



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

July 25, 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. Approval of Minutes

3.I. Minutes of May 23, 2024

Documents:

1. Minutes - May 23, 2024_draft

4. Public Hearing

4.I. 3400 Dogwood Drive Off-site Parking Arrangement

Background:

Antoine Carmichael requests that an off-site parking arrangement be allowed at 3400 Dogwood Drive, Parcel Identification Number 14-0098-0018-013-7. The property is zoned U-V, Urban Village, and is subject to the zoning regulations under Sections 93-11.2 (U-V Zone) and 93-23-12 (Location) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 3400 Dogwood Drive_off site parking_Redacted
2. Plans - 3400 Dogwood Drive_parking plan
3. Planners Report - 3400 Dogwood Dr._Parking
4. Legal Adv - 07-25-2024_Board of Appeals_3400 Dogwood Drive

5. Next Meeting Date - August 22, 2024 at 6:00 PM

6. Adjourn



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, Georgia 30354

May 23, 2024 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
Chase Stell
Brittany Williams - Absent
Melanie Williams - Absent

3. Election of Officers

3.I. Election of Officers

- Vice Chairman

MOTION ITEM: Chase Stell made a motion to re-elect Jason Morris as Vice Chairman of the Board of Appeals. The motion was seconded by Kelly Esti seconded.

MOTION CARRIED: 4-0.

- Chairman

MOTION ITEM: Jason Morris made a motion to re-elect Michael Simspn as Chairman of the Board of Appeals. The motion was seconded by Richard Neal.

MOTION CARRIED: 4-0.

4. Approval of Minutes

4.I. Minutes of October 26, 2023

MOTION ITEM: Kelly Esti made a motion to approve the minutes of October 26, 2023, as submitted. The motion was seconded by Chase Stell. **MOTION CARRIED: 4-0.**

5. Public Hearing

5.I. 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.

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 that the architectural style is consistent with the B-P, Business Park zoning district and has been 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.

Public Comment:

None.

MOTION ITEM: Chase Stell made a motion to approve the variance requests to allow the placement of a wall sign on the front building façade at 400 Porsche Avenue. The motion was seconded by Jason Morris. MOTION CARRIED: 4-0.

5. Next Meeting Date – Thursday, June 27, 2024 at 6:00 p.m.

6. Adjourn

MOTION ITEM: Richard Neal made a motion to adjourn the meeting at 6:11 p.m. The motion was seconded by Kelly Esti. MOTION CARRIED: 4-0.

Respectfully submitted by,

Michael Simpson, Chairman

Adrienne Senter, Secretary

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

Name of Applicant Antoine Carmichael
Mailing Address 3400 Dogwood Drive Hapeville, GA 30354
Telephone [REDACTED] Mobile # [REDACTED] Email [REDACTED]
Property Owner (s) Ron Barner, Antoine Carmichael
Mailing Address 3400 Dogwood DR Hapeville, GA 30354
Telephone [REDACTED] Mobile # [REDACTED]
Property Address/Location: 3400 Dogwood Dr. Hapeville, GA 30354
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009800180137
Square Foot of Property 7,501 sq Building Size 1,682 sq Zoning UV-Urban Village
Present Land Use Hapeville Pawn Shop
Variance Requested Co-Creative Arts - Creative Arts Space
Applicable Code Section Article 93-11.2 U-V Zone (Urban Village)
Section 93-11.2-1 Intent.

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.

Antoine Carmichael
Applicant's signature

Date: _____

Sworn to and subscribed before me

This 30th day of May, 2024.

Tiffany M Ferrell
Notary Public



**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.

This property currently has the required amount of parking spaces needed. Plus, there are three additional parking spaces located on side of the building that I have an offroad parking agreement with from my neighbor Pastor Ray Waters.

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

The unnecessary hardship is that CoCreative would not be able to provide exceptional creative solutions to the constituents of Hapeville if we are not in compliance with the parking ordinance and therefore would not be able to open our doors of service to the community.

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

No peculiar conditions regarding this piece of property other than the need to acquire (3) additional parking spaces to be in compliance of the (6) that are required to open our doors.

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

There would be no detriment to the public good should the proposed project variance be granted.

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

AUTHORIZATION OF PROPERTY OWNER

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

3400 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 A VARIANCE FOR THE PROPERTY.

Name of Applicant Antoine Carmichael

Address of Applicant 3400 Dogwood Dr Hapeville, Ga.

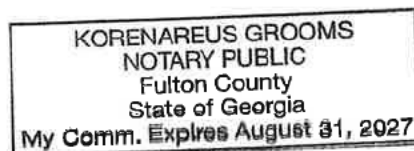
Telephone of Applicant [REDACTED]


Signature of Owner

RONALD G. BARNER
Print Name of Owner

Personally Appeared Before Me this 4 day of June, 2024.

Korenareus Grooms
Notary Public



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

AUTHORIZATION OF PROPERTY OWNER

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

3400 Dogwood Drive
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 Antoine Carmichael

Address of Applicant 4725 Walton Crossing
Apt # 7206
Atlanta, GA 30331

Telephone of Applicant [REDACTED]

Antoine Carmichael
Signature of Owner

Antoine Carmichael
Print Name of Owner

Personally Appeared Before Me this 30th day of May

[Signature]
Notary Public

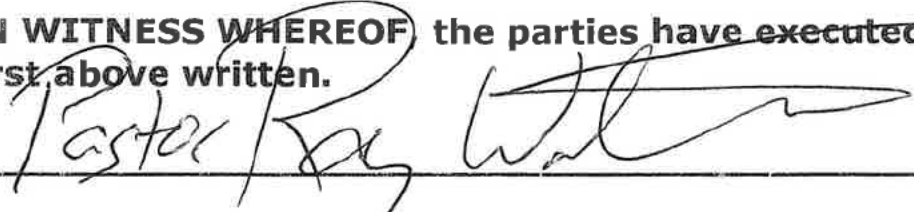


Additional Parking Space Agreement

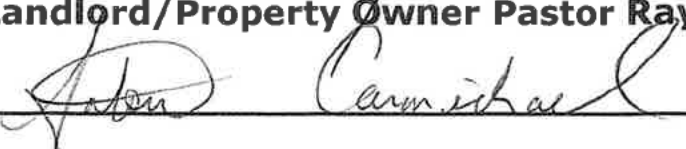
This Additional Parking Space Agreement is made and entered into as of 5/24/24 by and between the owner of Co-Cre8ive Arts, Antoine Carmichael, located at 3400 Dogwood Dr. Hapeville, GA 30354, and Pastor Ray Waters, landlord residing at 3418 Dogwood Drive Hapeville, GA 30354.

1. **Property Address:** 3418 Dogwood Drive, Hapeville, Georgia 30354
2. **Additional Parking Space:** The Landlord agrees to provide Co-Cre8ive Arts with three additional parking spaces along the fence at 3418 Dogwood Drive, Hapeville, GA.
3. **Term:** This Agreement shall commence on 5. 24.24 until otherwise stated and shall continue on a month-to-month basis until terminated by either party.
4. **Use of Parking Space:** The Co-Cre8ive Arts agrees to use the three additional parking spaces solely to overflow customer parking. Co-Cre8ive Arts shall not use the parking space for storage, repair work, or other purposes.
5. **Maintenance and Condition:** Co-Cre8ive Arts agrees to keep the three additional parking spaces clean and debris-free.
6. **Termination:** Either party may terminate this Agreement with thirty (30) days written notice to the other party. Co-Cre8ive Arts shall remove any vehicles and personal belongings from the additional parking spaces upon termination.

IN WITNESS WHEREOF the parties have executed this Agreement as of the date first above written.



[Landlord/Property Owner Pastor Ray Waters]



[Tenant / Co-Cre8ive Arts / Antoine Carmichael]

Date: 5-24-24

Additional Parking Space Agreement

This Additional Parking Space Agreement is made and entered into as of 6/04/24, by and between the owner of Co-Cre8ive Arts, Antoine Carmichael located at 3400 Dogwood Dr. Hapeville, GA 30354, and Sherri White, owner of 3409 Dogwood Drive Hapeville, GA 30354.

1. Property Address:

Street 3409 Dogwood Drive, Hapeville, Georgia 30354

2. Additional Parking Space:

The owner hereby agrees to provide Co-Cre8ive Arts with three additional parking spaces located at 3409 Dogwood Drive, Hapeville, GA rear of the building only.

3. Term/Rate

This Agreement shall commence on 6/04/24 until otherwise stated and shall continue on a month-to-month basis until terminated by either party. When needed, the rate for parking will be \$50 per day to be paid at the end of each day via cash or zelle, payment not received at the end of each day will result in suspension of parking privileges until the payment is received

4. Use of Parking Space:

The Co-Cre8ive Arts agrees to use the three additional rear parking spaces solely for the purpose of overflowing customer parking only. Co-Cre8ive Arts shall NOT use the parking space for over-night parking, storage, repair work, or any other purpose.

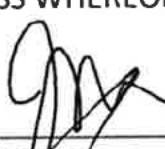
5. Maintenance and Condition:

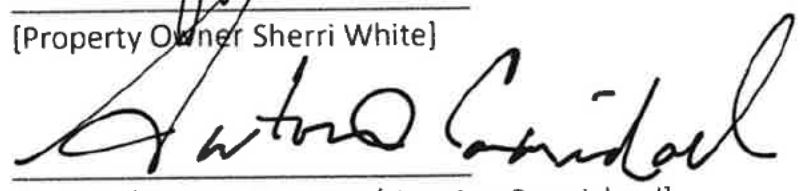
Co-Cre8ive Arts agrees to keep the three additional parking spaces clean and free of debris.

6. Termination:

Either party may terminate this Agreement with twenty one (21) days written notice to the other party. Upon termination, Co-Cre8ive Arts shall remove any vehicles and any personal belongings from the additional parking spaces.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above written.


[Property Owner Sherri White]


[Tenant / Co-Cre8ive Arts / Antoine Carmichael]

Tenant

Date: 06/19/2024



Business Plan: Co-Cre8ive Arts by Carmichael Musiclover, LLC

Executive Summary:

Co-Cre8ive Arts by Carmichael Musiclover, LLC is a non-clinical art therapy company with a unique community outreach. This program is a specialized therapeutic service offering creative-based interventions for individuals facing life challenges and seeking creative outlets for emotional expression and healing. Our program aims to provide a safe and supportive environment where clients can explore their inner worlds through various art forms under the guidance of experienced creative professionals.

Non-clinical art therapy serves as a powerful therapeutic method used to stimulate creativity, facilitate self-expression, and promote personal development. This approach cultivates a sense of camaraderie and celebrates all forms of uniqueness while honoring each person's individual journey and fostering a greater sense of self-acceptance and self-love. By embracing a non-clinical approach to art therapy individuals can embark on a transformative journey of self-discovery and healing.

Business Description:

Co-Cre8ive Arts by Carmichael Musiclover, LLC will offer individual creative sessions, visual art therapy sessions, group workshops, expressive arts classes, and creative retreats to address a wide range of emotional and psychological issues. Our services will cater to individuals seeking alternative forms of healing beyond traditional talk therapy, focusing on the transformative power of creativity in promoting emotional well-being and personal growth.

Market Analysis:

1. Target Market: Adults and youth ages 12+ experiencing stress, anxiety, depression, trauma, grief, or other life challenges who are interested in using art as a therapeutic tool.
2. Market Trends: Growing interest in holistic and alternative therapies, increased awareness of the benefits of art therapy, and a shift towards creative self-expression for mental health and well-being.
3. Competitive Landscape: Limited direct competitors in the local Hapeville area, with most traditional therapy practices not offering specialized creative art therapy services.

Services Offered:

1. Individual Creative Sessions: Tailored one-on-one sessions with certified art professionals.
2. Group Workshops: Interactive sessions focusing on specific themes or techniques.
3. Expressive Arts Classes: Structured classes combining different art forms for holistic healing.

4. Creative Retreats: Weekend retreats providing immersive experiences in nature and art.

Marketing Strategy:

1. Online Presence: Establish a professional website and social media presence to showcase services, share client testimonials, and engage with the community.
2. Collaborations: Partner with local businesses, schools, and community centers to raise awareness and attract clients.
3. Workshops and Events: Host art therapy workshops, open houses, award ceremonies and community events to showcase the benefits of co-creative therapy and attract potential clients.

Operational Plan:

1. Location: Secure a suitable space with creative therapy tools and equipment for individual and group sessions.
2. Staffing: Hire certified creative professionals with experience in providing creative-based interventions for mental health.
3. Scheduling: Develop a flexible scheduling system to accommodate individual sessions, group workshops, and classes.

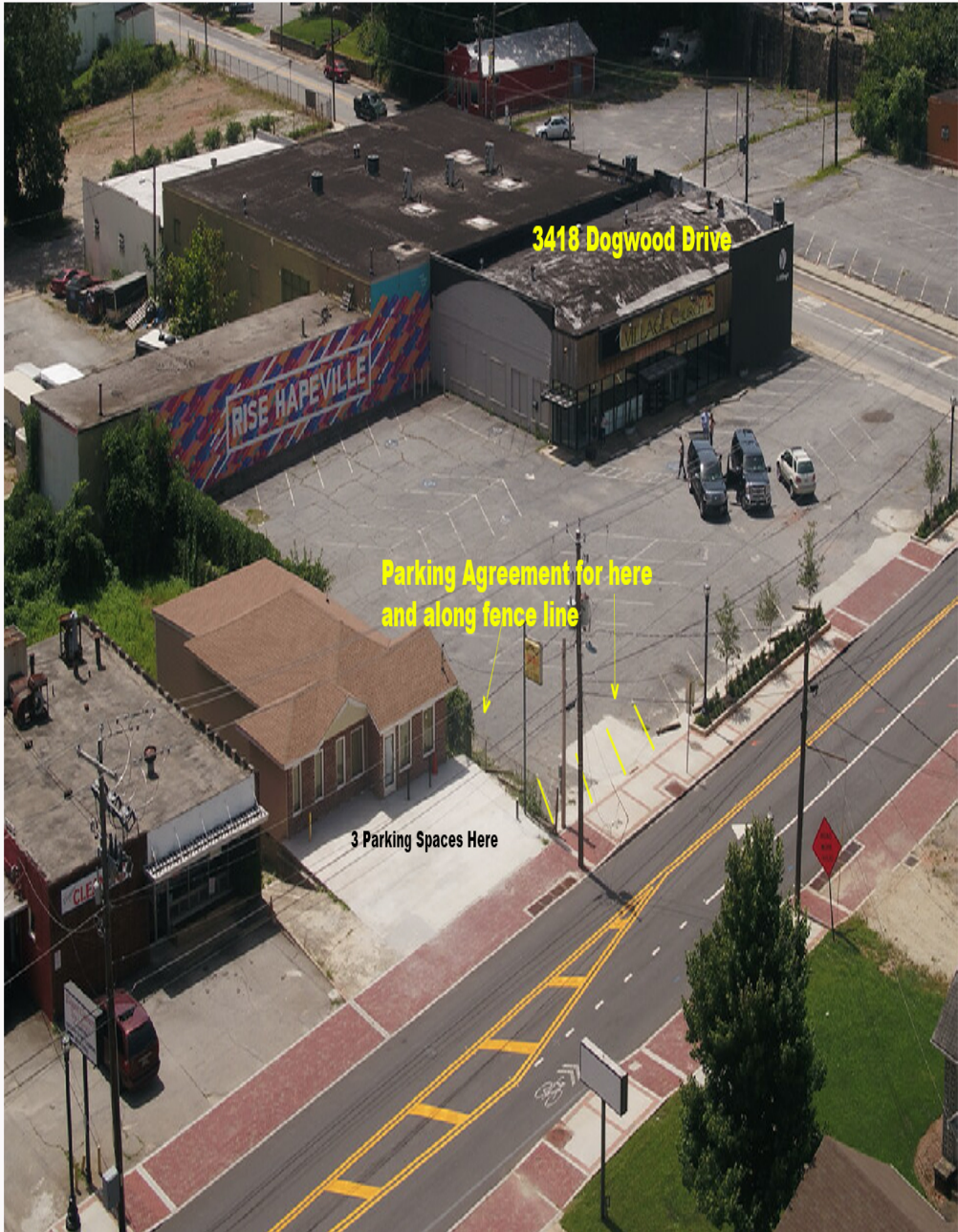
Financial Plan:

1. Startup Costs: Space rental, creative supplies, employee salaries, marketing expenses, and administrative costs.
2. Revenue Streams: Client fees for individual sessions, subscriptions, group workshops, classes, merchandise and retreats.
3. Financial Projections: Profitability over the first two years of operation.

Conclusion:

Co-Cre8ive Arts by Carmichael Musiclover, LLC aims to provide a fun, transformative and healing experience for individuals seeking alternative forms of therapy through art. Our commitment to promoting emotional well-being, personal growth, and self-discovery through creativity sets us apart in the market. Join us on this artistic journey towards inner peace and healing. With your support Co-Cre8ive Arts by Carmichael Musiclover, LLC will turn pain into poetry and dreams a reality one creation at a time.

3400 Dogwood Drive Parking Agreement Visual





PLANNER'S REPORT

TO: Adrienne Senter
FROM: Lynn Patterson
RE: Variance Application for 3400 Dogwood Drive, Parking agreement
DATE: July 10, 2024

BACKGROUND

The City of Hapeville has received a Variance application from Antoine Carmichael to allow for a joint parking agreement to meet the minimum number of parking spaces for a 1,600 SF creative arts therapy company named Co-Cre8ive Arts by Carmichael Musiclover, LLC to be located at 3400 Dogwood Drive.

The subject tract is located within the U-V Urban Village Zoning District and the A-D Arts District Overlay. The business will be open Monday through Saturday from 9am to 7pm. The applicant states there are 3 parking spaces available on-site. This business will involve customers visiting the site.

The applicant has included a parking agreement with Ray Waters, 3418 Dogwood Drive for the use of 3 spaces.

CODE

Sec. 93-23-12. - Location.

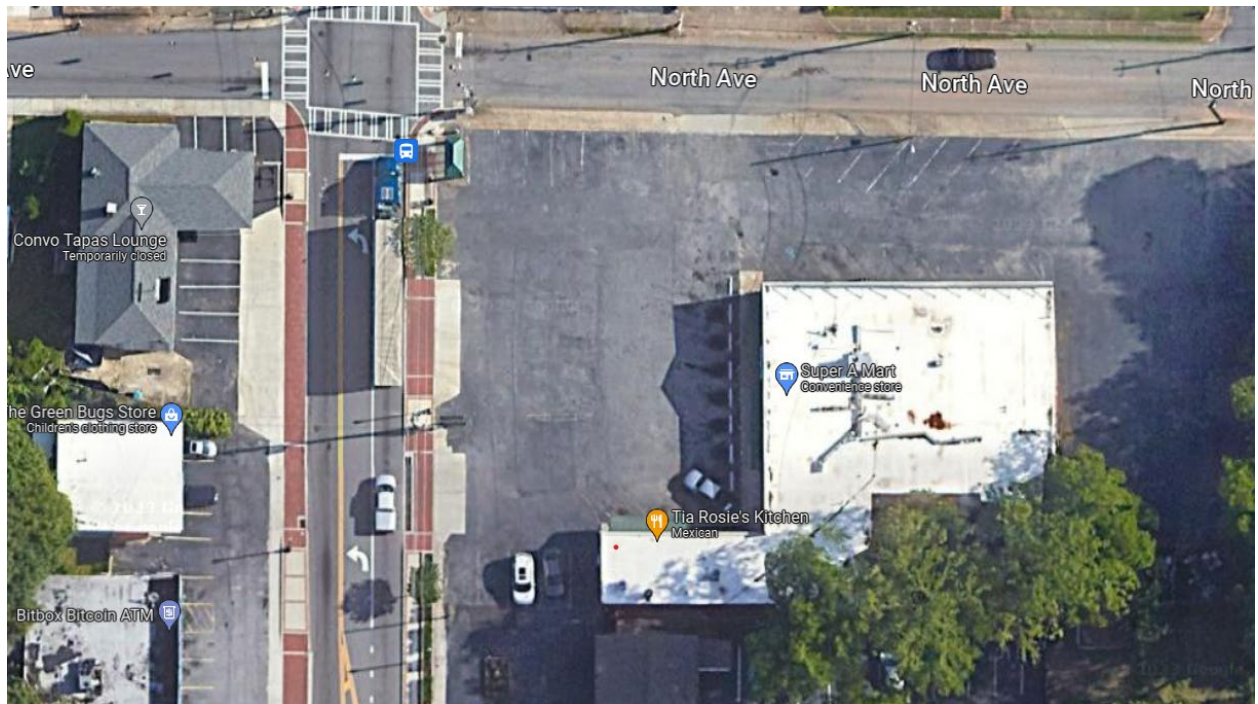
If the required off-street parking spaces cannot reasonably be provided on the same lot as the building it serves, the board of appeals may permit that space to be provided on other off-street property. That property shall be within 400 feet of the premises to which it is appurtenant, as measured along the nearest pedestrian walkway. If the property providing the additional parking contains more than ten parking spaces, the parking area of that property shall be brought into compliance with the requirements of section 93-23-18 and chapter 93, article 29.

Sec. 93-23-13. - Joint use of required off-street parking spaces.

No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this chapter shall be included as a part of an off-street parking area similarly required for another building or use unless the type of structure indicates that the periods of usage of that structure will not be simultaneous with each other, as determined by the board of appeals.

RECOMMENDATION

The property, as currently developed, cannot accommodate the required parking spaces. The business will be open Monday through Saturday from 9am to 7pm which is complementary to the hours of the Village Church and there is sufficient parking to accommodate the dedication of the 3 spaces to the applicant. The application is recommended for approval.



Project Location – 3259 Dogwood Drive

South Fulton Neighbor

136 Pryor Street, Suite CB14
Atlanta, Ga. 30303
470-990-4415

AFFIDAVIT OF PUBLICATION

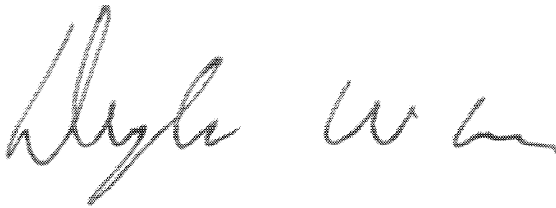
STATE OF GEORGIA
COUNTY OF FULTON

I, Douglas W. Crow, do solemnly swear that I am the Vice President of Operations, Times Journal Inc., of the South Fulton Neighbor printed and published at South Fulton in the State of Georgia and that from my own personal knowledge and reference to the files of said publication, the advertisements for: **FN8622 THURSDAY, JULY 25** was published in the South Fulton Neighbor on the following date(s):

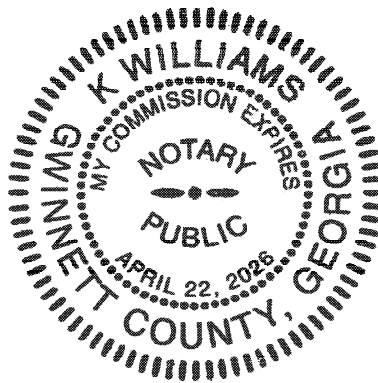
06/19/2024

Ad No.: **417430**

Subscribed and sworn to before me this 19th day of June, 2024



Douglas W. Crow, Vice President of Operations, Times Journal Inc.



Notary Public

Ad text :
FN8622
GPN16
NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Board of Appeals on Thursday, July 25, 2024 at 6:00 p.m. at the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. The meeting will also 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 request:

Off-site Parking Arrangement:

Request to allow an off-site parking arrangement at 3400 Dogwood Drive, Parcel Identification Number 14-0098-0018-013-7. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Sections 93-11.2 (U-V Zone) and 93-23-12 (Location) of the City of Hapeville Zoning Ordinance.

Applicant: Antoine Carmichael

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the Planning and Economic Development Manager at asenter@hapeville.org or called in at 404-669-8269 no later than 5:00 p.m. on July 24, 2024. When emailing or verbally delivering your comment to the Planning and Economic Development Manager, please include your name, address, the agenda item, and the comment for or against the item. All comments submitted to the Planning and Economic Development Manager will be read into the record. Citizens may not make comments on public hearing agenda items via livestream or video conference.
#6:19-AS