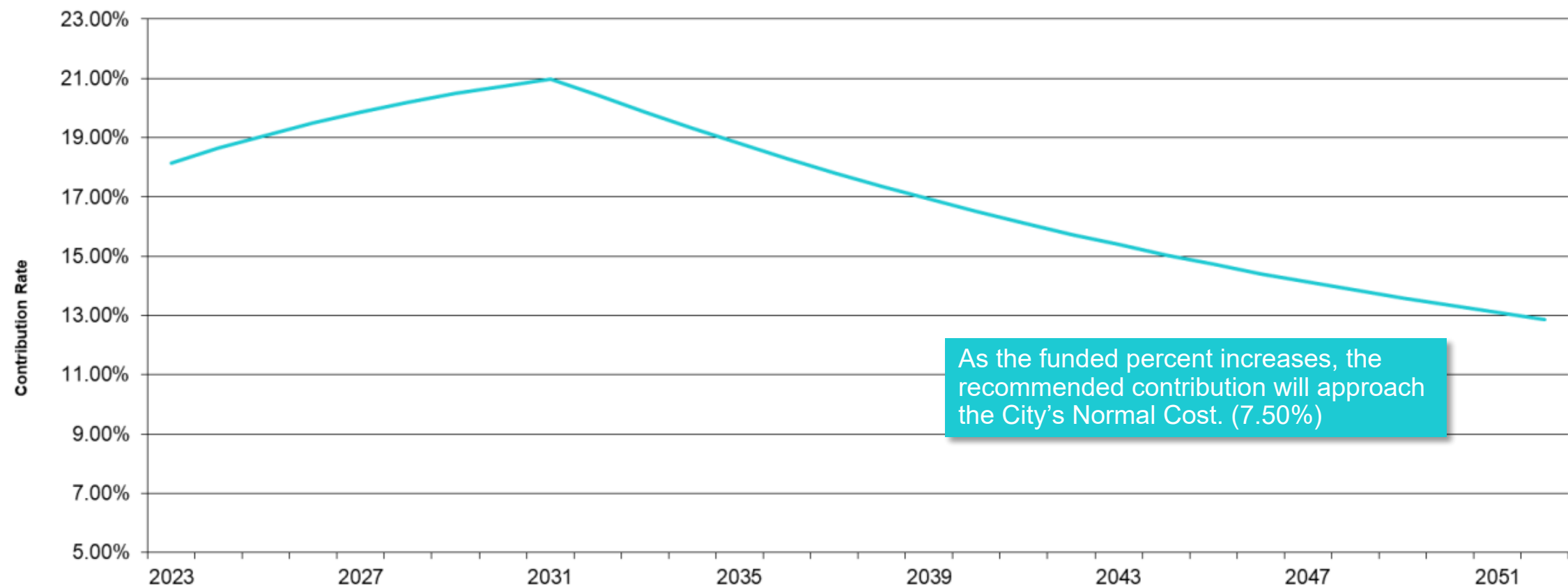
**If market value were used instead, the funded percentages would differ.*

Projections

- The following slides include projections of the Plan's contribution rates, contribution amounts and funded percentage on the smoothed actuarial value of assets. Note that using market value would result in different percentages.
- Investment gains and losses are recognized through the asset smoothing method over time. Future returns are projected to be 7.375% annually.
- All assumptions are presumed to be met in the aggregate, so that no future experience gains or losses are anticipated (other than those resulting from the smoothing of existing deferred investment gains and losses).
- The recommended contributions are determined based on the GMEBS funding policy approved by the Board.
- No changes in plan provisions are anticipated for this purpose, except as noted.

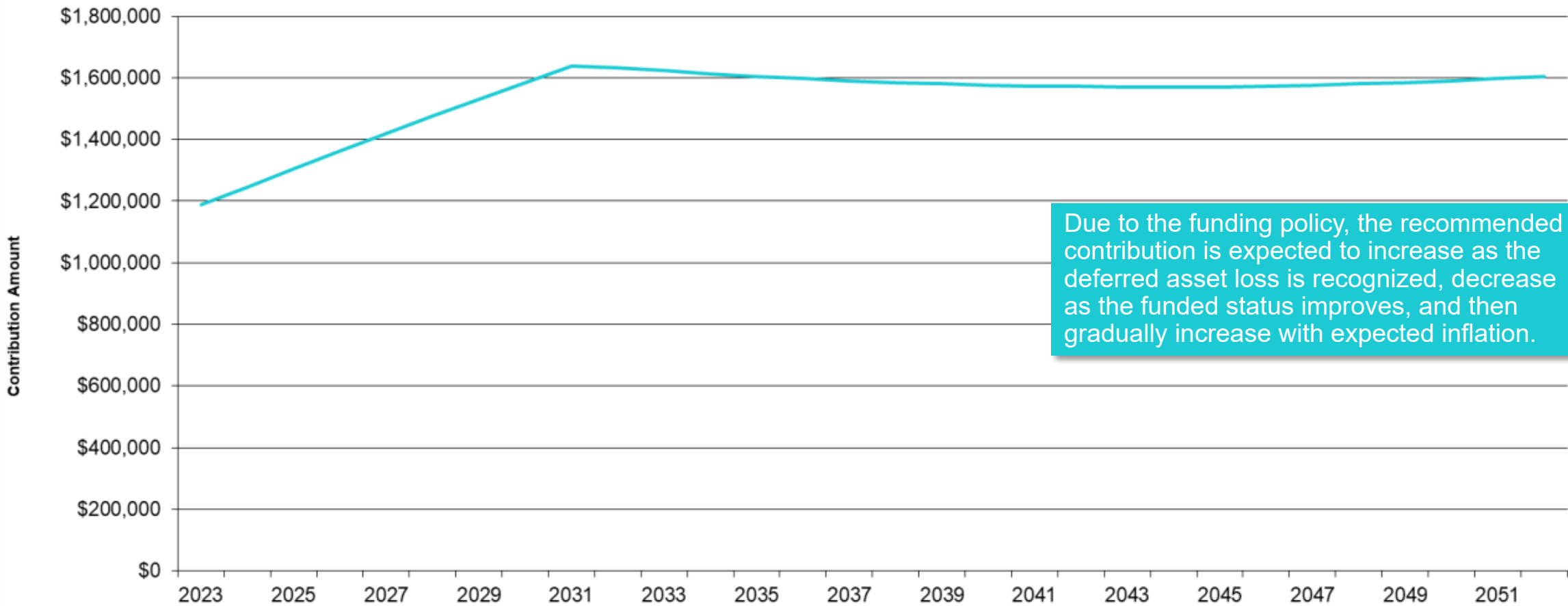


Projected Contribution Rate



The above projections assume that plan experience will match current assumptions and that the number of active employees, their age and service will remain relatively consistent from year to year.

Projected Contribution Amount

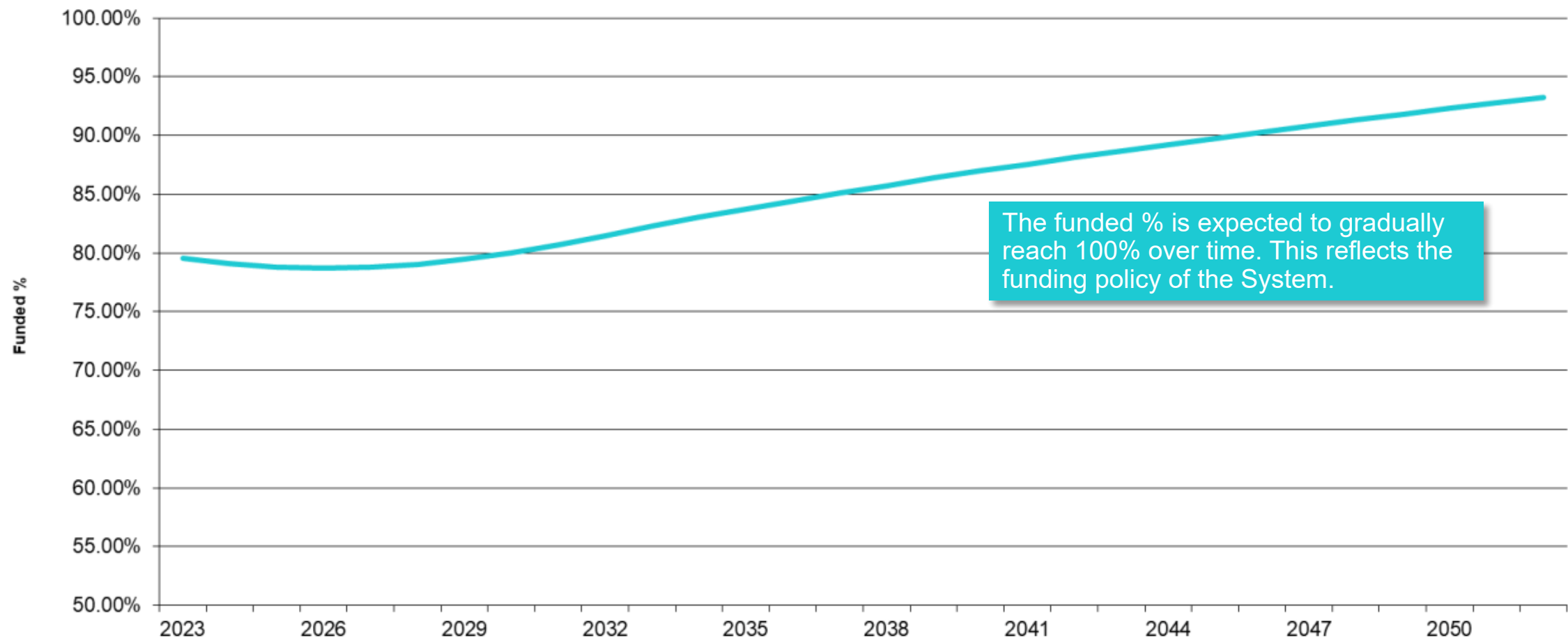


Due to the funding policy, the recommended contribution is expected to increase as the deferred asset loss is recognized, decrease as the funded status improves, and then gradually increase with expected inflation.

The above projections assume that plan experience will match current assumptions and that the number of active employees, their age and service will remain relatively consistent from year to year.

Projected Funded Percentage

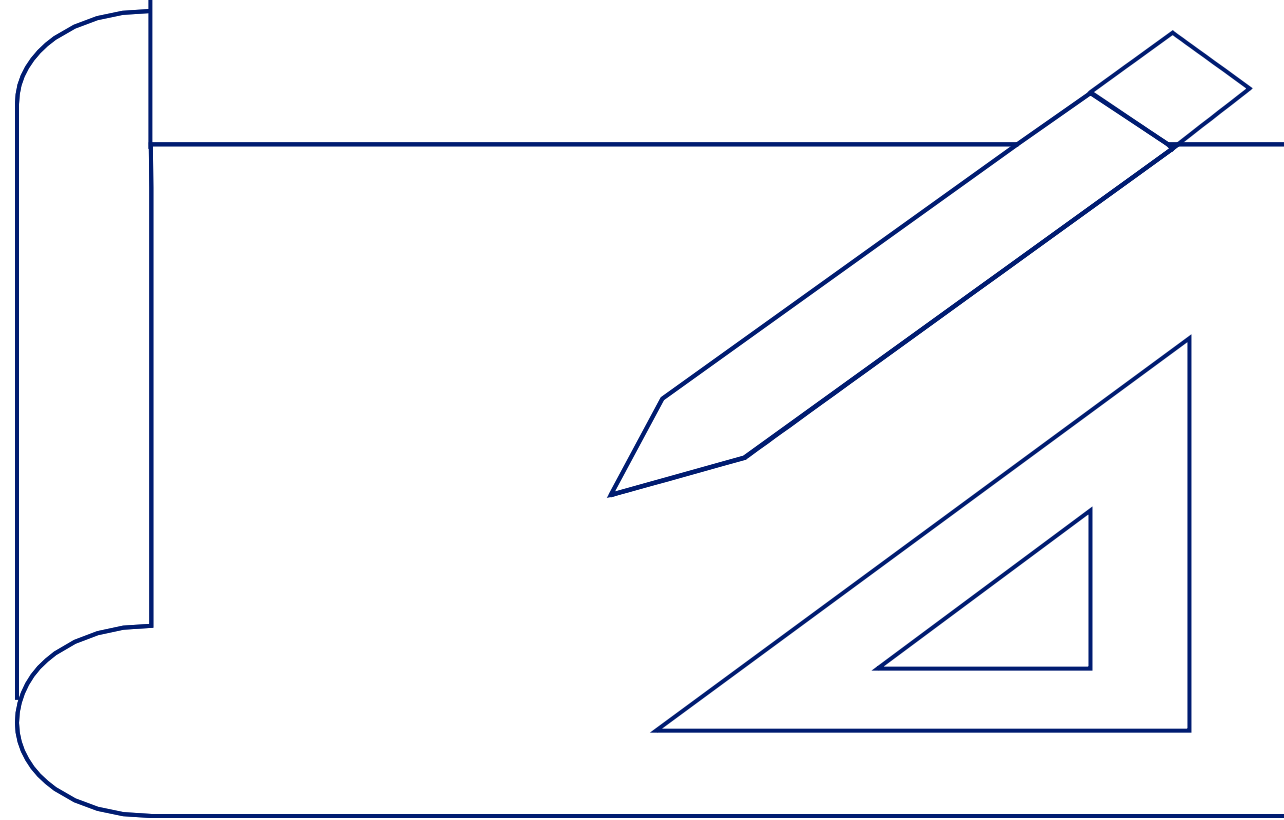
Using Smoothed Actuarial Value of Assets



The funded % is expected to gradually reach 100% over time. This reflects the funding policy of the System.

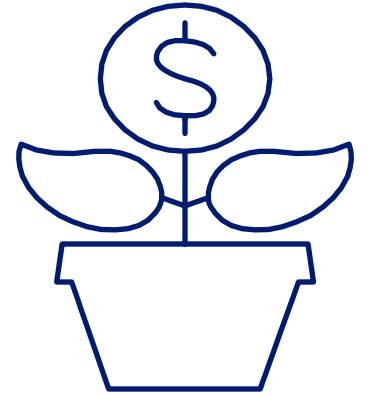
The above projections assume that plan experience will match current assumptions and that the number of active employees, their age and service will remain relatively consistent from year to year.

Plan Design



Current City Retirement Plan

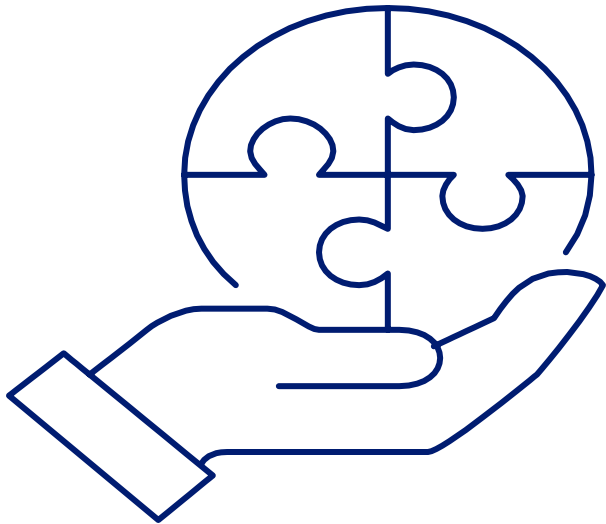
- The City participates in Social Security for General Employees (GE) (Public Safety (PS) Employees do not participate)
- A defined benefit (DB) plan
 - Accrual multiplier of 1.32% for GE and 2.00% for PS (some older groups have different rates);
 - Elected Officials not covered;
 - Normal retirement age of 65 with 5 years of service;
 - Alternative Normal Retirement at 35 YOS for PS;
 - Early retirement age at minimum age of 55 with 10 years of service;
 - No employee contributions;
 - Fixed 1.00% Annual Cost-of-living Adjustment;
 - 100% Vesting at 5 years
- A voluntary employee funded 457(b) Deferred Compensation (DC) plan is available



Retirement Plan Structure

- Retirement Plans fall into 2 broad categories:
 - **Defined Benefit Plans** – which focus on benefit security
 - **Defined Contribution Plans** - which focus on wealth accumulation
- **Defined Benefit Plans** include final average salary plans, career average salary plans and flat dollar plans
 - Risk generally borne by Employer
 - Risk includes: Wage inflation, Inflation risk, Interest rate, Investment risk, Longevity risk, Incentive risk, Regulatory risk
- **Defined Contribution Plans** include 401(a), 403(b), 457(b) and matching plans
 - Risk generally borne by Employee
 - Risk includes: Wage inflation, Inflation risk, Interest rate, Investment risk, Longevity risk, Incentive risk, Regulatory risk, Non-participation risk, Leakage risk, Cognitive and Will-power risk

Setting Priorities



- What is the ultimate purpose in reviewing plan design?
- Is it to reduce contribution requirements?
 - If yes, by how much? As a dollar amount or as a % of pay?
- Is it to reallocate potential retirement risk?
 - If yes, how will responsibility for retirement income be shared?
- Is it to modify work force behavior to better coincide with management and personnel objectives?
 - If yes, how do we quantify these objectives?

Balancing Taxpayer, Employer and Member Concerns

Taxpayer Concerns

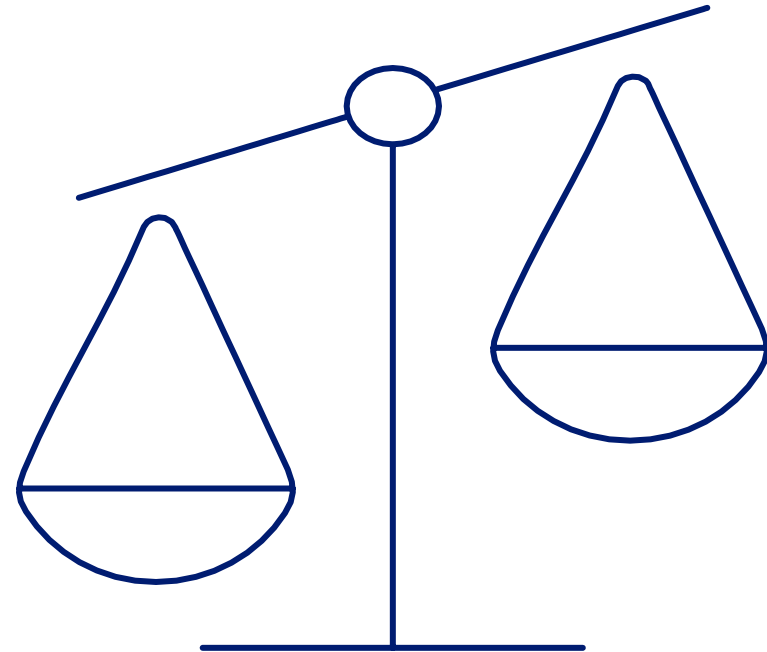
- Cost

Employer Concerns

- Mission

Employee Concerns

- Adequacy

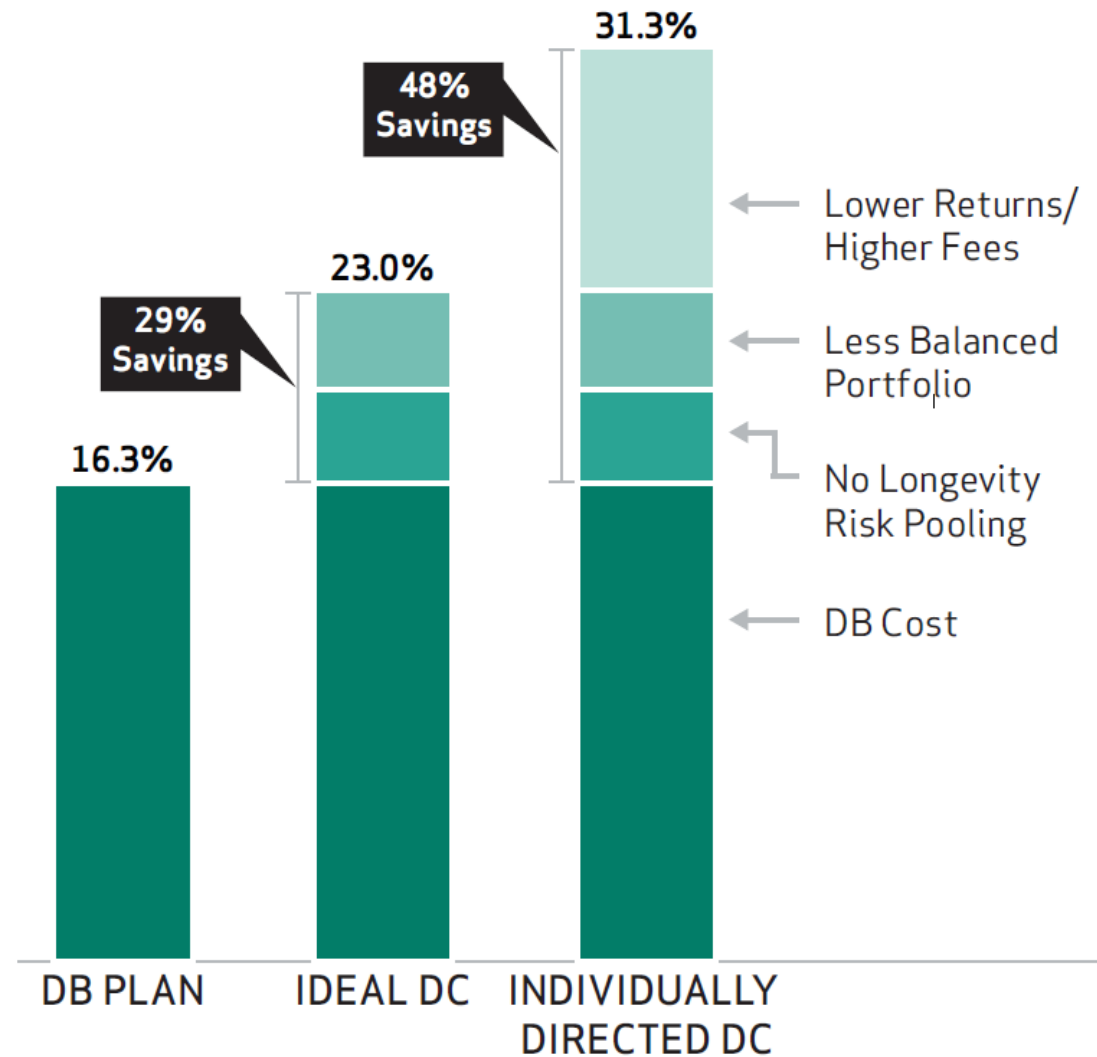


Impact on Retirement

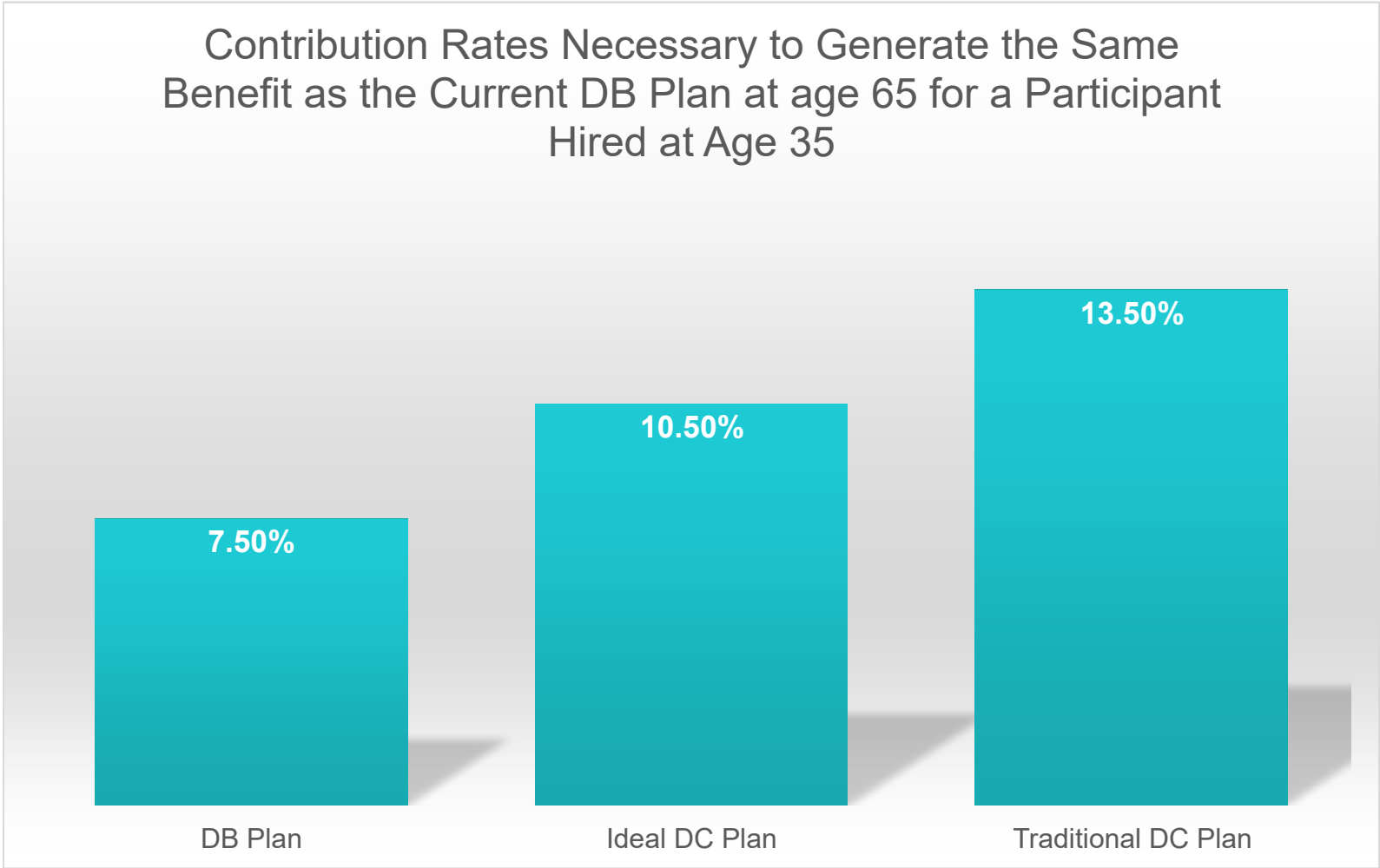
Case Studies

- In December 2014, the NIRS released an update of their 2008 study “Better Bang for the Buck”.
- In spite of some discussions proposing to use DC plans as the base retirement in the public sector, this study shows that the DB model is inherently more cost-efficient than DC plans.
- These efficiencies in delivering benefits are due to three structural advantages.
 - Longevity risk pooling
 - Asset allocation
 - Low fees and professional management
- Consequently, any savings from shifting from a DB plan to a DC plan results from decreasing retirement income.
- Since 2008, improvements have been made in benefit delivery for some DC plans. The Better Bang paper refers to these as “ideal DC” plans, also known as pooled DC plans.
 - These plans remove asset allocation and selection from the individual to a professional manager.
 - Even with this improvement DB plans are 29% more efficient than an “ideal” DC plan.
- The chart on the following page from “Still a Better Bang for the Buck” illustrates the impact of these structural efficiencies inherent in DB plans.
 - For an individually managed DC plan, a DB plan is 48% more cost effective in delivering benefits.
 - As noted on the following page, the efficiency is 29% better than an “ideal” DC plan.

Cost of DB and DC Plans as a % of Payroll



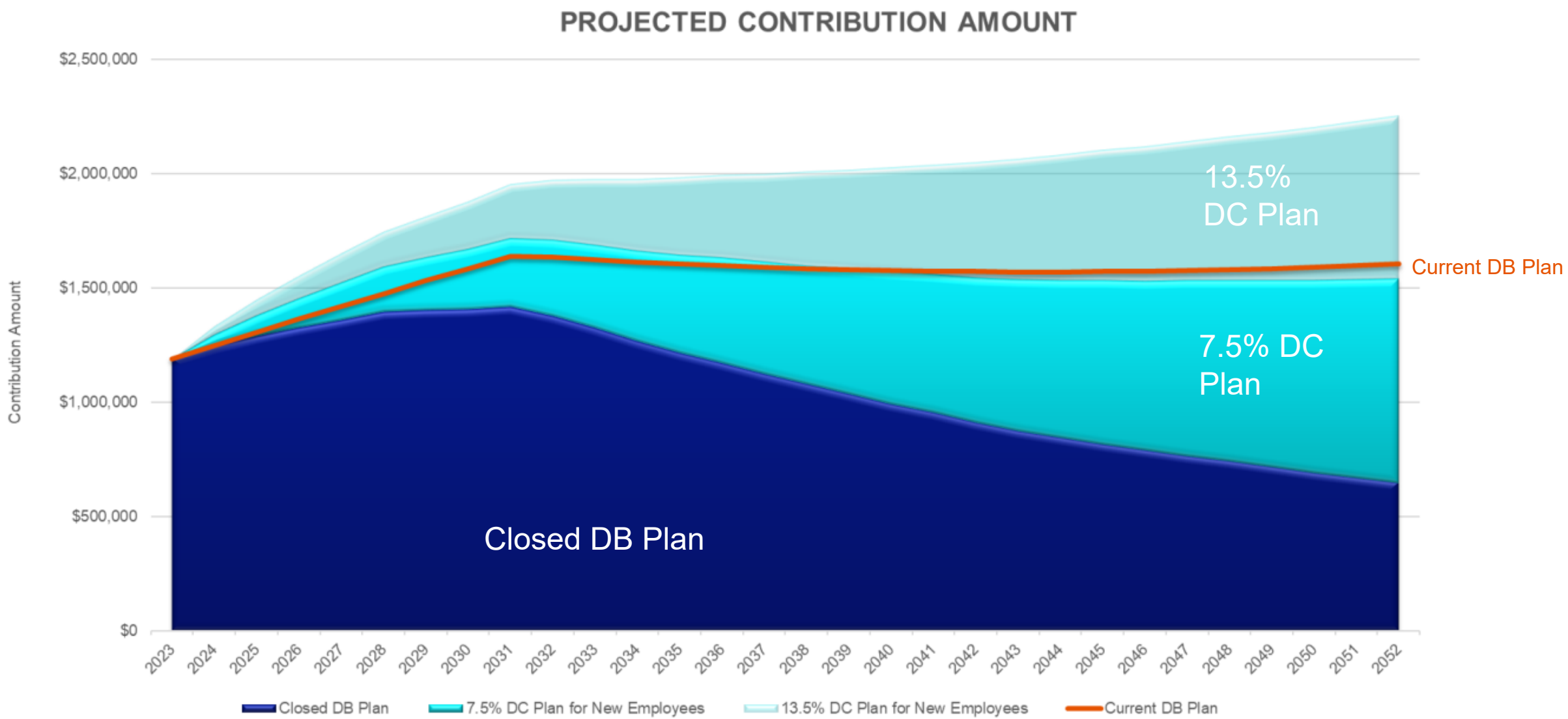
Comparison of Sample DC Plans with Current DB Plan



Contribution rates shown here include both employee and employer contributions

Due to averaging, the Percentage for Public Safety Employees would be higher than those shown here. For General Employees, the percentages would be lower.

City of Hapeville - Impact of Plan Closure



The Small Print

- This presentation is intended for the use of interested parties of the Plan and is a supplement to Segal's full valuation report for the Plan as of January 1, 2023.
- Please refer to the full valuation reports for a description of assumptions and plan provisions reflected in the results shown in this presentation. The report also includes more comprehensive information regarding the System's membership, assets, and experience during the most recent plan year.
- Projections, by their nature, are not a guarantee of future results. They are intended to serve as estimates of future financial outcomes that are based on assumptions about future experience and the information available to us at the time the modeling is undertaken and completed. The projected future results included in this presentation show how the System would be affected if specific investment return, salary, mortality, turnover, disability and retirement assumptions are met. Actual results may differ due to such variables as demographic experience, the economy, stock market performance and the regulatory environment.
- Segal valuation results are based on proprietary actuarial modeling software. The actuarial valuation models generate a comprehensive set of liability and cost calculations that are presented to meet regulatory, legislative and client requirements. Deterministic cost projections are based on a proprietary forecasting model. Our Actuarial Technology and Systems unit, comprised of both actuaries and programmers, is responsible for the initial development and maintenance of these models. The models have a modular structure that allows for a high degree of accuracy, flexibility and user control. The client team programs the assumptions and the plan provisions, validates the models, and reviews test lives and results, under the supervision of the responsible actuary.
- The calculations included in this presentation were completed under the supervision of Malichi S. Waterman, FCA, MAAA, EA.

Thank You!

Malichi S. Waterman FCA, MAAA, EA
Vice President and Consulting Actuary
mwaterman@segalco.com



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Kristin Cooper

Mailing Address: 535 Erin Avenue SW Atlanta, GA 30310

Telephone [REDACTED]

Mobile # [REDACTED]

Email mindbodyworkslc@gmail.com

Property Owner (s) William Garcia, CEO Big Boy Real Estate

Mailing Address 3515 Zip Industrial Blvd. SE, Hapeville, GA 30354

Telephone [REDACTED]

Mobile # [REDACTED]

Address/Location of Property 3392 & 3396 Dogwood Dr, Hapeville, GA 30354

Parcel ID # (INFORMATION MUST BE PROVIDED): 14009800180145 + 14009800180152

Present Zoning Classification: C3

Size of Tract

acre(s)

Present Land Use: None

Please check the following and applies to this application

☐ Site Plan Review

☐ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) Special use permit

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 revocation 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 own 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 to. 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.

Applicant's signature

Date 9/6/23

Sworn to and subscribed before me

This 6 day of Sept 2023

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.)

Mind + Body Works will provide wellness services to the Hapeville community and surrounding areas. Services will include:

(1) Massage Therapy (Swedish/Deep Tissue/Thai Massage)
w/ add ons: Hot Stones + Aromatherapy

(2) Facials

(3) Energy Work (Reiki Healing)

(4) IV Therapy

We will also offer services that promote general well being such as Yoga and meditations.

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:

3392 & 3396 Dogwood Dr
Hapeville, GA 30354

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 Kristin Cooper

Address of Applicant
535 Erin Avenue SW Atlanta, GA 30310

Telephone of Applicant
[REDACTED]

W. Garcia

Signature of Owner

William Garcia, Big Boy Real Estate

Print Name of Owner

Personally Appeared Before Me this

6

day of

September 23

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)

KC 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.

KC Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

KC 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.

KC 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 siting of adjoining structures, etc.).

- KC 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.
- KC 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.
- KC Existing and proposed grades at an interval of five (5) feet or less.
- KC 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).
- KC 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.
- KC 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.
- KC 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.
- KC 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.

- kc Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- kc Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- kc 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.
- kc Site area (square feet and acres).
- kc 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.
- kc Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- kc Total floor area ratio and/or residential density distribution.
- kc Number of parking spaces and area of paved surface for parking and circulation.
- kc 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: 9/6/23

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS
OF RECORD BOTH WRITTEN AND UNWRITTEN.

PLAT ERROR OF CLOSURE = 1' IN 108,715'
FIELD ERROR OF CLOSURE = N/A - OPEN END
EQUIPMENT USED TOPCON-GTS
FIELD WORK COMPLETED 9-06-2022

AS PER FLOOD INSURANCE RATE MAP OF THE CITY OF
HAPEVILLE, GA. COMMUNITY PANEL NO. 13121C0366F
A PORTION OF THIS PROPERTY IS LOCATED IN A
FLOOD HAZARD ZONE A, DATED 9-18-2013

THE PURPOSE OF THIS SURVEY IS TO
COMBINE THE TWO LOTS INTO ONE LOT

BURTON & ASSOCIATES

1740 Hudson Bridge Rd
Box 1226
Stockbridge, GA. 30281
TEL (404)867-8332
bdolnc@ellsouth.net



PROPERTY SURVEY
3396 & 3392 DOGWOOD DRIVE
PARCEL ID # 14009800180145 &
14009800180152
FOR
ANDY GARCIA

LANDS LOT	98	CITY	HAPEVILLE	DATE	9-23-2022
DISTRICT	14	COUNTY	FULTON	JOB NO.	90522GA
SCALE	1"=40'				

THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

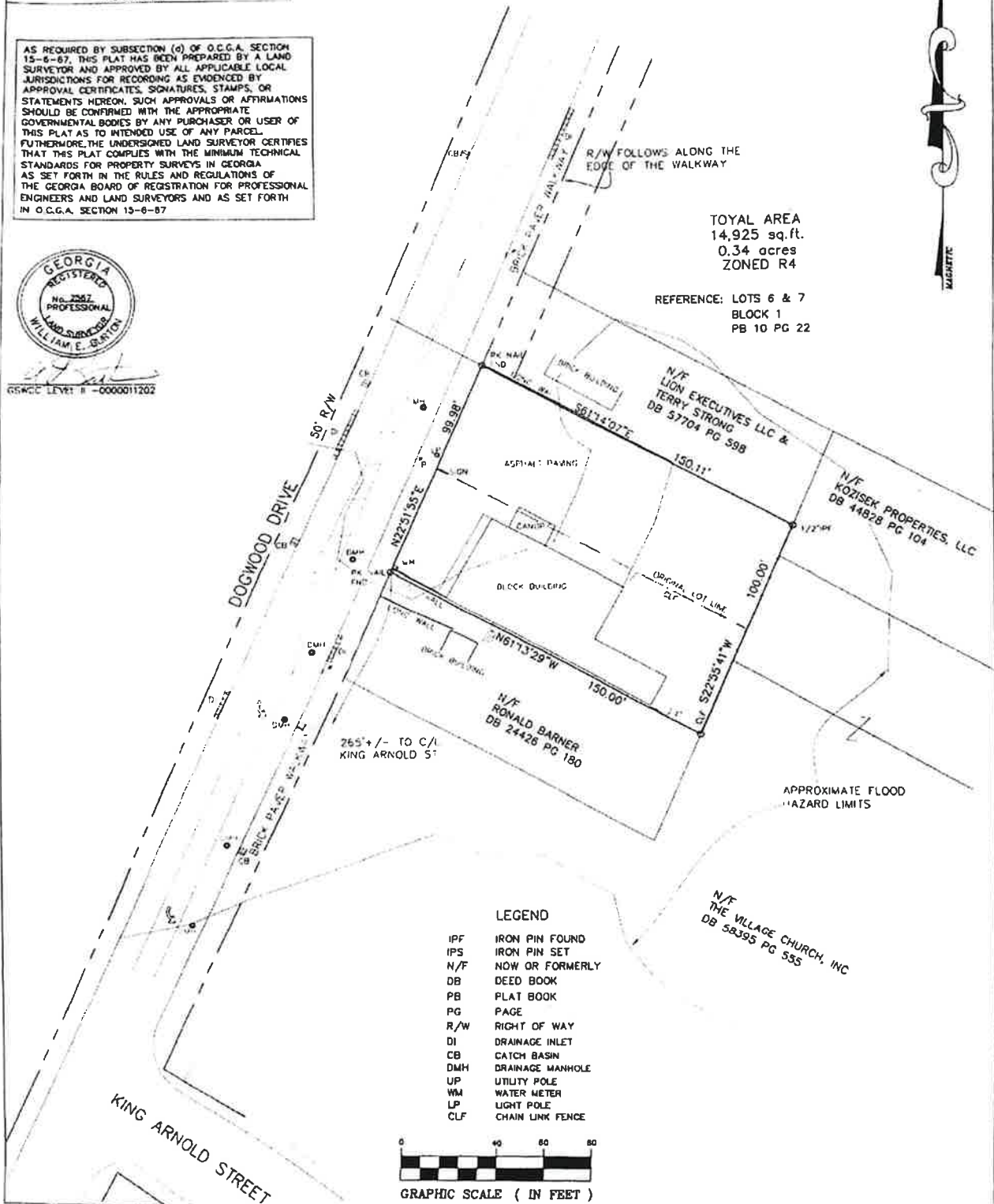
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION
15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND
SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL
JURISDICTIONS FOR RECORDING AS EVIDENCED BY
APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR
STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS
SHOULD BE CONFIRMED WITH THE APPROPRIATE
GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF
THIS PLAT AS TO INTENDED USE OF ANY PARCEL.
FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES
THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL
STANDARDS FOR PROPERTY SURVEYS IN GEORGIA
AS SET FORTH IN THE RULES AND REGULATIONS OF
THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL
ENGINEERS AND LAND SURVEYORS AND AS SET FORTH
IN O.C.G.A. SECTION 15-6-67



GSACC LEVER # -0000011202

TOYAL AREA
14,925 sq.ft.
0.34 acres
ZONED R4

REFERENCE: LOTS 6 & 7
BLOCK 1
PB 10 PG 22



		BURTON & ASSOCIATES 1740 Hudson Bridge Rd Box 1226 Stockbridge, GA. 30281 TEL (404)867-8332 bdalnc@ellsouth.net		PROPERTY SURVEY 3396 & 3392 DOGWOOD DRIVE PARCEL ID # 14009800180145 & # 14009800180152 FOR ANDY GARCIA		DATE 9-23-2022 JOB NO. 90622CA	
CITY	HAPEVILLE	COUNTY	FULTON	LAND LOT	9B	DISTRICT	14
				SCALE	1" = 40'		

THE PUPOSE OF THIS SURVEY IS TO
COMBINE THE TWO LOTS INTO ONE LOT

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GSNCC LEVEL II - 00000011202

REFERENCE: LOTS 6 & 7
BLOCK 1
PB 10 PG 22

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GSWCC LEVEL # -0000011202

R/W FOLLOWS ALONG THE
EDGE OF THE WALKWAY

TOTAL AREA
14,925 sq.ft.
0.34 acres
ZONED R4

REFERENCE: LOTS 6 & 7
BLOCK 1
PB 10 PG 22

N/F KOSISEK PROPERTIES, LLC
DB 44828 PG 104

N/F LION EXECUTIVES LLC &
TERRY STRONG
DB 57704 PG 598

N/F RONALD BARNER
DB 24426 PG 180

N/F THE VILLAGE CHURCH, INC
DB 53395 PG 555

LEGEND

IPF	IRON PIN FOUND
IPS	IRON PIN SET
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT OF WAY
DI	DRAINAGE INLET
CB	CATCH BASIN
DMH	DRAINAGE MANHOLE
UP	UTILITY POLE
WM	WATER METER
LP	LIGHT POLE
CLF	CHAIN LINK FENCE

GRAPHIC SCALE (IN FEET)

The survey plat depicts a rectangular lot bounded by Dogwood Drive to the north, King Arnold Street to the east, and a brick paver walkway to the south. The lot contains several structures labeled as 'BRICK BUILDING' and 'CONCRETE WALL'. Boundary measurements include bearings such as N22°51'55"E and distances like 150.00' and 150.11'. Neighboring properties are identified with owner names and deed/plat references. A legend defines symbols for iron pins, boundaries, and utilities. A graphic scale and north arrow are also present.

LEGEND	
IPF	IRON PIN FOUND
IFS	IRON PIN SET
N/F	NOW OR FORMERLY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT OF WAY
DI	DRAINAGE INLET
CB	CATCH BASIN
DMH	DRAINAGE MANHOLE
UP	UTILITY POLE
WM	WATER METER
LP	LIGHT POLE
CLF	CHAIN LINK FENCE



GRAPHIC SCALE (IN FEET)



**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

To: Adrienne Senter
From: Lynn M. Patterson
Date: October 4, 2023
RE: Conditional Use Permit – 3392/3396 Dogwood Drive, Parcel Dogwood Drive
14 009800180145, 14 009800180152

BACKGROUND

The City of Hapeville received a request for a Conditional Use Permit from Kristin Cooper to operate a wellness spa named Mind and Body Works at 3396 Dogwood Drive (with parking at 3392 Dogwood). According to the application, services offered will include: (1) massage therapy (Swedish, deep tissue, Thai) with add-ons (hot stone and aromatherapy); (2) facials; (3) energy work (reiki healing), and (4) IV therapy. The application states they will also offer services that promote general wellbeing such as yoga and meditation.

Parking will be provided on the site and the adjacent lot both controlled by the same property owner.

The property is located in the U-V, Urban Village Zoning District and the Arts District (A-D) Overlay District. (Please note the application is incorrect listing C-3 as the zoning district). A spa is permitted as a Conditional Use within the U-V Zoning District and is subject to the provisions of Article 3.2 below:

CODE

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-5. - Conditional uses.

Specific uses may be permitted as conditional uses, provided conformance to the purpose and intent of the applicable code. Such uses are:

(8) Spas. For the purpose of this section, a spa shall be defined as a business location where massages by certified masseurs, makeovers, body wrapping, hair removal, saunas, manicures, pedicures and non-surgical cosmetic procedures are performed. Any combination of at least three or more of the above listed uses shall occur in the location.

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 as a wellness spa has no foreseeable negative impact regarding adjacent properties or the surrounding area.
- (2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance;
The property was previously used as a dry cleaner.
- (3) Compatibility with adjacent properties and other land uses in the vicinity;
The area has been designated as medium intensity mixed use in the future land use map, the zoning is Urban Village and the Arts District. The intent of the district is to
 - (1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;**
 - (2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;**
 - (3) Promote neighborhoods established near shopping and employment centers;**
 - (4) Encourage pedestrian and neighborhood uses in the commercial area;**
 - (5) Discourage land uses that are automobile or transportation related;**
 - (6) Exclude industrial uses such as manufacturing, processing and warehousing;**
 - (7) Promote retail and related commercial uses such as business offices, florists, card shops, antique shops, new apparel shops and banks; and**
 - (8) Encourage intensified mixed-use with commercial uses on the ground floor and dwellings above.**

A wellness spa is consistent with this intent and is compatible with adjacent properties and other land uses.
- (4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity;

There are no expected nuisance or hazardous characteristics associated with this use.

- (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;

The property has limited parking in the supplemental area on the site of the building. The adjacent lot, also controlled by the same property owner, is part of this application. A site plan with crude lines (not to scale and with no dimensions for parking spaces or circulation) was provided showing likely 9 spaces. No square footage was provided with the application. Fulton County assessor records indicate 2,874 SF.

Code does not allow parking in the supplemental area, however, as this property has been developed for over 20 years and no changes are being made, the parking non-conforming condition persists.

Requirements for complete review. The actual square footage of the building should be provided. A scaled diagram showing dimensioned parking spaces and circulation lanes should be provide. The parking lot should be properly surfaced and striped. There is no expected negative impact on traffic movement, hours and manner of operation, lighting, signs and access to the property.

- (6) Conformance of the special use to other requirements of the ordinance.
Not applicable.

RECOMMENDATION

The proposed use of a wellness spa is compatible with the U-V Zoning District and meets the intent of the district. The conditional use application is recommended for approval provided the outstanding parking lot issues are addressed to the satisfactory compliance of the Code.

Subject property: 3396 Dogwood Drive



**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

October 10, 2023 6:00 PM

SUMMARY MINUTES

1. Called to Order at 6:02 PM.

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis - Teleconference
Rob Hall
Miller Radford - Teleconference
Jeanne Rast
Cliff Thomas – Absent

MOTION ITEM: Lucy Dolan made a motion to add the site plan revision for 400 Porsche Avenue to New Business, Item 5.III. The motion was seconded by Rob Hall.

MOTION CARRIED: 5-0.

3. Approval of Minutes

3.I. Minutes of September 12, 2023

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of September 12, 2023, as submitted. The motion was seconded by Jeanne Rast. MOTION CARRIED: 5-0.

4. Old Business

4.I. 3034, 3038, 3044 Springdale Road

Site Plan Review (Revision)

Background:

Zain Farishta of Kimley-Horn requested approval of a revised site plan for the properties located at 3034, 3038, and 3044 Springdale Road (Parcel ID's: 14-0099-0001-088-7, 14- 0099-0001-023-4, 14-0099-0001-022-6) for the purpose of constructing a townhome development. The properties are zoned V, Village. *The site plan item was originally approved on May 9, 2023.*

The request included an increase in height for two townhome buildings along Cofield Drive. The current height restriction is 35' but may be increased with approval from the Planning Commission.

The Bellwood Homes development, located at 3044, 3038, and 3034 Springdale Road will have 59 townhomes located at the intersection of Cofield Drive and Springdale Road. The Site Plan was previously approved on May 9, 2023. During final construction drawings, the applicant realized the topography at that location would necessitate a higher height to maintain uniformity of building type along the street front.

Findings:

The request included an increase in height for two townhome buildings along Cofield Drive. The current height restriction is 35' but may be increased with approval from the Planning Commission.

The Bellwood Homes development, located at 3044, 3038, and 3034 Springdale Road will have 59 townhomes located at the intersection of Cofield Drive and Springdale Road. The Site Plan was previously approved on May 9, 2023. During final construction drawings, the applicant realized the topography at that location would necessitate a higher height to maintain uniformity of building type along the street front.

Recommendation:

The location of the proposed townhomes seeking the increased height is along Cofield Drive and not adjacent to nor across from any residential areas. The property across Cofield Drive is currently occupied by the Hertz Rental Car repair facility, a commercial enterprise. The drop-off across the street is significant. The topographical condition on the site is warranted for the increase in height and will allow for uniformity across the site without mass grading.

Any decision of the Planning Commission is conditional upon approval from the FAA and the Hapeville Fire Marshal which the applicant should provide releases from each entity.

MOTION ITEM: Rob Hall made a motion to approve the revised site plan for 3034, 3038, 3044 Springdale Road provided the applicant receives approval of the height from the FAA (Federal Aviation Administration) and the Fire Marshal. The motion was seconded by Lucy Dolan.
MOTION CARRIED: 5-0.

5.1. New Business

5.1. 3247 Old Jonesboro Road

Site Plan Review

Background:

Lillyan McLuster requested site plan review to construct an 870-sf second-story addition to an existing single-family dwelling at 3247 Old Jonesboro Road (Parcel ID: 14-0094- 0004-001-2). The property is zoned R-SF, Residential Single-Family.

The new 1,871 SF dwelling proposes to have 4 bedroom, 3 ½ bath with parking provided on an existing driveway. The building height (from the average front grade) will be 31' 8". A survey was provided as the site plan.

Findings:

The applicant proposes to construct a 2,681 SF single-family residence at 3189 Jackson Street, Tract 1. The proposed dwelling has 4 bedrooms and 3 baths with a two-car attached garage. The height of the residence is 24' 10 ¼".

Recommendation

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

- Include zoning on survey/site plan. Provide actual setback dimensions for front, side, and rear of dwelling.
- Driveway dimensions should be provided (width and length).
- Parking for two cars should be provided (not in the supplemental area).

- Sidewalk along Old Jonesboro Rd not provided. Will be reviewed at Design Review Committee meeting.
- Provide square footage of lot on survey.
- Provide impervious surface data.
- Provide documentation regarding impact to existing trees (e.g., removed, impacted – see Tree Conservation Ordinance).
- Provide Landscape Plan.
- Provide development schedule.

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and may require revision.

Discussion ensued regarding the dimensions of the existing driveway and extending it to accommodate two vehicles.

MOTION ITEM: Lucy Dolan made a motion to approve the site plan requests at 3189-A Jackson Street - Tract 1, provided the applicant addresses the deficiencies outlined in the Staff reports. The motion was seconded by Cliff Thomas. MOTION CARRIED: 6-0.

5.II. 3392 and 3396 Dogwood Drive

Conditional Use Permit

Background:

Kristin Cooper requested a Conditional Use Permit to operate a spa at 3392 & 3396 Dogwood Drive (Parcel ID's: 14 009800180145 and 14 009800180152). The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-5 (Conditional uses) of the City of Hapeville Zoning Ordinance.

Findings:

Kristin Cooper to operate a wellness spa named Mind and Body Works at 3396 Dogwood Drive (with parking at 3392 Dogwood). According to the application, services offered will include: (1) massage therapy (Swedish, deep tissue, Thai) with add-ons (hot stone and aromatherapy); (2) facials; (3) energy work (reiki healing), and (4) IV therapy. The application states they will also offer services that promote general wellbeing such as yoga and meditation.

Parking will be provided on the site and the adjacent lot both controlled by the same property owner.

The property is located in the U-V, Urban Village Zoning District and the Arts District (A-D) Overlay District. (Please note the application is incorrect listing C-3 as the zoning district). A spa is permitted as a Conditional Use within the U-V Zoning District and is subject to the provisions of Article 3.2.

The property has limited parking in the supplemental area on the site of the building. The adjacent lot, also controlled by the same property owner, is part of this application. A site plan with crude lines (not to scale and with no dimensions for parking spaces or circulation) was provided showing likely 9 spaces. No square footage was provided with the application. Fulton County assessor records indicate 2,874 SF.

The code does not allow parking in the supplemental area, however, as this property has been developed for over 20 years and no changes are being made, the parking non-conforming condition persists.

Requirements for complete review. The actual square footage of the building should be provided. A scaled diagram showing dimensioned parking spaces and circulation lanes should be provided. The parking lot should be properly surfaced and striped. There is no expected negative impact on traffic movement, hours and manner of operation, lighting, signs and access to the property.

Recommendation:

The proposed use of a wellness spa is compatible with the U-V Zoning District and meets the intent of the district. The conditional use application is recommended for approval provided the outstanding parking lot issues are addressed to the satisfactory compliance of the Code.

Public Comment:
None.

MOTION ITEM: Rob Hall made a motion to approval of the Conditional Use Permit to operate a spa at 3392 and 3396 Dogwood Drive provided the applicant submit a scaled drawing for the parking lot. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

5.III. 400 Porsche Drive

Site Plan Review (Revision)

The City of Hapeville received a revised site plan application (landscape only) from The Redmond Company on behalf of Atlanta Postal Credit Union to request planning commission approval to pay a mitigation fee for each tree required by this article but not planted to be paid to the tree bank.

The APCU Project had been approved previously with trees along the western perimeter. This area is now used as a stormwater easement and no trees can be planted in the easement or in the detention pond. The applicant is proposing payment of \$72,450 for the deficiency of 483 inches of planted trees.

The property is zoned B-P, Business Park and is subject to the Commercial section of the Architectural Design Standards.

MOTION ITEM: Jeanne Rast made a motion to approve the site plan revision for 400 Porsche Avenue to allow a payment of \$72,450 into the City's tree bank for the deficiency of 483 inches of planted trees. The motion was seconded by Lucy Dolan. Motion Carried: 5-0.

6. Next Meeting Date – October 10, 2023 at 6:00 p.m.

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 6:39 p.m. The motion was seconded by Jeanne Rast. **MOTION CARRIED: 5-0.**

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

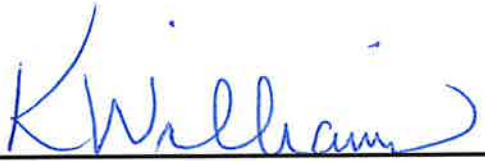


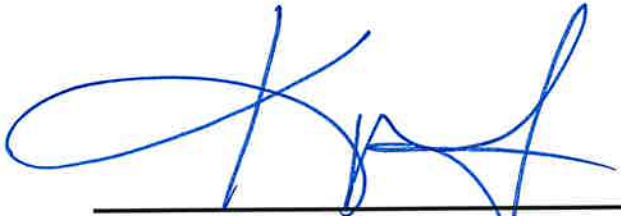
CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
ATLANTA, GA 30354

PUBLISHER'S AFFIDAVIT

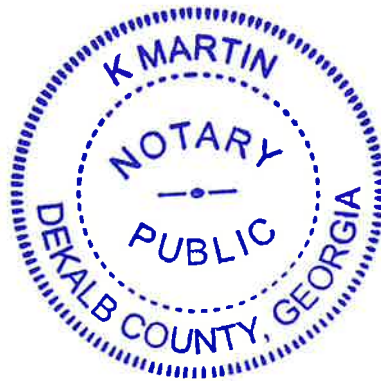
STATE OF GEORGIA
COUNTY OF FULTON

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: 09/18/2023.





Subscribed and sworn to before me this September 18, 2023



NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on **Tuesday, October 17, 2023 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:

Consideration of a Conditional Use Permit to operate a spa at 3392 & 3396 Dogwood Drive Parcel Identification Numbers 14 009800180145 and 14 009800180152. The property is zoned U-V, Urbar Village and is subject to the zoning regulations under Section 93-11.2-5 (Conditional uses) of the City of Hapeville Zoning Ordinance.
Applicant: Kristin Cooper

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 October 16, 2023. 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.
#0000684005:9/18-1AS



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

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://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes>

October 3, 2023 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:06 PM
2. **ROLL CALL:** All Members of 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 October 3rd Meeting.
4. **PLEDGE OF ALLEGIANCE:** The pledge of allegiance was recited in unison.
5. **INVOCATION:** Given by Pastor Barry Odom.
6. **PRESENTATIONS:** None
7. **PUBLIC HEARING:**
 - 7.I. Consideration and Action on the Alcohol License for Comedy Kingz, LLC, located at 1155 Virginia Ave. Suite N, Hapeville, 30354.

Staff Comments: Staff informed the Governing Body that Comedy Kingz, LLC has completed all of the necessary steps in the alcohol license application process. **Applicant Comments:** Applicant Angelo Sykes answered all questions and concerns from Mayor and Council. **Public Comments:** There were no public comments made for this item.

MOTION: Councilman Reichert made a motion to approve Alcohol Beverage License request for Comedy Kingz, LLC, located at 1155 Virginia Ave. Suite N, Hapeville, 30354, Councilman Adams provided a second. **Motion carried 4-0.**
 - 7.II. Consideration and Action on the 2023 Millage Rate – Second Reading

Staff Comments: City Manager, Tim young stated that were no further changes for this item. **Public Comments:** There were no public comment provided on this item.

MOTION: Alderman Rast made a motion to approve the 2022 Property Tax Millage Rate, Councilman Reichert provided a second. **Motion carried 4-0.**
8. **QUESTIONS ON AGENDA ITEMS:** None
9. **CONSENT AGENDA:**
 - 9.I. Consideration and Action to approve the July 15th Mayor and Council Retreat Minutes.

- 9.II. Consideration and Action to approve the September 19th Mayor and Council Meeting Minutes.

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

10. OLD BUSINESS:

11. NEW BUSINESS:

- 11.I. Consideration and Action to approve the street closure for Hapeville Elementary's Fall Festival Event.

MOTION: Alderman Rast made a motion to approve the street closure for Hapeville Elementary's Fall Festival Event, Councilman Adams provided a second. **Motion carried 4-0.**

- 11.II. Consideration and Action to approve a temporary roadway traffic adjustment of North Side Dr. in observance of the Halloween Holiday festivities.

MOTION: Councilman Alexander made a motion to approve a temporary roadway traffic adjustment of North Side Dr. in observance of the Halloween Holiday festivities. Councilman Adams provided a second.

AMEND MOTION: Councilman Alexander made a motion to amend the previous motion to the approve a temporary roadway traffic adjustment of North Side Dr. and **Parkview Place** in observance of the Halloween Holiday festivities. Councilman Adams provided a second. **Motion carried 4-0.**

- 11.III. Consideration and Action to accept a \$11,900 grant from the Georgia Recreation and Parks Association by way of the Georgia Department of Education.

MOTION: Councilman Reichert made a motion to accept a \$11,900 grant from the Georgia Recreation and Parks Association by way of the Georgia Department of Education., Councilman Alexander provided a second. **Motion carried 4-0.**

- 11.IV. Consideration and Action to approve F.S. Scarbrough, LLC in the amount of \$ 130,370.89 for the paving of Campbell Circle and Rose Terrace.

MOTION: Councilman Adams made a motion to approve the F.S. Scarbrough, LLC in the amount of \$ 130,370.89 for the paving of Campbell Circle and Rose Terrace, Alderman Rast provided a second. **Motion carried 4-0.**

- 11.V. Discussion to change Fiscal Year from July 1st-June 30th to October 1st -September 30th.

City Manager Tim Young highly recommended to the Governing Body to change the Fiscal Year period. Mr. Young stated that the recommended cycle is similar to multiple municipalities. He informed the Council that this change would better align the budgeting process with the property tax millage determinations. The Fulton County tax assessor annually delivers the initial digest to its municipalities in mid to late June. The City is required to approve its budget before the beginning of the fiscal year, thus requiring the City to budget using an estimate for property taxes. Property taxes are the most extensive collection and funding source for the City. Mr. Young further expressed that an October through September fiscal year allows incorporating the digest and millage discussions into the budgeting process.

Additionally, Mr. Young stated that by August or September, the City will receive what contribution needs to be for the City's pension. Those are significant numbers that help staff go into the budgeting process.

DISCUSSION: This was a discussion item only; No action was taken. **Council reached a consensus to have staff proceed with drafting the Ordinance.**

12. **CITY MANAGER REPORTS:** City Manager, Tim Young spoke about the Following items:
- Upcoming Event(s) in the Month of October
 - The Main Street Free Art on Saturday, October 7th
 - South Art Film Series showing on Friday, October 13th – “*The Good Doctor*.”
 - The Annual Chili Cookoff on Saturday October 21st
 - Workshop for Parking hosted by Modern Mobility Partners on Tuesday October 24th.
 - South Art Film Series showing on Friday, October 27th – “*Black Barbie*.”
 - Dia De Muertos Event on Saturday October 28th
 - 2023 Audit is in full Swing current, and the Audit report should come before Council at the November or December Council meeting.

13. **PUBLIC COMMENTS:**

1. Jenna Shands

14. **MAYOR AND COUNCIL COMMENTS:**

Councilman Alexander made no additional comments at this time.

Alderman Rast made no additional comments at this time.

Councilman Adams thanked all for coming to the meeting and participating in their local government.

Councilman Reichert thanked all for coming to the meeting. He stated that at the 1st council meeting of each month, a Green Sheet packet is provided to the Governing Body and the public. Councilman Reichert noted that the packet contains city information and departmental updates. He pointed out that in this current packet, there are pictures of the before and after of The Depot Museum. He extended recognition to Depot Manager Samantha Singleton for the remarkable work she has done for the Depot.

Mayor Hallman echoed the sentiments of Councilman Reichert, as well as complement City staff on the work and service they provide. He encouraged residents and audience members to join in on this month's events and activities. He also thanked residents for being part of their local government and participating in the meeting.

15. **EXECUTIVE SESSION:**

MOTION: Councilman Adams made a motion to go into recess, Alderman Rast second. **Motion carried 4-0.**

MOTION: Councilman Alexander made a motion to go into executive session at 6:48PM. Councilman Reichert provided a second. **Motion carried 4-0.**

MOTION: Councilman Alexander made a motion to convene back into regular session at 7:20 PM, Councilman Adams second. **Motion carried 4-0.**

16. **ADJOURN:**

MOTION: Councilman Adams made a motion to adjourn at 7:21 PM, Councilman Reichert provided a second. **Motion carried 4-0**

Respectfully submitted,

Alan Hallman, Mayor

Sharee Steed, City Clerk

Sharee Steed

From: noreply@civicplus.com
Sent: Friday, September 29, 2023 10:16 AM
To: Sharee Steed; Jamie Jones
Subject: Online Form Submittal: Event Request Form

Event Request Form

Please note that approval by Hapeville Mayor and Council may be required for events that include any of the following:

- *More than 75 attendees*
- *Use of City staff, services, utilities, or the placement of a banner on City property*
- *Charges for admission or other event activities*

After you submit this form, you will be contacted regarding date availability, cost estimates, and, if applicable, a date to go before the Mayor and Council for approval (typically either the 1st or 2nd Tuesday of each month).

Today's Date	9/29/2023
--------------	-----------

CONTACT INFORMATION:

Contact Person	David Offenhauser
----------------	-------------------

Name of Organization	Marriott International
----------------------	------------------------

Full Mailing Address	2020 Convention Center Concourse
----------------------	----------------------------------

City	Atlanta
------	---------

State	GA
-------	----

Zip Code	30339
----------	-------

Telephone #:	
--------------	--

Cell #:	Field not completed.
---------	----------------------

E-mail Address	
----------------	--

(Section Break)

EVENT INFORMATION:

Name of the Event:	Marriott's Global Customer Appreciation Week
Date of the Event:	11/08/2023
Start time:	1000am
End time:	0200pm
Arrival Time for Set-Up	0900am
Location of the Event:	Art Alley
If other was selected, please explain	<i>Field not completed.</i>
How many attendees?	50
Banner:	No
If yes, where is the banner to be placed?:	<i>Field not completed.</i>
Specify dates banner will hang in proposed location:	<i>Field not completed.</i>
If placing a banner on City property, provide a description of the banner (measurements, color, etc.):	<i>Field not completed.</i>
Upload a pdf version of the banner:	<i>Field not completed.</i>
<i>*Banners placed on the Jess Lucas Park fence facing S. Central Avenue must be placed to the left of the telephone pole of Christ Church.</i>	
Will there be alcohol at this event?	Yes
Will there be a DJ/Music at this event?	No
Additional information about this event:	Will be using "Beer Girl" for our alcohol

(Section Break)

CITY SERVICES:

Check all that apply	<i>Field not completed.</i>
Do you need City Staff to assist you with your event	No
If yes, please specify:	<i>Field not completed.</i>
If requesting road closures, please specify which roads:	<i>Field not completed.</i>
Will there be a charge for admission or other event activities?	No
If yes, please specify:	<i>Field not completed.</i>

(Section Break)

VENDOR(S):

Will there be food vendors?	Yes
Required to check box	I understand that it is the responsibility of the event organizer to ensure that all food vendors obtain a Transient Vendor or Mobile Food permit from the City Clerk.
Will there be any other kinds of vendors? If so, what will they be selling?	no
Required to check box	I understand that it is the responsibility of the event organizer to ensure that all non-food vendors obtain a Transient Vendor permit from the City Clerk.

(Section Break)

LIABILITY INSURANCE:

Do you or the organization currently possess liability insurance?	Yes
Required to check box	I understand that I may be required to provide a certificate of insurance totaling \$1,000,000 General Liability for events that require Mayor and Council approval.

An application for temporary road closure will need to be filled out at the Hapeville Police Department located at 700 Doug Davis Drive, Hapeville.

Other Business

1. **A Main Street City Butterfly Banners**
 - (a) Renderings
 - (b) Locations

COST
ESTIMATE

10,349.55

2. **Butterfly Parade**
 - (a) Lighting in Christ Church
 - (b) Carriage House

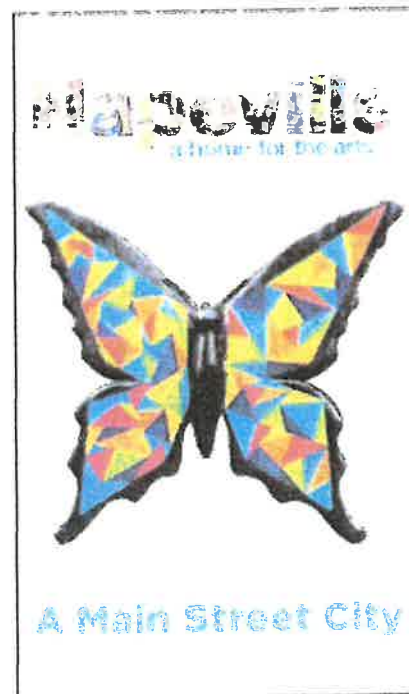
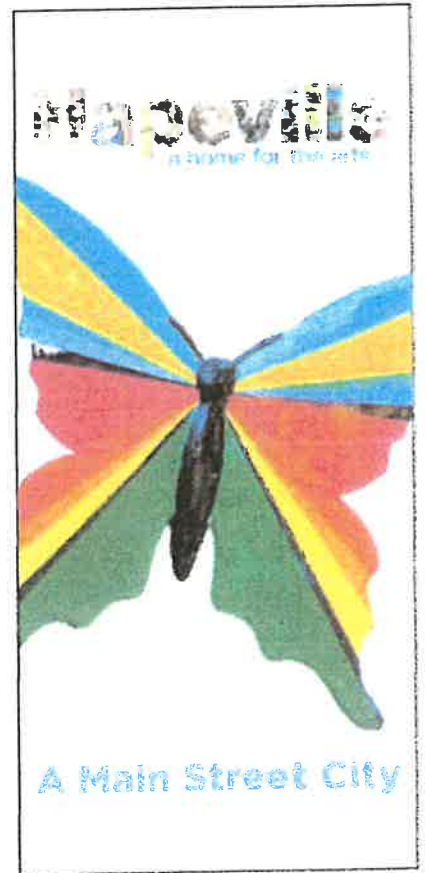
30,000.

3. **Remembrance Plaza**
 - (a) Renderings
 - (b) Artist Biography – Lonnie Holley

400,000

4. **Arts District Signage**

TBD

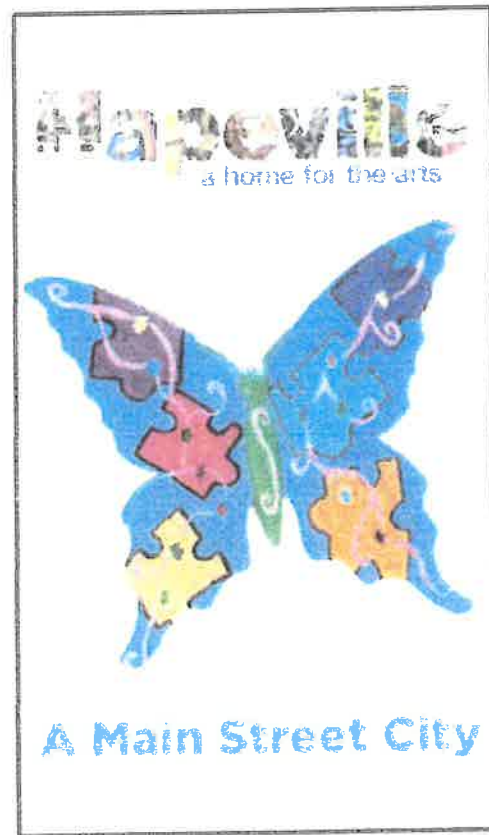
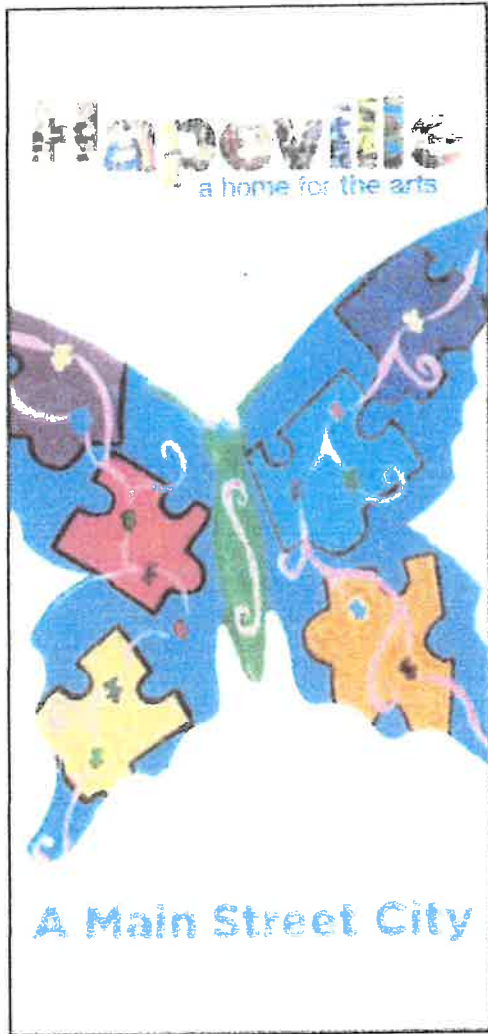


6450 Carvey Drive
Raleigh, NC 27616
PHONE 919-954-0200
FAX 919-954-0203
TOLL-FREE 800-332-6790

Hapeville, GA

- 3 9-15-23
- 28" x 60" & 28" x 48"
- VINYL
- DIGITAL
- STANDARD 3.25"

TAKE NOTHING FOR GRANTED.
PLEASE CHECK PROOF CAREFULLY.
Illustrations are a reasonable representation
of ink colors on banner fabrics. All monitors
display differently therefore a free color match
sample is available upon request. We are not
responsible for any errors after approval.



8450 Garvey Drive
Raleigh, NC 27616
TEL: 919-954-0200
FAX: 919-954-0203
TOLL FREE: 800-332-6790

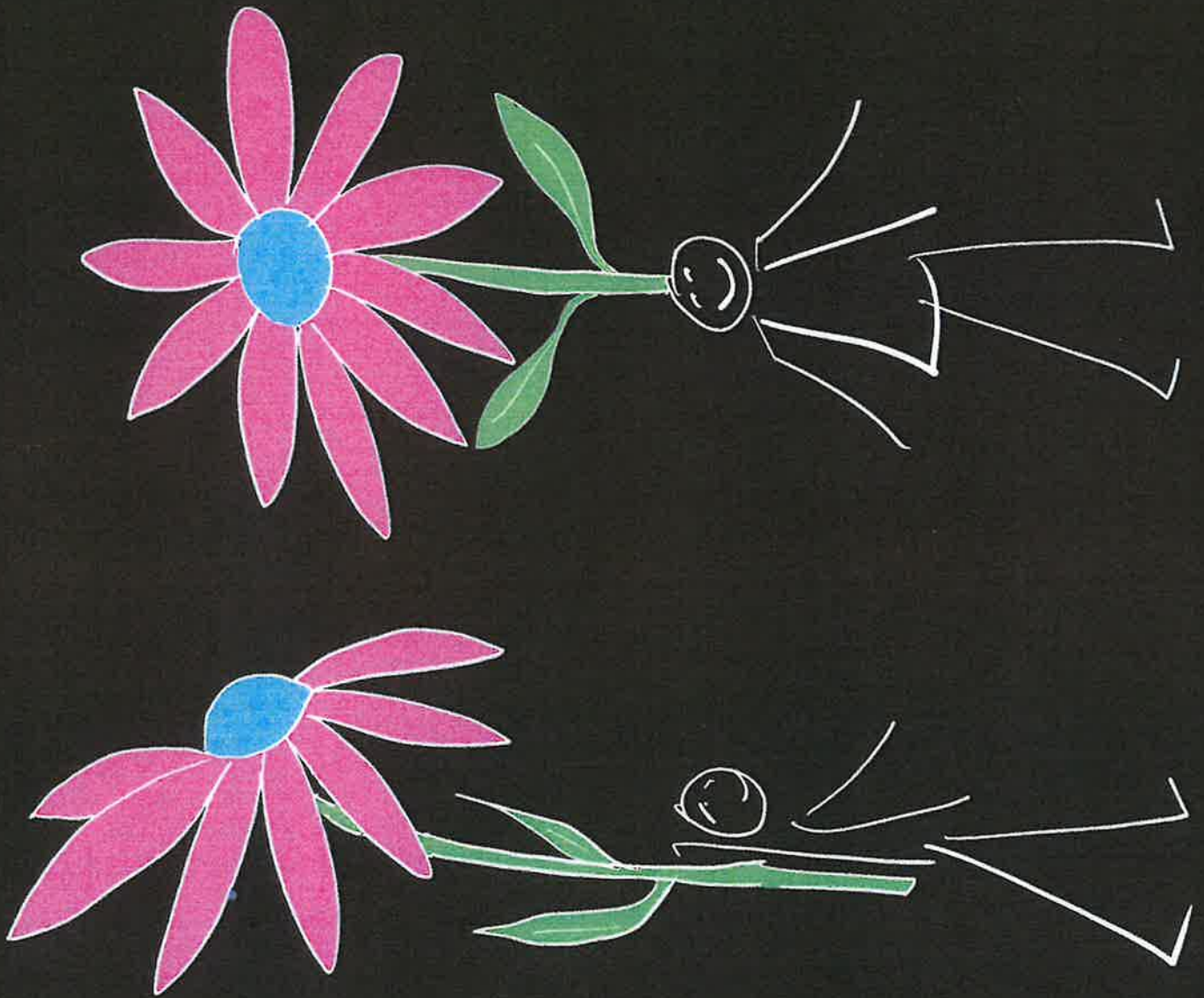
Hapeville, GA

- 2 8-8-23
- 28" x 60" & 28" x 48"
- VINYL
- DIGITAL
- STANDARD 3.25"

TAKE NOTHING FOR GRANTED.
PLEASE CHECK PROOF CAREFULLY.
Illustrations are a reasonable representation
of ink colors on banner fabrics. All monitors
display differently, therefore a free color match
sample is available upon request. We are not
responsible for any errors after approval.

Table 1

Creative	Hours	Production	
Giant Butterfly Puppet Maintenance	15	giant butterfly depreciation, repair materials, storage	1000
Two New Giant flower puppets	40	New Giant Flower puppet materials	600 Optional
New Workshop Butterfly Design	16	Truck	150
6 Butterfly Workshops for 12 people each, \$20	36	Band	1500
Small butterfly design: Use the same design	0		
50 Small Butterfly kits at Brewery, \$15	5	Puppeteer Pay	500
Webpage update	7	Manager Pay	200
Poster/digital design: Use the same design	0		
Parade Planning	6		
Puppet rehearsal	3		
Social Media, mailing list	3		
Parade Day	6		
Total Hours	137		
x \$75			
Totals	10275		3950
		Without the new features	14225
			3600
			10625



Lonnie Holley

Lonnie Holley in Aarhus Denmark (2014)

Born February 10, 1950 (age 73)

Birmingham, Alabama

Nationality American

Known for Folk art, experimental music

Notable work Do We Think Too Much? I Don't Think We Can Ever Stop

Style Found objects

Lonnie Bradley Holley (born February 10, 1950) sometimes known as the Sand Man,[1][2] is an American artist, art educator, and musician. He is best known for his assemblages and immersive environments made of found materials. He was born the 7th of 27 children during the Jim Crow era and claims to have been traded for a bottle of whiskey when he was four. Holley's work is included in the representation of the Souls Grown Deep foundation.

Early life

Lonnie Holley was born on February 10, 1950, in Birmingham, Alabama, (during the Jim Crow era).[2][4] From the age of five, Holley worked various jobs: picking up trash at a drive-in movie theatre, washing dishes, and cooking. He lived in a whiskey house, on the state fairgrounds, and in several foster homes. His early life was chaotic and Holley was never afforded the pleasure of a real childhood. Born the 7th of 27 children, Holley claims to have been traded for a bottle of whiskey when he was four.[3]

Before beginning his career, he spent time digging graves and picking cotton. He claims to have been pronounced brain-dead after being hit by a car. He became a father at 15 and now has 15 children. Holley also worked as a short-order cook at Disney World. He also did time at a notorious juvenile facility, the Alabama Industrial School for Negro Children in Mount Meigs.

Visual art career

Burnt Out (1994) at the National Gallery of Art in 2022

Holley began his artistic life in 1979 by carving tombstones for his sister's two children, who died in a house fire. He used blocks of a soft sandstone-like

byproduct of metal casting which was discarded in piles by a foundry near his sister's house. He believes that divine intervention led him to the material and inspired his artwork. Inspired to create, Holley made other carvings and assembled them in his yard along with various found objects. In 1981, he brought a few examples of his sandstone carvings to Birmingham Museum of Art director Richard Murray. The BMA displayed some of those pieces immediately and Murray introduced him to the organizers of the 1981 exhibition "More Than Land and Sky: Art from Appalachia" at the Smithsonian American Art Museum. Soon his work was being acquired by other institutions, such as the American Folk Art Museum in New York and the High Museum of Art in Atlanta. His work has also been displayed at the White House.

Holley also became a popular guest at children's art events, bringing blocks of the foundry stone for children to carve. He gets special pleasure from sharing his experience of learning to love oneself through creative activity.

Luise Ross Gallery Exhibition Announcement.

By the mid-1980s his work had diversified to include paintings and recycled found-object sculptures. His yard and adjacent abandoned lots near his home became an immersive art environment that was celebrated by visitors from the art world, but threatened by scrap-metal scavengers and eventually, by the expansion of the Birmingham International Airport. In late 1996 Holley was notified that his hilltop property near the airport would be condemned. He rejected the airport authority's offer to buy the property at the market rate of \$14,000, knowing that his site-specific installation had personal and artistic value he demanded \$250,000. The dispute went to probate court and in 1997 a settlement was reached and the airport authority paid \$165,700 to move Holley's family and work to a larger property in Harpersville, Alabama.

Holley's first major retrospective, *Do We Think Too Much? I Don't Think We Can Ever Stop: Lonnie Holley, A Twenty-Five Year Survey*, was organized by the Birmingham Museum of Art and traveled in 2003 to the Ikon Gallery in Birmingham, England. From May 2003 to May 2004, Holley created a "sprawling, sculptural environment" in the lower sculpture garden at the Birmingham Museum of Art as part of their "Perspectives" series of site-specific installations. The creation of the work was documented in the film "The Sandman's Garden" by

Arthur Crenshaw and in photographs by Alice Faye "Sister" Love. Holley installed sculptural work for the exhibition Groundstory: Tales from the shade of the South, at Agnes Scott College of Decatur, Georgia, which ran at the Dalton Gallery from September 28 to November 17, 2012. In 2022, Lonnie Holley was named a Fellow and received an unrestricted cash award from United States Artists (USA), a Chicago-based arts funding organization.

Selected exhibitions

Called to Create: Black Artists of the American South, National Gallery of Art, Washington, DC, September 18, 2022 – March 26, 2023, curated by Harry Cooper.

Music career

Holley performing in Aarhus, Denmark (2018)

Holley's professional music career began in 2006^[8] when he made improvisational vocal recordings, at the urging of Matt Arnett (son of William Arnett), in an Alabama church using just a keyboard and a microphone.^[9] In 2012, he released his debut album *Just Before Music* on the Dust-to-Digital label, followed by *Keeping a Record of It* the following year. In September 2018, he released his third album *MITH* on Jagjaguwar.^[10] In April 2021, Holley released a collaboration album with Matthew E. White titled *Broken Mirror: A Selfie Reflection*.^[11] Also in 2022, he has begun to record his fourth album. In 2023, Holley will co-teach a course for the Pilchuck Glass School, with artist John Drury.

Critical acclaim

Lonnie Holley with his sculpture *Drilling for Greedy*, 2011

The Washington Post listed *Just Before Music* on its list of the Top 10 albums of 2013.^[12]

Pitchfork gave Holley's 2018 album *MITH* a 7.9 out of 10 rating.^[13]

Pitchfork gave Holley's 2020 album *National Freedom* a 8.0 out of 10 rating.^[14]

Pitchfork gave Holley's 2023 album *Oh Me Oh My* a 8.5 out of 10 rating.^[15]

Discography

Just Before Music (2012)

Keeping a Record of It (2013)

Live on the Modern World with DJ Trouble – April 2013

MITH (2018)

National Freedom (2020)

Broken Mirror: A Selfie Reflection (2021) – with Matthew E. White

Oh Me Oh My (2023)

References

"Lonnie Holley: Just Before Music". Dust Digital. Archived from the original on 2 May 2019. Retrieved 17 June 2014.

Rosenak, Chuck; Rosenak, Jan (1990). Museum of American Folk Art encyclopedia of twentieth-century American folk art and artists. Abbeville Publishing Group. p. 158. ISBN 1-55859-041-2. OCLC 22183658.

"The 101 strangest records on Spotify: Lonnie Holley – Just Before Music". The Guardian. Retrieved 17 June 2014.

Binelli, Mark (23 January 2014). "Lonnie Holley, the Insider's Outsider". The New York Times. Retrieved 17 June 2014.

"Lonnie Holley". Souls Grown Deep. Retrieved 23 September 2022.

Binelli, Mark (2014). "Lonnie Holley, the Insider's Outsider". The New York Times. ISSN 0362-4331. Retrieved 2018-03-10.

Petrusich, Amanda (22 October 2018). "Lonnie Holley's Glorious Improvisations". The New Yorker. Retrieved 2020-06-26.

Cascone, Sarah (June 15, 2022). "Studio Visit: Step Into the Jam-Packed Studio of Lonnie Holley, Whose Latest Works Include Ceramics and Musical Compositions". news.artnet.com. Retrieved 23 September 2022.

O'Hagan, Sean (May 1, 2022). "'It's like one continuous song pours out of him': meet the shaman-like artist-musician Lonnie Holley". The Guardian. Retrieved 23 September 2022.

Heaton, Dave (27 January 2021). "Keeping a Record of It Review". PopMatters (published 2014-01-30).ZAw

JANUARY 26, 2018 (/BLOG/2018/1/26/BIO)

BIO (/BLOG/2018/1/26/BIO)

BIO (/BLOG/CATEGORY/BIO)

Lonnie Holley (born 1950; Birmingham, Alabama)

Since 1979, Holley has devoted his life to the practice of improvisational creativity. His art and music, born out of struggle, hardship, but perhaps more importantly, out of furious curiosity and biological necessity, has manifested itself in drawing, painting, sculpture, photography, performance, music, and filmmaking. Holley's sculptures are constructed from found materials in the oldest tradition of African American sculpture. Objects, already imbued with cultural and artistic metaphor, are combined into narrative sculptures that commemorate places, people, and events. His work is now in collections of major museums throughout the world (The Museums of Fine Arts, San Francisco; The Metropolitan Museum of Art; The Philadelphia Museum of Art; The Smithsonian American Art Museum; The National Gallery of Art, Washington, DC, and many others), on permanent display in the United Nations, and been displayed in the White House Rose Garden.

Holley did not start making and performing music in a studio nor does his creative process mirror that of the typical musician. His music and lyrics are improvised on the spot and morph and evolve with every event, concert, and recording. In Holley's original art environment, he would construct and deconstruct his visual works, repurposing their elements for new pieces. This often led

to the transfer of individual narratives into the new work creating a cumulative composite image that has depth and purpose beyond its original singular meaning. The layers of sound in Holley's music, likewise, are the result of decades of evolving experimentation.

Holley has released five critically acclaimed albums-- *Just Before Music*, 2012; *Keeping a Record of It*, 2013; *MITH*, 2018; *National Freedom*, 2020; *Broken Mirror: A Selfie Reflection* (with Matthew E. White), 2021. His sixth album, *Oh Me Oh My*, produced by Jackknife Lee, which includes collaborations with Bon Iver, Michael Stipe (REM), Moor Mother, Sharon Van Etten, and Rokia Koné, comes out March 10, 2023, on Jagjaguwar.

He has toured extensively throughout the United States, Europe, Brazil, Australia, and New Zealand, and shared stages with Bon Iver, Animal Collective, Deerhunter, Bill Callahan, Saul Williams, Tinariwen, Daniel Lanois, and many others.

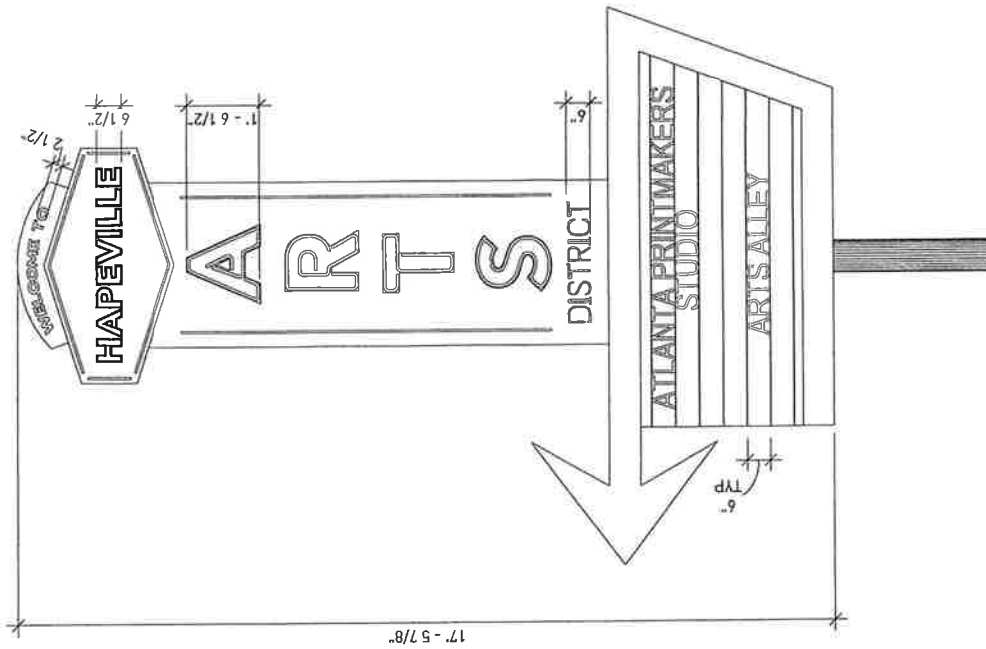
He has also experimented with film, photography, and video throughout his career. His directorial debut, the short narrative film *I Snuck Off the Slave Ship*, premiered at the 2019 Sundance Film Festival.

The 2023 podcast, *Unreformed: The Story of the Alabama Industrial School for Negro Children*, follows the history of the infamous reform school in Alabama (which many refer to as a "slave camp for kids") and profiles Holley's early life and the struggles he and so many others suffered at the hands of the state of Alabama.

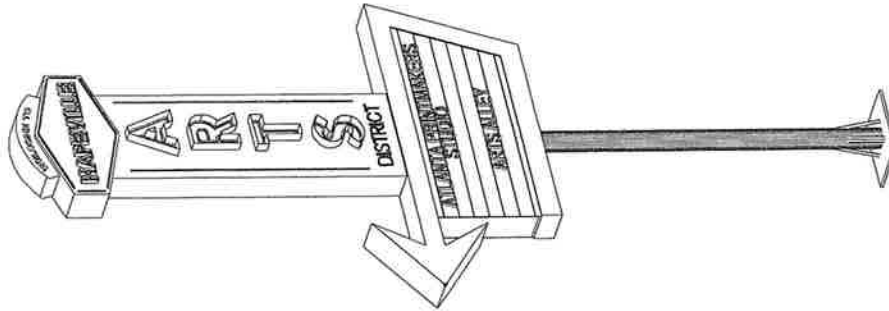
In 2022 Holley was named a USA Artist Fellow. His visual art is represented by Blum & Poe Gallery (Los Angeles) and Edel Assanti Gallery (London). He continues to make art and music from his home and studio in Atlanta, Georgia.

💖 103 LIKES ↩️ SHARE

Frieze >



1 ELEVATION @ NEON SIGN - FRONT
SD-1.0 3/8" = 1'-0"



2 3D AXON
SD-1.0

CITY OF HAPEVILLE
748 VIRGINIA AVENUE
HAPEVILLE, GA 30354

NEON SIGN
SD-1.0
09/26/2023

HAPEVILLE ARTS DISTRICT - NEON SIGN

748 VIRGINIA AVENUE
HAPEVILLE, GA 30354

Source Urbanism, LLC
P.O. Box 1154,
Stone Mountain, Georgia 30086
T. 205 410 0088
dawn.riley@sourceurbanism.com





1 VIEW FROM CORNER OF VIRGINIA AVE & S CENTRAL AVE - NEON SIGN
SD - 1.1

NEON SIGN
SD - 1.1
09/26/2023

CITY OF HAPEVILLE
748 VIRGINIA AVENUE
HAPEVILLE, GA 30354

ATLANTA PRINTMAKERS STUDIO
748 VIRGINIA AVENUE
HAPEVILLE, GA 30354

Source Urbanism, LLC
P.O. Box 1154,
Stone Mountain, Georgia 30086
T. 205 410 0088
dawn.riley@sourceurbanism.com

