



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.

Michael Simpson, Chairman
Jason Morris, V. Chairman
Kelly Esti
Richard Neal
Chase Stell
Brittany Williams
Melanie Williams

Board of Appeals Meeting

700 Doug Davis Drive
Hapeville, GA 30354

May 23, 2024 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Michael Simpson, Chairman
Jason Morris, V. Chairman
Kelly Esti
Richard Neal
Chase Stell
Brittany Williams
Melanie Williams

3. Election of Officers

3.1. Election of Officers

- Vice Chairman
- Chairman

4. Approval of Minutes

4.1. Minutes of October 26, 2023

5. Public Hearing

5.1. 400 Porsche Avenue Variance Request

Background:

The Sign Store Online, Inc. is requesting a variance to allow the placement of a wall sign on the front building facade at 400 Porsche Avenue, Hapeville, Georgia 30354, Parcel Identification Number 14 0096 LL0585. The property is zoned B-P (Business Park) and is subject to the zoning regulations under section 93-3.3-23 (Special requirements for all signs) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 400 Porsche Avenue_Redacted
2. Plans - 400 Porsche Avenue_Variance
3. Planners Report 400 Porsche Ave Board of Appeals Top Floor Sign

6. Next Meeting Date - June 27, 2024 at 6:00 PM

7. Adjourn



Michael Simpson, Chairman
Jason Morris, V. Chairman
Kelly Esti
Richard Neal
Brittany Williams
Melanie Williams

Board of Appeals Meeting

**700 Doug Davis Drive
Hapeville, Georgia 30354**

October 26, 2023 6:00 PM

MINUTES

1. Called to Order at 6:01 p.m.

2. Roll Call

Michael Simpson, Chairman
Jason Morris, Vice Chairman
Kelly Esti
Richard Neal
Brittany Williams
Melanie Williams - Absent

3. Approval of Minutes

3.I. Minutes of September 28, 2023

MOTION ITEM: Kelly Esti made a motion to approve the minutes of September 28, 2023, as submitted. Richard Neal seconded the motion. **MOTION CARRIED: 4-0.**

MOTION ITEM: Jason Morris made a motion to approve the 2024 Board of Appeals Meeting Calendar. Richard Neal seconded the motion. **MOTION CARRIED: 4-0.**

4. Public Hearing

4.I. 400 Porsche Avenue

Variance Request

Background:

The Sign Store Online, Inc. on behalf of Atlanta Postal Credit Union requested to increase the allowable size of an LED sign at 400 Porsche Avenue, Parcel Identification Numbers 14 0096 LL0585. The property is zoned B-P, Business Park and is subject to the zoning regulations under section 93-3.3-8 (General sign regulations) of the City of Hapeville Zoning Ordinance.

Findings:

By Code, digital copy signs are restricted to 10 percent of the sign face (non-digital changeable signs are allowed up to 40%). The proposed monument sign is 15' from base to top of sign. The total sign face proposed (including the digital sign) is approximately 9' 4.5" x 5' 8" or 53.125 SF. The digital portion of the sign is 3' 10" + 5' 6 1/2" x 5' 8" or 21.25 SF (40% of the total sign area).

Recommendation

As the applicant has not provided justification based upon the Code requirements for topography adjacent to the roadway to support a variance for the increased square footage for digital signage, Staff cannot recommend approval of the variance request.

Public Comment:

None.

Jason Morris inquired whether the proposed sign conforms to Atlanta Postal Credit Union's standard design. The applicant confirmed that it does.

Dr. Patterson outlined the criteria for variances, specifically regarding signs.

Following the discussion, the applicant requested to withdraw the application.

MOTION ITEM: Jason Morris made a motion to recommend staff reevaluate the sign ordinance as it relates to digital signage. Kelly Esti seconded the motion.

MOTION CARRIED: 4-0.

5. Next Meeting Date – Thursday, November 26, 2023, at 6:00 p.m.

6. Adjourn

MOTION ITEM: Brittany Williams made a motion to adjourn the meeting at 6:37 p.m.

Richard Neal seconded the motion. MOTION CARRIED: 4-0.

Respectfully submitted by,

Michael Simpson, Chairman

Adrienne Senter, Secretary

24-BDA-05-01

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

Name of Applicant The Sign Store Online Inc
Mailing Address 1836 Broadway Macon GA 31201
Telephone [REDACTED] Mobile # [REDACTED] Email permits@signstoremacon.com
Property Owner (s) Atlanta Postal Credit Union
Mailing Address 3900 Crown Road Atlanta GA 30380
Telephone [REDACTED] Mobile # [REDACTED]
Property Address/Location: 400 Porsche Ave
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 0096 LL 0585
Square Foot of Property 10,544 Building Size 134,596 sf Zoning 12
Present Land Use Commercial
Variance Requested location of signage on building
Applicable Code Section Sec 93-3.3-23. - Special requirements for all signs

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 regardless of any action or approval on this application. 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.

[Signature]
Applicant's signature
Date: 4/4/24

Sworn to and subscribed before me

This 4 day of April, 2024.

Kathleen Rose Stanley
Notary Public

expires: Jan 17, 2026

Kathleen Rose Stanley
NOTARY PUBLIC
Crawford County, GEORGIA

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

WRITTEN SUMMARY

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

APCU has three sets of channel letters on the East, South and North elevations of their new headquarters building.

We would like a variance to allow the signs at a lower elevation than the top floor.

East Elevation is 92' 8" wide and we would like the sign installed above the fourth floor.

North Elevation is 175' 3" wide and we would like the sign installed over the third floor

South Elevation is 228' 5" wide and we would like the sign installed above the fourth floor

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

This is a request to enhance the buildings design and will present our Name / Logo in the best manner.

Explain how these conditions are peculiar to the particular piece of property involved.

Due to the shape of the building with an arched top, the signage would not be as visible to the onsite customers at a higher elevation.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

None

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

400 Porsche Ave.

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
A VARIANCE FOR THE PROPERTY.

Name of Applicant

The Sign Store Online Inc.

Address of Applicant

1836 BROADWAY MACON GA 31210

Telephone of Applicant

[REDACTED]

Belinda Hill

Signature of Owner

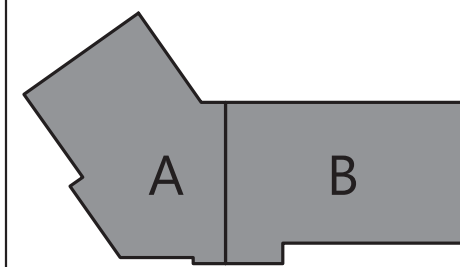
Belinda Hill

Print Name of Owner

Personally Appeared Before Me this 8 day of April, 2024.

Desirae L. Holloway
Notary Public





Issued for Construction

Project Number	19091	
Date	03/03/2023	
Revisions		
#	Description	Date
1	Addendum 1 BP1	3/3/2023

Architectural Site Plan

AS100

KEYNOTES PER SHEET	
0550-01	4" DIAMETER CONCRETE FILLED STEEL BOLLARD (SHOP PRIMED WITH BOLLARD COVER).
0550-02	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD (SHOP PRIME AND FIELD PAINT: ARCH TO SPECIFY COLOR)
1122-03	ITM (VERIFY SIZE CLEARANCE AND LOCATION WITH FINANCIAL EQUIPMENT CONTRACTOR).
1122-12	DRIVE-THRU ITM CLEARANCE BAR (BY FINANCIAL EQUIPMENT CONTRACTOR). SEE STRUCTURAL DRAWINGS FOR FOUNDATIONS
2605-02	FUTURE EV CHARGING STATION - DUAL POST MOUNTED
2605-03	FUTURE EV CHARGING STATION - SINGLE POST MOUNTED
3231-01	8 FOOT HIGH, BLACK VINYL COATED FENCE - TO MATCH EXISTING FENCE ALONG SOUTH PROPERTY LINE (EXTENT SHOWN DASHED)
3233-01	BIKE RACK; SEE SPECIFICATIONS
3330-01	LIFT STATION; SEE CIVIL DRAWINGS

ZONING SUMMARY - 400 PORSCHE AVENUE

EXISTING ZONING DISTRICT
B-P (BUSINESS PARK)

ZONING REQUIREMENTS (ZONE B-P)

MINIMUM NUMBER OF OFF-STREET PARKING SPACES REQUIRED

4 PARKING SPACES PER 1,000 SF OF GROSS FLOOR AREA = 541 SPACES
SIZES: 10'X18' (FOR MAX 70% OF STALLS)
9'X18' (FOR MIN OF 30% OF STALLS)

NUMBER OF OFF-STREET PARKING SPACES PROVIDED

566 PARKING SPACES
SIZES: 400 (70.7%)@ 10'X18' and 166 (29.3%) @ 9'X18'
ACCESSIBLE SPACES: 12 SPACES (MIN 2% OF TOTAL)

MINIMUM NUMBER OF LOADING SPACES REQUIRED

2 LOADING SPACES REQUIRED FOR BUILDINGS OVER 40,001 SF

NUMBER OF LOADING SPACES PROVIDED

2 LOADING SPACES

MAXIMUM ALLOWABLE HEIGHT BUILDING HEIGHT

105 FEET / 8 STORIES

PROPOSED BUILDING HEIGHT

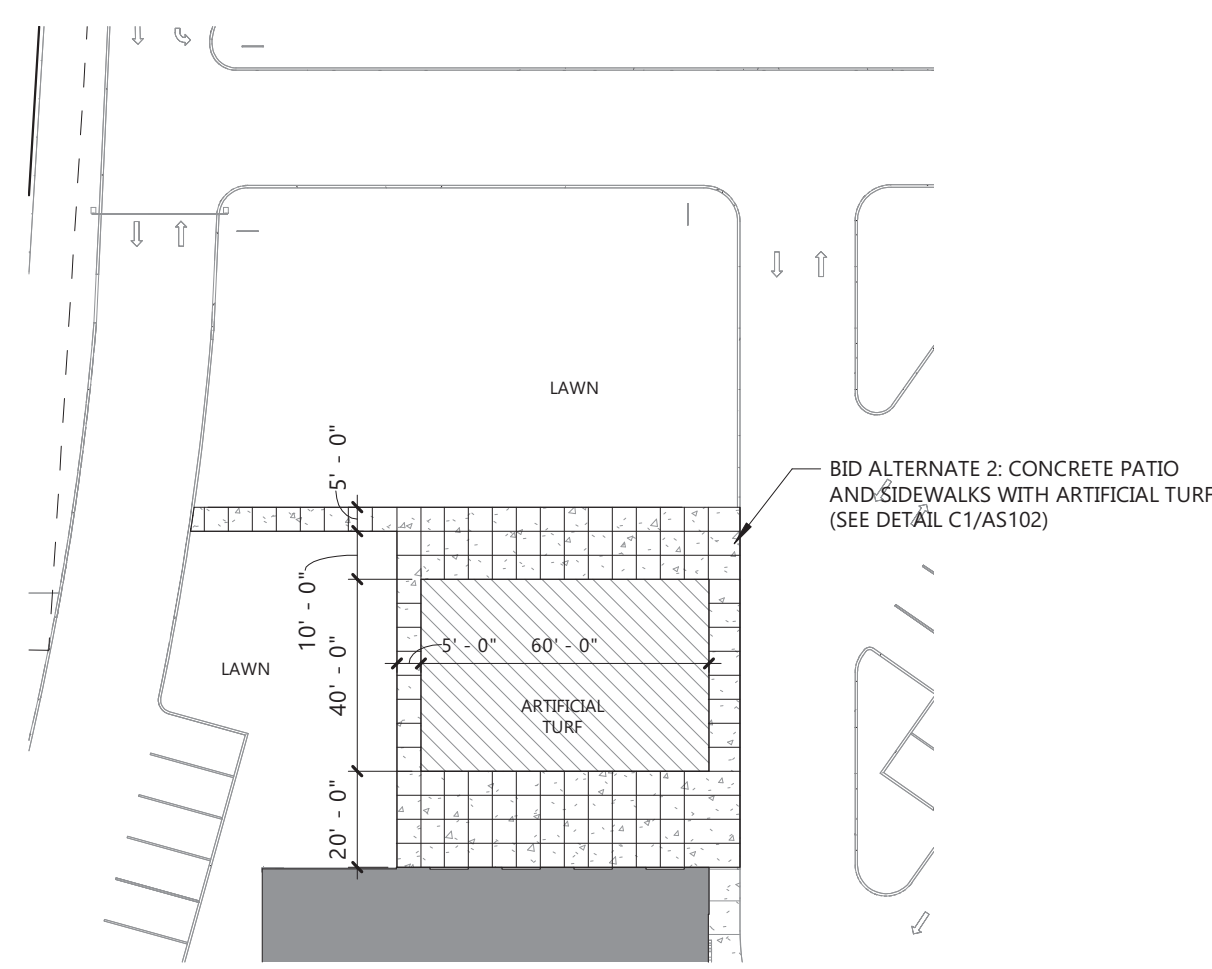
102 FEET / 5 STORIES

MINIMUM LOT AREA REQUIRED

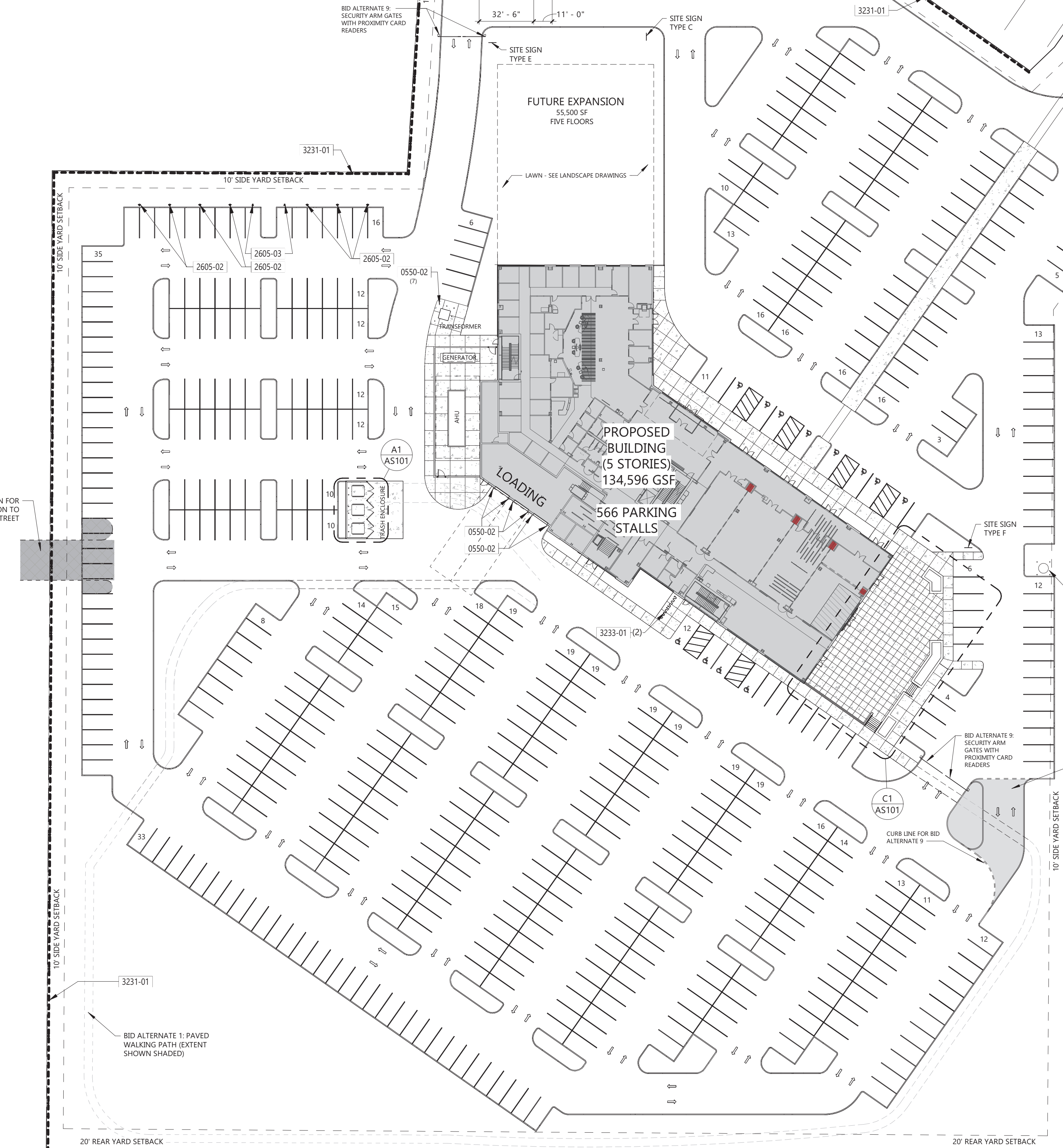
10,000 SF

LOT AREA PROVIDED

459,395 SF



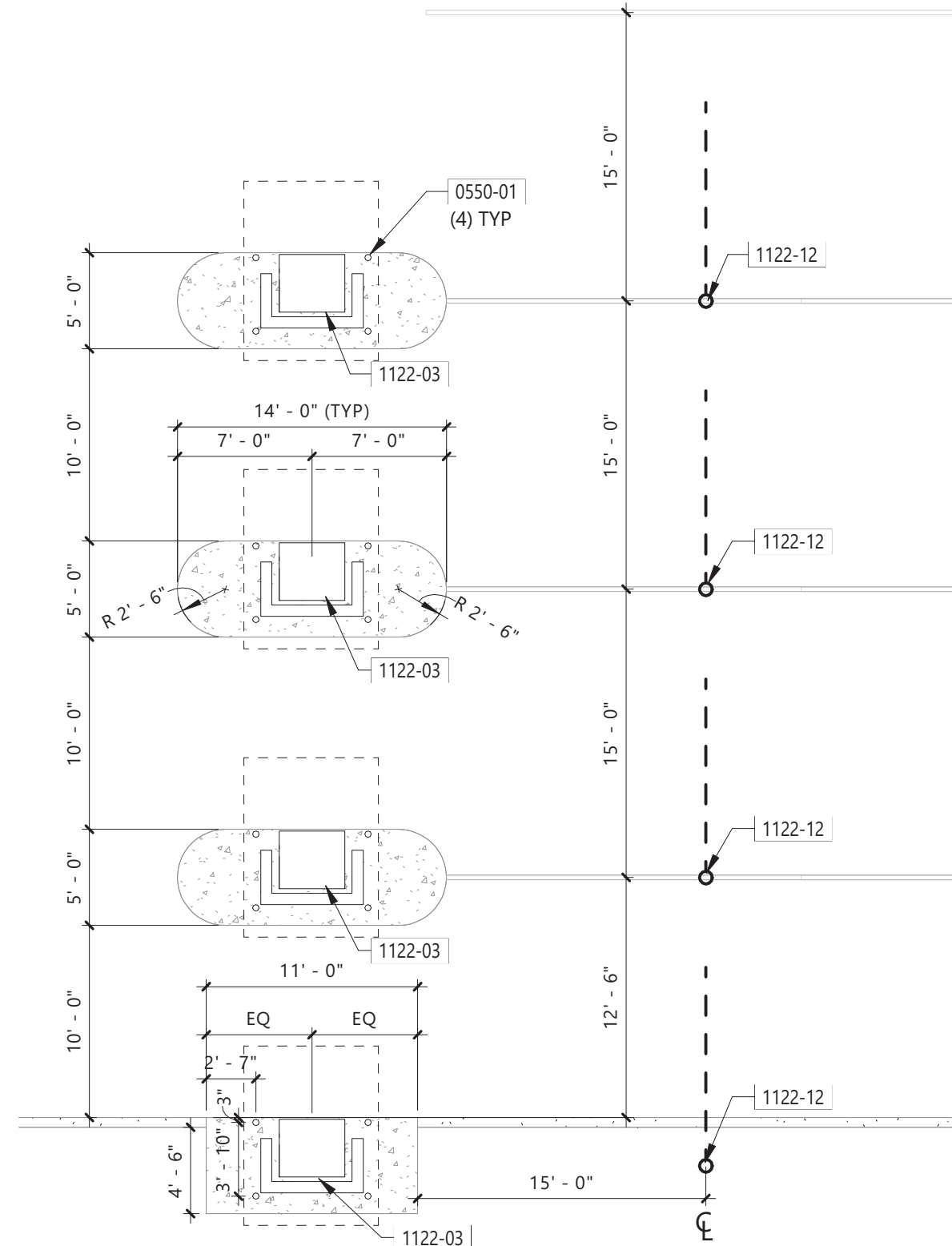
E1 SITE PLAN - BID ALTERNATE
1" = 40'-0"
SCALE: 1" = 40'-0"



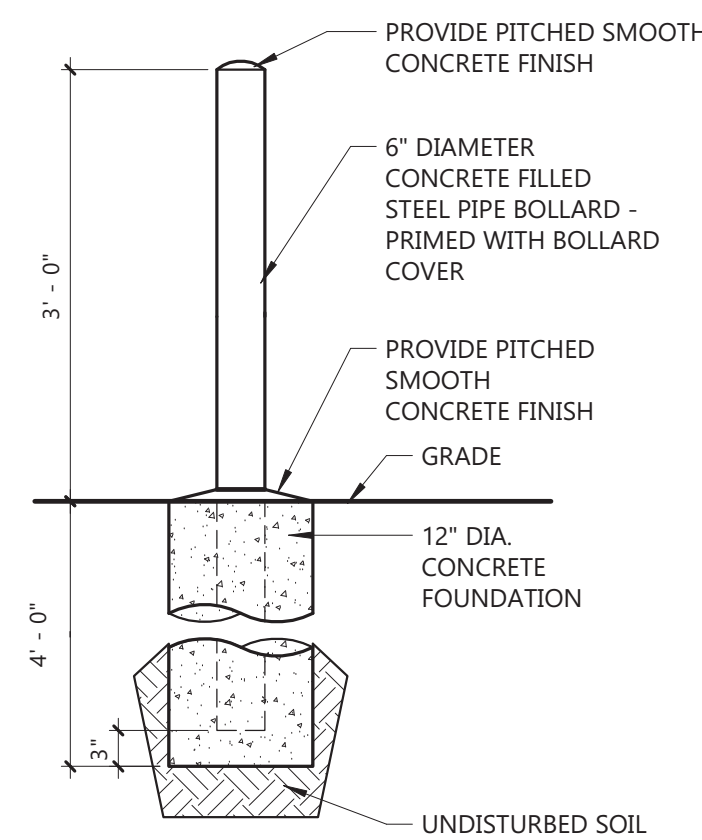
N 89° 35' 16" W
606.58'

20' - 0" STORM WATER EASEMENT
100' - 0" TEMP STORM WATER EASEMENT

A1 SITE PLAN
1" = 40'-0"
SCALE: 1" = 40'-0"



A4 DRIVE THRU ENLARGED PLAN
1/8" = 1'-0"



A6 BOLLARD DETAIL
3/4" = 1'-0"

- LEGEND - LINE TYPE
- ADJOINING PROPERTY LINE
 - PROPERTY LINE
 - CREEK CENTERLINE
 - DOUBLE WING CATCH BASIN
 - RIGHT-OF-WAY LINE
 - METAL FENCE
 - WOOD FENCE
 - WIRE FENCE
 - GUARDRAIL
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND NATURAL GAS LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND COMMUNICATION LINE
 - UNDERGROUND WATER LINE

- LEGEND - SYMBOLS
- CURB INLET
 - STORM DRAINAGE MANHOLE
 - SINGLE WING CATCH BASIN
 - DOUBLE WING CATCH BASIN
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - GAS METER
 - GAS VALVE
 - ELECTRIC METER
 - POWER POLE
 - LIGHT POLE
 - GUY WIRE
 - GUY POLE
 - TELEPHONE MANHOLE

- LEGEND - ABBREVIATIONS
- IPS IRON PIN SET
 - IPF IRON PIN FOUND (1/2" REBAR)
 - CTP CRIMPED TOP PIPE
 - OTP OPEN TOP PIPE
 - CMF CONCRETE MONUMENT FOUND
 - AIF ANGLE IRON FOUND
 - MNF MAGNETIC NAIL FOUND
 - PKF PK NAIL FOUND
 - REBAR REBAR
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - RL RIGHT OF WAY
 - LAND LOT
 - DB/PFG DEED BOOK/PAGE
 - PB/PFG PLAT BOOK/PAGE
 - FND FOUND
 - DIST. DISTURBED
 - C.L. CENTERLINE
 - P.L. PROPERTY LINE
 - R.R. RAILROAD
 - CURB INLET
 - JB JUNCTION BOX
 - SWCB SINGLE WING CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - HW HEADWALL
 - CMP CORRUGATED METAL PIPE
 - RCF REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - DIP DUCTILE IRON PIPE
 - SS SANITARY SEWER
 - SSMH SANITARY SEWER MANHOLE
 - CO CLEAN OUT
 - PH FIRE HYDRANT
 - WM WATER METER
 - WV WATER VALVE
 - GM GAS METER
 - GV GAS VALVE
 - ELEC. ELECTRIC
 - EM ELECTRIC METER
 - PP POWER POLE
 - LP LIGHT POLE
 - GW GUY WIRE
 - GP GUY POLE
 - TELE. TELEPHONE
 - TMH TELEPHONE MANHOLE
 - CONC. CONCRETE

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN ANGULAR ERROR OF XX SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN XXXXXX FEET. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 233,338 FEET.

GENERAL NOTES

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS MAP OR PLAT WERE OBTAINED BY USING IN THE FIELD SURVEY A LEICA TS16 ROBOTIC TOTAL STATION, LEICA CS20 FIELD CONTROLLER AND LEICA GS18 GNSS RTK ROVER.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83), STATE PLANE COORDINATE SYSTEM OF GEORGIA, WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

INITIAL FIELD WORK COMPLETED 7 FEBRUARY 2017, SUBSEQUENT FIELD WORK BEING COMPLETED ON 22 JULY 2021.

CONTOUR INTERVAL = 2'

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE "A", AS PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF THE CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, MAP NUMBER 13121C0369F, HAVING AN EFFECTIVE DATE OF 9/16/2013. THE REMAINDER OF THE SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).

ALL IRON PINS SET ARE 1/2" REBAR WITH STAMPED CAP UNLESS OTHERWISE INDICATED.

ABOVE GROUND UTILITY LOCATIONS AS SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR, AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES ON THE PROJECT. THE CONTRACTOR SHALL HIRE AN INDEPENDENT UTILITY LOCATING COMPANY TO LOCATE ALL UTILITIES PRIOR TO THE START OF WORK.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD LOWE ENGINEERS, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

SITE INCLUDES THE FOLLOWING TAX PARCEL:
14 0096 LL0585
SOUTH CENTRAL AVENUE
HAPEVILLE, GA 30354

REFERENCES

1. A SURVEY PLAT OF AEROTROPOLIS-ATLANTA, PREPARED FOR THE CITY OF ATLANTA, AIRPORT STATION, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AND FREEDOM TITLE & ABSTRACT CO., INC., PREPARED BY LOWE ENGINEERS, DATED 09/26/2011.

2. ALTA/ACSM LAND TITLE SURVEY PREPARED FOR PORSCHE CARS NORTH AMERICA, INC., AIRPORT STATION, LLC, AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY LOWE ENGINEERS, DATED DECEMBER 29, 2015.

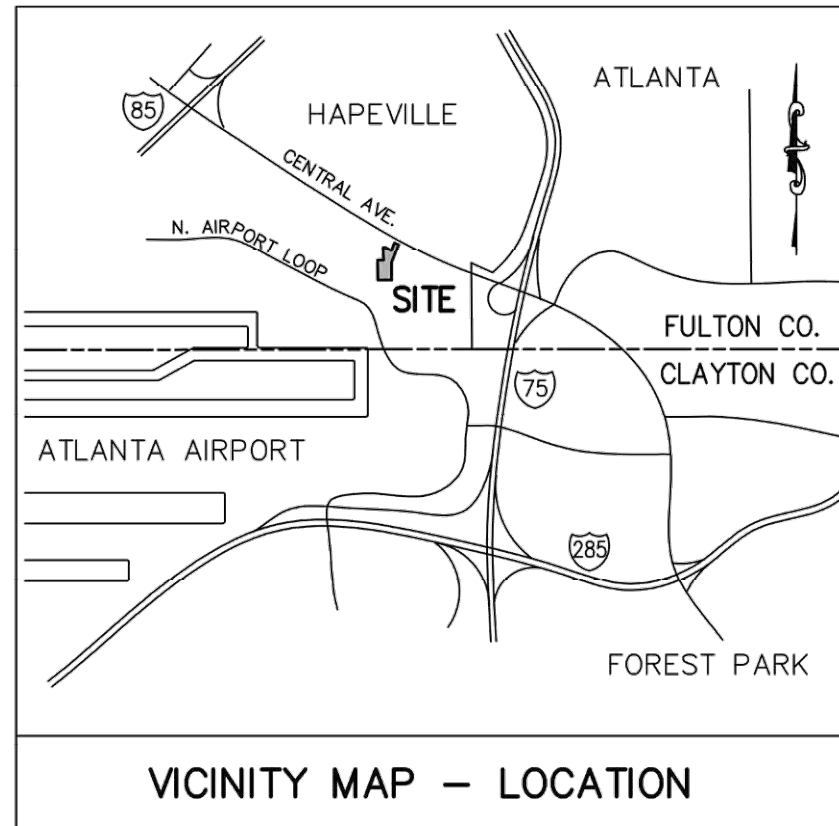
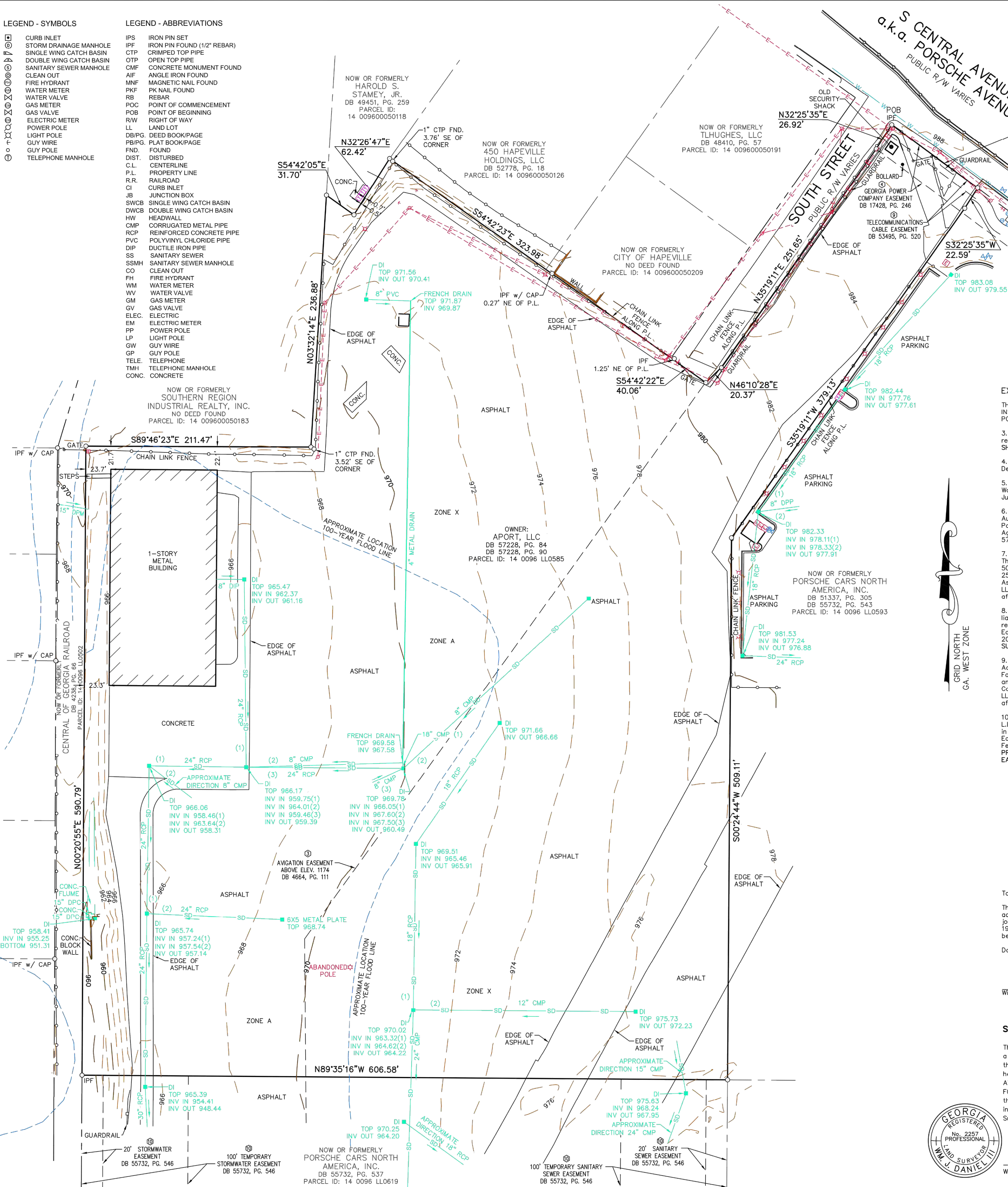
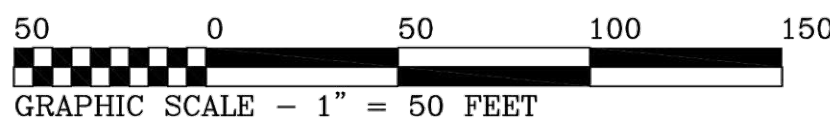
Legal Description

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the southeasterly right-of-way line of South Street (having a variable width Public right-of-way) with the southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.k.a. Henry Ford II Avenue (having a variable width Public right-of-way), said iron pin found being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run southeasterly along said southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.k.a. Henry Ford II Avenue S53°39'04"E a distance of 100.23 feet to a point; thence leave said southwesterly right-of-way line and run S32°25'35"W a distance of 22.59 feet to a point; thence run S35°19'11"W a distance of 379.13 feet to a point; thence run S00°24'44"W a distance of 509.11 feet to a point; thence run N89°35'16"W a distance of 606.58 feet to an iron pin found (1/2" rebar) located on the easterly right-of-way line of Central of Georgia Railroad (having a variable width right-of-way); thence run northerly along said easterly right-of-way line N00°20'55"E a distance of 590.79 feet to a point; thence leave said easterly right-of-way line and run S89°46'23"E a distance of 211.47 feet to a point; thence run N03°32'14"E a distance of 236.88 feet to a point; thence run S54°42'05"E a distance of 31.70 feet to a point; thence run N32°26'58"E a distance of 62.42 feet to a point; thence run S54°42'22"E a distance of 40.06 feet to a point located on the northwesterly right-of-way line of South Street; thence leave said northwesterly right-of-way line and run S54°42'22"E a distance of 40.06 feet to a point located on the southeasterly right-of-way line of South Street; thence run northeasterly along said southeasterly right-of-way line the following courses and distances: N46°10'28"E a distance of 20.37 feet to a point; N35°19'11"E a distance of 251.65 feet to a point; N32°25'35"E a distance of 26.92 feet to an iron pin found (1/2" rebar) located at the intersection of the southeasterly right-of-way line of South Street with the southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.k.a. Henry Ford II Avenue said iron pin found being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 10.546 acres.



AREA = 10.546 ACRES

EXCEPTIONS

THE FOLLOWING ARE EXCEPTIONS AS LISTED IN SCHEDULE B OF ALTA OWNER'S POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, CASE NUMBER 64415.08, WITH A POLICY DATE OF FEBRUARY 28, 2017.

3. Gift of Aviation Easement dated October 13, 1966 from Ford Motor Company to City of Atlanta recorded in Fulton Deed Book 4664, Page 111, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

4. Georgia Power Easement dated November 10, 1993, from Ford Motor Company recorded in Fulton Deed Book 17428, Page 246, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

5. Restrictive Covenants and Non-Exclusive Remediation Access Easement as reserved in Limited Warranty Deed dated June 11, 2008, from Ford Motor Company to Airport Station, LLC as recorded June 12, 2008, in Fulton County Deed Book 46856, Page 678, aforesaid records.

6. Conservation Easement and Agreement between Ford Motor Company, Hapeville Development Authority and The City of Hapeville Georgia, dated June 11, 2008, in Fulton County Deed Book 46856, Page 663, aforesaid records, with Assignment and Assumption of Conservation Easement and Agreement from Airport Station, L.L.C. to Apert, LLC dated February 27, 2017, recorded in Deed Book 57228, page 99, aforesaid records. (AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)

7. Easement Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and The City of Atlanta, Georgia, dated September 30, 2011, filed October 5, 2011, recorded in Deed Book 50440, page 499; as amended by Amended and Restated Agreement dated May 11, 2012, filed June 25, 2012, recorded in Deed Book 51337, page 235, aforesaid records and with Assignment and Assumption of Amended and Restated Easement Agreement from Airport Station, L.L.C. to Apert, LLC dated February 27, 2017, filed February 28, 2017, recorded in Deed Book 57228, page 93, aforesaid records. (AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)

8. Easement and Operation Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Porsche Cars North America, Inc., dated June 21, 2012, filed June 25, 2012, recorded in Deed Book 51337, page 322, aforesaid records, with Assignment and Assumption of Easement and Operation Agreement from Airport Station, L.L.C. to Apert, LLC dated February 23, 2017, filed February 27, 2017, recorded in Deed Book 57228, page 111, aforesaid records. (AFFECTS SUBJECT PROPERTY; DRAINAGE EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED)

9. Limited access rights contained in Easement Deed by Court Order in Settlement of Landowner Action in Civil Action #3-02-CV-05-WBH, George L. Tedder and Elizabeth C. Tedder, Lena Mae Fabian, Harry L. Bacon, Jr., George Heald, Harold Barrett and Barrett Heald Partnership, individually and on behalf of all other similarly situated vs. Witel Communications, LLC f/k/a Williams Communications, Inc., Sprint Communications Company, L.P. and Qwest Communications Company, L.L.C. dated February 8, 2013, filed January 10, 2014, recorded in Deed Book 53495, page 520, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

10. Utility Easement Agreement by and between Porsche Cars North America, Inc. and Airport Station, L.L.C., a Georgia limited liability company, dated December 31, 2015, filed January 4, 2016, recorded in Deed Book 55732, page 546, aforesaid records and with Assignment and Assumption of Utility Easement Agreement from Airport Station, L.L.C. to Apert, LLC dated February 27, 2017, filed February 28, 2017, recorded in Deed Book 57228, page 100 aforesaid records. (AFFECTS SUBJECT PROPERTY - UTILITY EASEMENT IS GENERAL IN NATURE AND CANNOT BE PLOTTED; SANITARY SEWER EASEMENT IS SHOWN ON SURVEY; STORMWATER EASEMENT IS SHOWN ON SURVEY)

To: The Redmond Company and XXXX Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 13, 18 and 19 of Table A thereof. The initial fieldwork was completed February 7, 2017, with subsequent fieldwork being completed on 22 July 2021.

Date of Plat or Map: XX July 2021

PRELIMINARY

William J. Daniel, III GA RLS No. 2257

Date

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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.

PRELIMINARY

WILLIAM J. DANIEL, III GA RLS No. 2257

DATE

REVISIONS		DATE	PER CLIENT COMMENTS
NO.	1	02.27.2017	UPDATE
2	07.XX.2021		
3			
4			
5			
6			
7			

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
THE REDMOND COMPANY AND XXXX TITLE
INSURANCE COMPANY

LOCATED IN LAND LOT 96
14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

DATE: 02.15.2017

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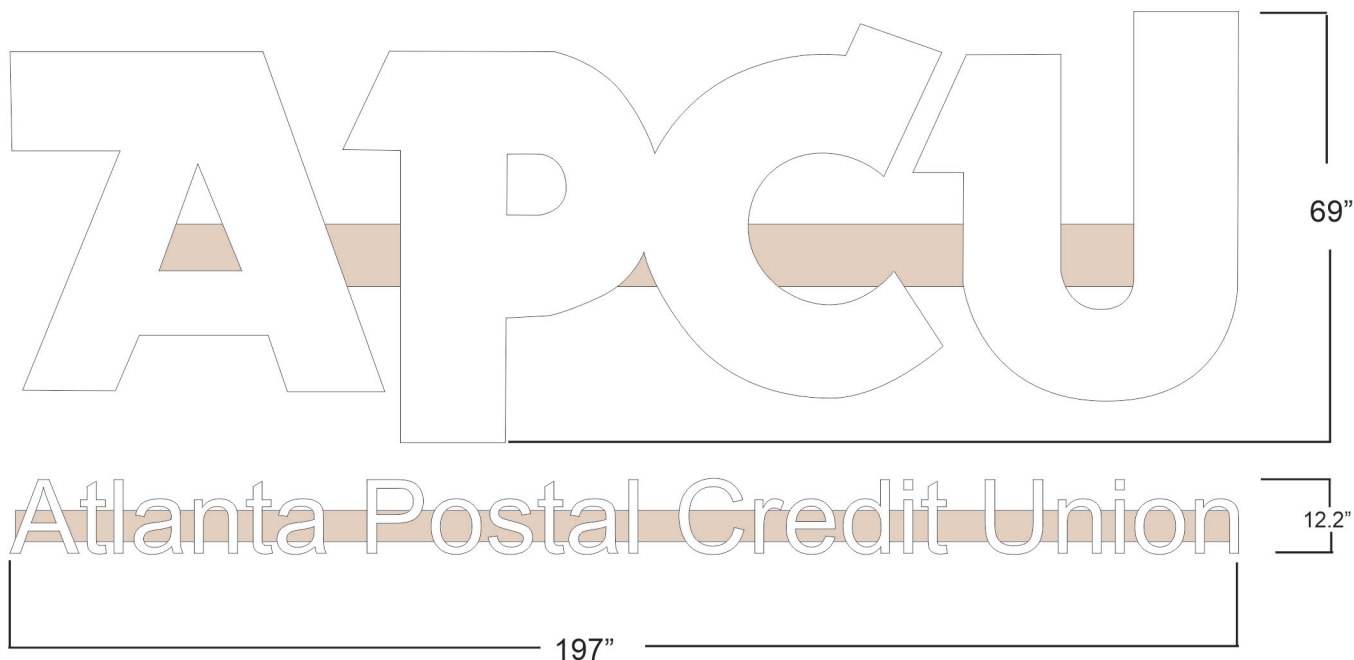
ALTA/NSPS LAND TITLE SURVEY

LOWE ENGINEERS

SHEET
1 OF 1

NOT ISSUED FOR CONSTRUCTION

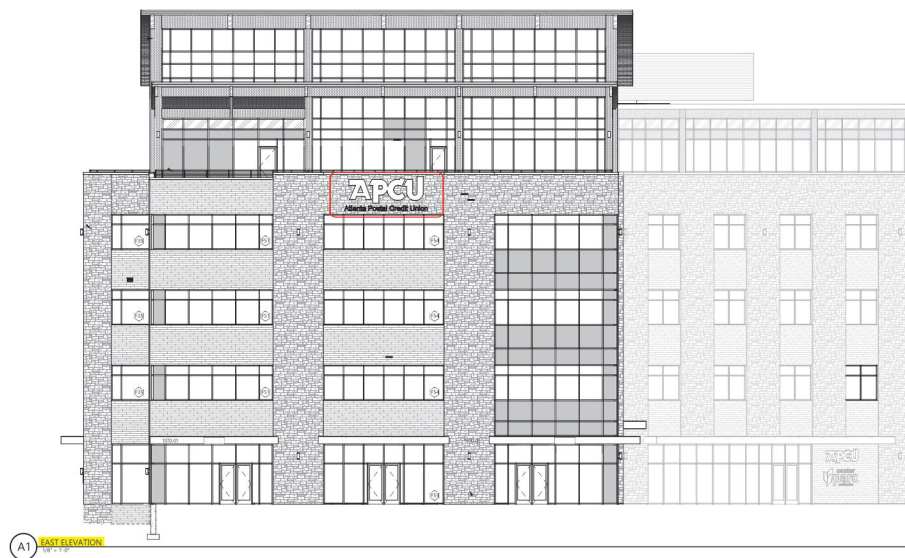
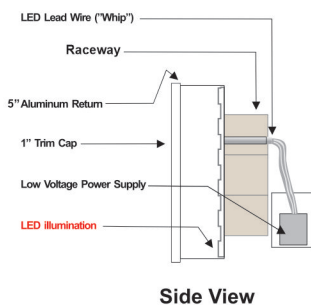
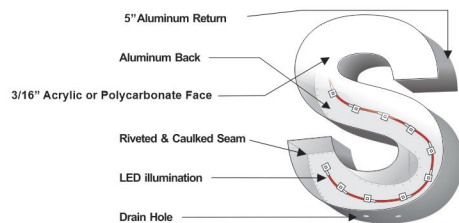
South Elevation



119 Sq Ft

Front illuminated channel letters on raceways, 5" deep returns, 3/16" white faces, white trim cap, white LED lights
Raceways painted to match building exterior fascia

Front Lit Channel Letter



Customer: Atlanta Postal Credit Union

Mike Lewis mike@signstoremacon.com

1st Proof ☐
2nd Proof ☐
3rd Proof ☐

Additional \$25 charge per proof after third, with order production/fabrication delay

Have you checked:
Spelling?
Colors?
Measurements?
Layout?

Filename: A\AtlantaPostalCU\CorporateOffice2023\APCUElevations.cdr

X _____ Date _____
Customer Approval Signature

Copyright 2023. The Sign Store Online, Inc. All print and sign designs are the sole property of The Sign Store Online, Inc. and may not be reproduced, published, changed or used in any way without written permission and consent. Violators will be prosecuted to the full extent of the law. The above signature authorizes The Sign Store Online to use pictures of the fabricated signs and completion photos including but not limited to company trademarks and logos for advertising purposes in website and print market.



Department of Planning & Zoning
PLANNER'S REPORT

TO: Adrienne Senter
FROM: Lynn Patterson
RE: Variance Application for 400 Porsche Ave, top floor sign installation
DATE: May 17, 2024

BACKGROUND

The City of Hapeville has received a variance application from The Sign Store Online, Inc. on behalf of Atlanta Postal Credit Union to request the location of the highest floor signs be allowed on the 4th floor instead of the 5th floor due to architectural design for the new construction located at 400 Porsche Ave.

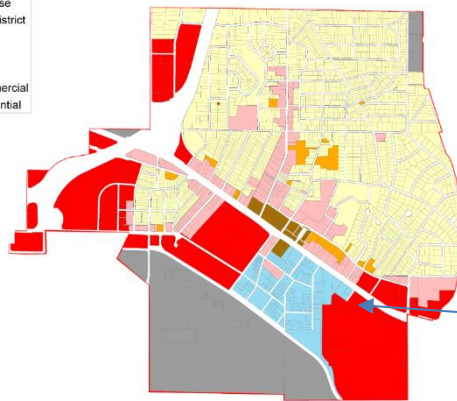
The property is currently zoned B-P, Business Park and is subject to the General Commercial Sign District regulations.

Sec. 93-3.3-2-1. - Sign district map.

City of Hapeville Sign Ordinance: Sign District Map
December 2019



- Commercial Mixed Use
- Downtown Historic District
- General Commercial
- Industrial
- Multifamily
- Neighborhood Commercial
- Single Family Residential



Subject Property, 400 Porsche Ave



ARTICLE 3.3. - SIGNS AND MURALS

Sec. 93-3.3-1. - Statement of purpose and intent.

(a) This division seeks to create the legal framework necessary to ensure a comprehensive and balanced system of signs within the city. A comprehensive regulation is necessary to ensure that signs installed in the city are compatible with the unique nature and character of the community. The purpose of this division is to preserve the right of free speech and expression, facilitate appropriate communication between people and their environment, promote the public health, safety and welfare, and avoid the visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities, and community appearance. With these concepts in mind, the provisions in this division, which regulate signs by such factors as design, size, height, spacing and location, but not on the basis of any message conveyed by such signs, and also regulate the maintenance of signs, are hereby established to achieve the following purposes:

- (1) To protect the health, safety, general welfare and property values of residents and property owners of the city.
- (2) To promote and implement the goals, objectives and policies adopted in the comprehensive plan.
- (3) To effectively balance public and private objectives by allowing adequate signs for the needs of business and developers.
- (4) To regulate the installation and placement of signs in order to provide safe operating conditions for pedestrians and motorists by eliminating unsafe, cluttered, distracting, or illegal signs.
- (5) To promote the use of signs that are aesthetically pleasing, of appropriate scale, integrated with surrounding buildings and landscape, and compatible with the character of the surrounding area.
- (6) To ensure the protection of free speech rights provided by the United States Constitution and the Georgia Constitution.

(b) It is the intent of this division to:

- (1) Provide functional flexibility, encourage variety and relate signage to basic principles of good design.
- (2) Balance the rights of individuals to convey messages through signs and the right of the public to be protected against the unrestricted proliferation of signs by regulating signs on the basis of such factors as design, height, spacing, and location, but not on the basis of the content of any message conveyed thereby.
- (3) Provide an enhanced visual environment for residents and visitors and protect existing view sheds in the community.
- (4) Promote economic development.
- (5) Ensure the fair and consistent enforcement of sign regulations.

Sec. 93-3.3-23. - Special requirements for all signs.

(a) Applicability. All lots, buildings, structures or property shall be regulated under the requirements of this division.

(b) Placement. All signs must be placed on a lot as defined in other sections of the zoning ordinance and the subdivision regulations. No sign may be placed on any lot where such lot does not meet the minimum requirements of the zoning ordinance and subdivision regulations. With the exception of billboards, no sign may be placed on any lot that has road frontage only on an interstate or intrastate highway.

(c) Covering architectural elements. No placement of any sign shall cover or conceal architectural fenestrations, adornments, details, doors or windows unless the design review committee determines that the placement of such sign cannot be more appropriately located and that the placement of such

sign will not adversely affect access to the building, cause unnecessary glare into the building or adversely impact the historic character or architectural theme of the building.

(d) Posting on trees, poles, etc. No sign shall be allowed to be tacked, painted, posted, marked, or otherwise affixed on trees, utility poles, or other similar structures, or on rocks, the ground itself, or other natural features.

(e) No posting on supports. No message may be displayed on any portion of the structural supports of any sign.

(f) Special situations; buildings of three stories or more. Those developments having buildings of three or more stories may be permitted one wall sign on the primary and secondary building or tenant facade not to exceed 50 percent of the width of the building or tenant facade and not exceeding an area of one square foot for each horizontal linear foot of building or tenant facade. Such wall signs shall be limited to the ground floor wall, only. **A single wall sign may be installed on each facade of the highest floor, subject to a maximum width of 20 percent of the building façade length and a maximum area often percent of the exterior wall area of that floor; the sign area and width allowance for such wall signs apply to each individual building facade and are not cumulative.**

Sec. 93-3.3-5. - Variances for signs in this division.

(a) Variance. The board of appeals shall judge a request for a variance from the terms of this division based on the following criteria:

(1) All existing permitted signs and structures on the subject property are in conformance with this division; and

(2) The topography adjacent to the roadway is such that a sign conforming to the physical standards of this ordinance will not be visible to passing traffic in the same manner as signs of other similar establishments.

(b) Financial loss to the appellant is not sufficient grounds by itself to justify a variance.

(c) Peculiar conditions or circumstances that are the result of actions of the current or former owner of the property covered by the application cannot be considered as grounds to justify a variance.

(d) The authority to erect and maintain additional signs as may be permitted under any such variance shall terminate upon the subdivision of the lot for which such variance was granted. Any appeal of the decision of the board of appeals shall be taken to the county superior court by a petition for a writ of certiorari.

FINDINGS

There are two methods in which the applicant may request a decision from the Board of Appeals. The first is a claim that the planner was in error in determining conformity with the Code (Sec. 93-3.3-4). No formal sign application has been submitted. The applicant was advised the digital portion of the sign exceeded the allowable square footage. Therefore, the applicant is not appealing the Planner's decision.

The applicant is requesting a variance instead. This appeal falls under section 93-3.3-5 whereas the board of appeals shall judge a request for a variance from the terms of this division based on the following criteria (planner's evaluation in italics):

(1) All existing permitted signs and structures on the subject property are in conformance with this division;

All other signs submitted for approval meet the requirements for the City's Sign Ordinance.

(2) The topography adjacent to the roadway is such that a sign conforming to the physical standards of this ordinance will not be visible to passing traffic in the same manner as signs of other similar establishments.

The topography adjacent to the roadway does not impact the visibility, however, the architectural design of the building does impact visibility and limit placement of the sign to the

4th floor instead of the 5th floor as the 5th floor is recessed and has architectural elements which would be compromised with the installation of the signs on that story.

RECOMMENDATION

Given the architectural style consistent with the B-P, Business Park zoning district and approved by the Design Review Committee, the location of the signs on the 4th floor façade in lieu of the 5th floor is recommended for approval.