



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://hapeville.org/562/Agendas-and-Minutes>

November 12, 2024 6:00 PM

AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

Alan Hallman
Mike Rast
Brett Reichert
Mark Adams
Chloe Alexander

3. WELCOME:

4. PLEDGE OF ALLEGIANCE:

5. INVOCATION:

6. PRESENTATIONS:

6.I. Oath of Office for Fire Chief Nick Condrey– Administered by Alderman Rast.

Support Document(s):

1. Oath of Office Nicholas D Condrey 2024

7. PUBLIC HEARING:

7.I. Consideration and Action to Approve the Alcohol Beverage License Request for Shortlidge Hospitality, Inc -**DBA:** Dave's Sports Bar & Grill, located at 1155 Virginia Ave Ste. K, Hapeville, GA 30354.

Background:

Shortlidge Hospitality, Inc has completed all the necessary steps in the alcohol license application process and is requesting approval from the Mayor and Council. All departmental reports have been received, and advertising has been completed.

Staff Comments:

Applicant Comments:

Public Comments:

Support Document(s):

1. Revised Dave Sports Bar & Grill Application_Redacted
2. Menu
3. City Planner's Report
4. Fire Marshal Report
5. Code Enforcement Report
6. AD_Redacted

- 7.II. Consideration and Action to Approve an amendment to the Code of Ordinances, Chapter 93 (Zoning), Section 93-29-13 (Tree preservation trust fund) - Second Reading

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Section 93-29-13 (Tree preservation trust fund) for the purpose of amending the Code of Ordinances.

The Planning Commission considered this item on Tuesday, September 10, 2024, and recommended approval. Staff supports their recommendation.

Staff Comments:

Public Comments:

Support Document(s):

1. Planner's Report - Text Amendment _Tree Bank
2. Sec. 93_29_13.____Tree_preservation_trust_fund Revision August 2024
3. Ordinance - Tree Conservation 93-29-13
4. Legal Ad - 10-15-2024_Text Amendment_Tree Fund
5. Minutes - 09-10-2024_final

- 7.III. Consideration and Action on a Conditional Use Permit to Operate a Funeral Home at 736 South Central Avenue.

Background:

Consideration of a Conditional Use Permit to operate a funeral home at 736 South Central Avenue, Hapeville, Georgia 30354, Parcel Identification Number 14-0098-0006-003-2. The property is zoned V, Village, and is subject to the zoning regulations under Section 93-11.1-4 (Conditional uses) of the City of Hapeville Zoning Ordinance.

Applicant: Kohaleth Knight, Donehoo-Lewis Funeral Home

The Planning Commission reviewed this item on October 8, 2024, and recommended approval. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Support Document(s):

1. Application - 736 S. Central Avenue_CUP_Funeral Home_Redacted
2. Plans - 736 South Central Avenue_CUP_Funeral Home
3. Planner's Report - 736 South Central Avenue_Conditional Use Permit_Funeral Home
4. Minutes - 10-08-2024_draft
5. Legal Ad - 11-12-2024_736 S. Central Ave._CUP_Funeral Home

- 7.IV. Consideration and Action on a Conditional Use Permit to Operate a Day Care Center at 3409 Dogwood Drive.

Background:

Consideration of a Conditional Use Permit to operate a day care center at 3409 Dogwood Drive, Parcel Identification Number 14-0098-0017-017-9. 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.

Applicant: Jeresha Sherri White

The Planning Commission reviewed this request on Tuesday, October 8, 2024, and recommended approval, contingent upon plan revisions that address staff comments and resolve access issues raised by the Police Chief and Fire Marshal.

Staff Comments:

Applicant Comments:

Public Comments:

Support Document(s):

1. Application - 3409 Dogwood Drive_CUP_Daycare_Redacted
2. Plans - 3409 Dogwood Drive_Versions 1-4_CUP_Daycare
3. Planner's Report - 3409 Dogwood Dr_CUP_Daycare Revised 090424
4. Fire Marshal Report - 3409 Dogwood Drive_CUP_V2
5. Police Dept Report - 3409 Dogwood Drive - Site visit_CUP_Daycare
6. Minutes - 10-08-2024_draft
7. Legal Ad - 11-12-2024_3409 Dogwood Drive_Text Amendment_Ad#436803

8. 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.

9. CONSENT AGENDA:

- 9.I. Consideration and Action to Approve the October 15, 2024, Mayor and Council meeting minutes.

Support Document(s):

1. Drafted Minutes 10152024

- 9.II. Consideration and Action to Approve the October 15, 2024, Executive Session meeting minutes.

10. OLD BUSINESS:

- 10.I. Consideration and Action to Approve amending the ordinance that addresses the Metro Water District Water Efficiency Code Requirements.

Background:

On August 6th, 2024, the City of Hapeville passed a Model Findings Resolution that proposed an amendment to the plumbing code for water efficiency. This amendment to the Ordinance will provide more stringent requirements than the Georgia Plumbing Code, in turn resulting in the utilization of new water technologies, products and methods which will help with water efficiency and water conservation.

Support Document(s):

1. Ordinance -Metro Water District - Water Efficiency Code Requirements 10.24.24 LCR

11. NEW BUSINESS:

- 11.I. Consideration and Action to Approve the Purple Heart Resolution.

Background:

The resolution designates the City of Hapeville as a Purple Heart City to honor the sacrifices of military personnel wounded or killed in combat. This designation supports the mission of the Military Order of the Purple Heart, promoting patriotism and recognizing the bravery and dedication of Purple Heart recipients. Staff is asking Mayor and Council to adopt the Purple Heart Resolution. By adopting this resolution, Hapeville reaffirms its commitment to honoring veterans and their service to our country.

Support Document(s):

1. RESOLUTION FOR HAPEVILLE AS A PURPLE HEART CITY

- 11.II. Consideration of the Mayor and Council 2025 Meeting Schedule Ordinance. - First Reading.

Background:

City staff is requesting for Council to approve the Ordinance for the Mayor and Council 2025 meeting schedule.

Support Document(s):

1. 2025 Mayor and Council Meeting Schedule
2. Amendment to Ordinance for Regular Meetings 2025

11.III. Consideration and Action to Approve the 2025 Holiday Schedule.

Background:

City staff is requesting for Council to approve the 2025 City Holiday calendar for closures.

Support Document(s):

1. 2025 HOLIDAY SCHEDULE

11.IV. Consideration and Action to Approve Police Cruiser Dispositions.

Background:

The police vehicles listed in the attached summary are now through their useful life cycle. The listed vehicles have high mileage, are worn out, require constant maintenance, and are cost-prohibitive to the City to continue maintenance. The Police Department respectfully requests that they be deemed surplus property and sold at auction or gifted to other agencies or needy police departments throughout the state.

The previous old vehicles approved for disposal were donated to the Georgia Public Safety Training Center. This academy has trained all of our officers over the years and provided top-notch training and service to our department.

Support Document(s):

1. Old Fleet Surplus 10-31-2024

11.V. Consideration and Action to Approve Vertical Earth Inc. in the amount of \$260,387.74 for paving of Russell Street, Commerce Way, and deep patching on Porsche Avenue.

Background:

On Sept. 25th, 2024, seven bids were received for the 2024 LMIG paving project. The City of Hapeville has been awarded \$175,714.09 in Local Maintenance Improvement Funds for 2024. Vertical Earth was the low bidder at \$ 260,387.74.

Support Document(s):

1. LMIG Bid

11.VI. Sylvan Road Rail Crossing Discussion and Options

Background:

The approach and rail crossings at Sylvan Road have undergone many changes during the last 20 years. There have been concerns with congestion and the navigation of traffic in that area. Council requested the team evaluate traffic concerns at this intersection and advise of options to improve traffic flow and safety. To ensure safety at this crossing, Keck & Wood and City Staff looked at some of the current problems and possible solutions going forward. Public Works Director Lee Sudduth will discuss findings.

Support Document(s):

1. Sylvan Crossing (1)

11.VII. Consideration and Action to Approve One-Time Payment to Employees.

Background:

It has been a recent custom for the City of Hapeville to distribute a one-time payment over and above regular wages and salaries to our employees. We recognize the value of our employees, and without their dedication, selfless effort, and attention to detail, Hapeville could not be the great and growing city that it is. City staff recommends a 2% one-time payment to employees, with a minimum of \$500 for full-time employees and a minimum of \$250 for part-time employees. The total anticipated cost is \$145,873.40. If approved by Council, the budget changes will be reflected in the mid-year budget amendment. The 2% pay is included in the original approved budget.

Support Document(s):

1. One Time Payment Budget Adjustment Request Summary FY2024-2025 - Payment Date November 2024

12. CITY MANAGER REPORTS:

13. 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.

14. MAYOR AND COUNCIL COMMENTS:

15. 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).*

16. 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.



Hapeville

FIRE & EMS

ALAN HALLMAN
MAYOR

MICHAEL RAST
ALDERMAN AT LARGE

BRETT REICHERT
COUNCILMAN AT LARGE

MARK ADAMS
COUNCILMAN WARD I

CHLOE ALEXANDER
COUNCILMAN WARD II

November 12, 2024

OATH OF OFFICE

I, **Nicholas David Condrey**, do solemnly swear that I will be vigilant in performing my duties as Chief of the City of Hapeville Fire Department; that I will not be influenced in any matter on account of personal bias or prejudice; that I will support and maintain the Constitution and Laws of the United States, and the Constitution and Laws of the State of Georgia; and that I will faithfully and impartially discharge and execute the duties of my office as Chief of the City of Hapeville Fire Department according to the best of my skills, abilities, and judgment, so, help me God.

Nicholas D. Condrey

Swearing-In Official

Attest by, City Clerk



3468 North Fulton Avenue, Hapeville, Georgia 30354
City Hall 404.669.2100 www.hapeville.org

Community Service
3474 N. Fulton Avenue
404-669-2120

Economic Development
3468 N. Fulton Avenue
404-669-8269

Fire Department
606 King Arnold Street
404-669-2141

Police Department
700 Doug Davis Drive
404-768-7171

Recreation Department
3444 N. Fulton Avenue
404-669-2136

Alcohol Beverage License Application

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

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

Date: 10-14-2024 ☒ New ☐ Amended

Contact Name: David Shortlidge Phone: [REDACTED]

Business/Trade Name: Shortlidge Hospitality Inc

D/B/A: Dave's Sports Bar & Grill

Email: [REDACTED]

Emergency Contact Name: pilar Jones Phone: [REDACTED]

Business Address: 1155 Virginia Ave Ste K Hapeville Ga 30354

TYPE OF BUSINESS

- | | |
|--|---|
| ☐ Convenience Store | ☐ Specialty Beverage Store |
| ☐ Grocery Store | ☒ Restaurant |
| ☐ Hotel/Motel | ☐ Restaurant under 2,000 Sq. Ft. |
| ☐ Package Store | ☐ Wholesale |
| ☐ Manufacturer | ☐ Other: _____ |

TYPE OF LICENSE AND FEES

<u>Retail</u>		<u>On-Premise Consumption</u>	<u>Wholesale/Manufacturer</u>
☐ Beer/Wine	\$3,150.00	☐ Beer/Wine \$3,150.00	☐ Beer/Wine \$3,150.00
☐ Package	\$5,000.00	☒ Beer/Wine/Liquor \$5,000.00	☐ Beer/Wine/Liquor \$5,000.00

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

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

APPLICANT INFORMATION

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

Full Name: David Shortlidge Date of Birth: [REDACTED]

Current Address: [REDACTED]

Spouse Name: N/A

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

Name and Location of Employers for the last five years: Chicago Pizza
3150 Highlands Pkwy Se smyrna Ga 30082

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

I was arrested for Dui in April 2024 I have not been convicted of Dui

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

N/A

BUSINESS INFORMATION

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

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

Federal Tax ID Number: [REDACTED] State Tax ID Number: [REDACTED]

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

3350 Riverwood pkwy Se Suite 450 Atlanta Ga 30339

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

Full Name	Position	Social Security Number	Address	% of Interest
David Shortlidge	owner	[REDACTED]	[REDACTED]	100%

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

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

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

Full Name	Social Security Number	Address	Phone Number
Pilar Jones			

BUSINESS SPECIFIC INFORMATION

County Tax Parcel ID _____ Zoning District _____

Nearest Intersection: Virginia Ave and Norman Berry Dr

Building Square Footage: 80,000.00 Business Square Footage (if not using entire building): 5200

Patio/Outdoor Dining Square Footage (if applicable): N/A

Number of Parking Spaces for business? (Attach site plan showing designated, striped parking and lighting)
82 Marked plus 7 Handi cap

If shared parking, detail of how many are dedicated to the business and details of other businesses sharing parking (addresses). Shared

Hours/days of operation: 7 Days a week 11am till 12am

Description of adjacent properties (residential/commercial) Area is total commercial use with offices and retail

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

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

VERIFICATION OF APPLICATION

I hereby make application for an Alcohol Beverage License for the City of Hapeville. I understand that holding this license is a privilege. I do hereby affirm and swear that the information provided herein is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand the City of Hapeville reserves the right to

enforce any and all ordinances regardless of payment of license fee and further that it is my/our responsibility to conform with said ordinances in full. I hereby acknowledge that all requirements shall be adhered to. I can read the English language and I freely and voluntarily have completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville pursuant to O.C.G.A. §16-10-20.

David Shortlidge
Signature of Applicant or Agent

David Shortlidge
Print or Type Name

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

This 30 day of October, 2024.

Adrienne Hannor
Notary Public

My commission expires on: May 23, 2026



APPETIZERS

Sampler

Our best appetizer served with buffalo wings, boneless wings, onion rings and queso dip with chips. Includes your choice of dipping sauces and wing flavors 18.99

Nachos

We take a bit of tortilla chips, with queso cheese, lettuce, sliced tomatoes and jalapenos. You can choose between chicken, beef, chili or veggie. Served with a side of sour cream and salsa 12.99

Buffalo Wings

Our wings are fried to perfection, served naked or with your choice of sauce. Served with ranch or bleu cheese dressing for dipping and celery 5 for 10.99, 8 for 14.99 or 16 for 25.99

Additional charge for all fries 5 and 2.00, 8 and 3.00, 16 and 5.00
Additional wings 2.00 each. Additional dipping sauce: .75

Sauces: Cheese, BBQ, Medium Hot, Extra Hot, Lemon Pepper, BBQ, Honey BBQ, Garlic Parmesan, Cajun Ranch, Teriyaki

Boneless Wings

A twist on the traditional Buffalo wing, we serve them naked or with your choice of sauce. Served with ranch or bleu cheese and a side of french fries 6 for 8.99, 10 for 10.99 or 20 for 18.99



Quesadillas

A stuffed four tortilla with your choice of chicken, beef or veggie (tomato, onion, green peppers, mushrooms) layered with melted cheese and topped with salsa 12.99

Chicken Tenders

Our golden jumbo beer-battered chicken tenders are fried to perfection 10.99. Try them naked or tossed in your choice of our signature wing sauces for an additional .50

Cheese Fries

A giant portion of fries covered in melted mozzarella and cheddar cheese 7.99

Basket of Onion Wings

Battered large crispy onion rings served with our famous Cajun ranch dipon request 8.99

Basket of Seasoned French Fries

Basket of Sweet Potato Fries 6.49



salads

Signature Salad

Mixed lettuce topped with freshly sliced tomatoes, cucumbers, onions, cheddar cheese and croutons

Choice of one: turkey, ham, grilled blackened or fried chicken or fish 11.99

With grilled or blackened shrimp or 4 oz. salmon 16.99

Great Big Caesar

Crisp romaine lettuce tossed in our traditional Caesar dressing, topped with Parmesan cheese and garlic

Choice of one: turkey, ham, grilled, blackened or fried chicken or fish 11.99

With grilled or blackened shrimp or 4 oz. salmon 16.99

Cobb Salad

Mixed lettuce topped with bacon, egg, bleu cheese, croutons, cucumbers, avocado, tomatoes and croutons

Choice of one: turkey, ham, grilled, blackened or fried chicken or fish 12.49

With grilled or blackened shrimp or 4 oz. salmon 17.49

Small House or Caesar Salad

Dressings:

Ranch, Caesar, Ranch, Honey Mustard, Creamy

Killam, Balsamic Vinaigrette, Oil & Vinegar

Extra Dressing for 1.00

*THE FDA ADVISES CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD OR EGGS INCREASES YOUR RISK OF FOODBORNE ILLNESS.
GAME DAY & SPECIAL EVENTS, 20% GRATUITY WILL BE ADDED TO YOUR BILL. NON-MANDATORY

WRAPS

Your choice of one side with wrap

Chicken or Fish Wrap

Grilled, blackened, fried or Buffalo chicken breast or fish. Served with lettuce, tomatoes and cheddar cheese stuffed in a flour tortilla. Served with your choice of ranch or bleu cheese 11.99

Philly Chicken or Steak Wrap

Cheese chicken or steak. Our large tortilla stuffed with lettuce, freshly diced tomatoes, green peppers, onions, mushrooms and white American cheese 11.99

Turkey or Ham Wrap

Our large four tortilla stuffed with thinly sliced turkey or ham, cheddar cheese, lettuce and tomatoes. Served with ranch 11.99. Add bacon for 1.00

Cheese Wrap

Grilled, blackened or fried chicken or fish stuffed in our large four tortilla along side romaine lettuce, Parmesan cheese and Caesar dressing 11.99

BLT Wrap

Our large four tortilla stuffed with crispy bacon, lettuce and tomatoes. Served with mayo on the side 11.99

Veggie Wrap

12" four tortilla with lettuce, tomatoes, grilled onions, green peppers and mushrooms 11.99

Shrimp Wrap/Salmon Wrap

Four tortilla stuffed with grilled or blackened shrimp or salmon, cheddar cheese, lettuce and tomatoes 15.99

entrées

All entrées come with any 2 sides or premium sides.

Fish or Chicken Plats

Grilled, blackened or fried 17.99

Chicken Tender Dinner

(2) Lightly battered chicken cutlets, fried to golden brown.

Your choice of dipping sauce 18.99

Fish N Chips

(4) Fresh fish sliced and beer battered, then fried to a golden brown perfection 15.99

*Chopped Steak

Lean ground beef smothered with sautéed onions, mushrooms and brown gravy 15.99

Healthy Choice (under 500 calories)

Seasoned grilled chicken or fish smothered with sautéed green

peppers, onions and mushrooms with a hint of tomato sauce 18.99

Grilled or Blackened Salmon

Hard cut Atlantic salmon served with a cream sauce on the side 24.99

Add grilled or blackened shrimp additional 5.00



TACOS

All three tacos served as a soft tortilla with cheddar, shredded romaine, sliced tomatoes and a side of salsa. Saus comes by request only. Tacos are served with your choice of one meat: Seasoned beef, grilled or blackened, fried fish or chicken. Philly steak or chicken 12.99 with grilled or blackened shrimp or salmon 17.99. All meat choices need to be the same for all 3 tacos. Select your choice of one side with tacos

Sides:
black beans & rice,
seasoned french fries

Premium Sides:
Onion rings, sweet potato fries, broccoli 1.69
Small salad or Caesar salad 2.99

sandwiches

Select your choice of one side with specialty sandwich

Sandwich with any one Side or Salad

Choose between grilled cheese, ham or turkey sandwich with lettuce, tomato, onion, cheese

Served with any one side or house salad or house Caesar 11.99

Steak or Chicken Philly Cheese

Our signature Philly sandwich with your choice of chicken or steak piled high with grilled mushrooms, onions, green peppers and topped

off with white American cheese 11.99

Chicken, Fish or Salmon Sandwich

Your choice grilled, fried or blackened, or Buffalo topped with lettuce and tomatoes 11.99

Grilled or blackened salmon 15.99

Add cheese 1.00 extra

*Patty Melt

Half pound burger smothered with cheese, grilled mushrooms and onions served

on sourdough bread 11.99

Club Sandwich

Ham, turkey and bacon with lettuce, tomato

and American cheese based on our

sourdough bread 12.99

Chili Cheese Dogs

Two all beef hot dogs on bun piled high

with chili and cheese 12.99

*BURGERS

All burgers* are freshly ground 100% beef and marinated in our secret sauce then seasoned on the grill. All burgers come with lettuce, tomatoes, onions and a pickle 11.99

Step 1:

Choose your cheese: Yellow American, White American, Cheddar

Step 2: What is your favorite bread?

1. Sourdough Roll

2. Sourdough Bun

Step 3: Get a few favorite toppings in mind?

35 extra each topping

1. Grilled Onions

2. Mushrooms

3. Jalapenos

4. Mustard

5. Bacon

6. Bleu Cheese Crumbles

7. BBQ Sauce

8. Cajun Ranch

Step 4: What's your favorite side?

Select your choice of one side



CHECKS \$50 OR MORE AND ON PARTIES OF 6 OR MORE, 20% GRATUITY WILL BE ADDED.

GAME DAY & SPECIAL EVENTS, 20% GRATUITY WILL BE ADDED TO YOUR BILL. NON-MANDATORY

*Chicago Pizzeria Co. can NOT guarantee all pictures are removed from all products

SIGNATURE _____ DATE _____



LUNCH MENU

Available 11am until 3pm * Monday - Friday

Sides:	Premium Sides:
Black beans & rice, seasoned french fries	Onion rings, sweet potato fries, Brussels 1.69 Small salad or Caesar salad 2.99

Soup & Salad 7.49
*Cheeseburger
Hot ground burger served with lettuce, tomato, onion and pickles. Yellow-white American or cheddar pork cheese with a choice of 1 side 9.49
Add bacon or additional topping .75

***Chopped Steak**
Lemon ground steak smothered with sautéed onions, mushrooms and brown gravy with choice of 1 side 10.49

Chicken Sandwich
Chicken breast grilled, fried, blackened or buffalo served with lettuce and tomatoes on a hamburger bun with a choice of 1 side 8.49 | Add cheese 1.00

***Batty Melt**
Half pound burger smothered with cheese, grilled mushrooms and onions served on sourdough bread with a choice of 1 side 10.49

Sandwich with Soup or Salad
Choose between grilled chicken, ham or turkey sandwich with your choice of lettuce, tomato, onion, cheese. Served with your choice of a cup of chili or cup of soup or house salad or Caesar salad 9.79

Casero Salad
Chop romaine lettuce tossed in our traditional Casero dressing. Topped with Parmesan cheese and garlic Parmesan croutons. Add turkey, ham, grilled, blackened or fried chicken or fish 9.49

Signature Salad
Mixed lettuce topped with freshly sliced tomatoes, cucumbers, onions, cheese and croutons. Add turkey, ham, grilled, blackened or fried chicken or fish 9.49

Cobb Salad
Mixed lettuce topped with bacon, egg, blue cheese croutons, cucumbers, avocado, tomatoes and croutons. Add turkey, ham, grilled, blackened or fried chicken or fish 10.49

Wraps
Your choice of chicken or fish, grilled, fried, blackened or buffalo with lettuce, tomatoes and cheddar cheese wrapped in a tortilla with a choice of 1 side 8.49

6 Boneless Wings & Side
Six boneless beer-battered wings tossed in your choice of sauce, served with a side. Comes with ranch or bleu cheese for dipping sauce 8.49
Cheeses: mild, medium, hot, lemon pepper;
BBQ, honey BBQ, garlic, Cajun ranch and teriyaki

3 Tacos
Served on a soft tortilla shell with cheddar lettuce, tomatoes and your choice of grilled, blackened or fried chicken or fish served with choice of one side 10.99

DRINKS

House Wine 7.00	Long Island Iced Tea 9.00
Cosmopolitan 9.00	Grey Goose, Tito's, Ketel One 9.00
Margarita 9.00	El Jimador Silver 9.00
Bottles	Bucket of 5 15.00
Miller Lite 4.00	Miller Lite, Bud Light, Yuengling, Michelob Ultra
Bud Light 4.00	Frozen Drinks 15.00
Angry Orchard 5.50	Pina Colada, Strawberry Daquiri, Margarita
Corona 5.50	
Guinness Extra Stout 5.50	
Heineken 5.50	
Michelob Ultra 4.50	
Modelo 5.50	
Stella 5.50	
Scottlaw Basement IPA 7.50	
Blue Moon 6.50	
Yuengling 4.50	

Our Signature
Dave's Sports Bar & Grill is a full-service restaurant and nightclub. We are committed to providing the best food and service in the area. We are also committed to providing a safe and fun environment for all our guests. We are committed to providing a safe and fun environment for all our guests. We are committed to providing a safe and fun environment for all our guests.

PRINT NAME _____



Dave's Sports Bar & Grill



Dave's Sports Bar & Grill concept comes from 25 years of working with and co-owning restaurants and nightclubs with my mentor, partner, and friend Victor Combs. We have partnered with Chicago Pizza Sports Bar & Grill in Georgia and Florida. We are taking what we have learned from these two large sports bars and have developed a smaller, simpler version without the Chicago and pizza parts of those two places.

At Dave's, we are committed to quality. With over 50 large-screen TVs, we ensure that all the games are available for our patrons. With my 25 years of experience, we offer some of the best food in Atlanta, with a unique feature of the best wings in Atlanta. We will use the tried and tested recipes I've learned from my friend Vic, who has been in the business for 40+ years, ensuring that our food is consistently excellent.

Our concept is simple yet profound: Great Product, Great Service, at a Fair Price. In my 25 years in the industry, I've learned the importance of customer service, teaching tables, and engaging with our guests. Our commitment to making Dave's Sports Bar & Grill as successful as our other ventures is unwavering, and we will be in the store, working alongside our team as it grows and flourishes.

Dave's Sports Bar & Grill comes with over 40+ years of experience. With this knowledge comes great success.

1155 Virginia Ave • Hapeville, GA 30354
404-963-7625
online @ [DaveSportsBarandGrill.com](https://davesportsbarandgrill.com)



Alcohol License Establishment Planning & Zoning Form

Date: October 28, 2024

Business Name: Dave's Sports Bar & Grill

Business Address: 1155 Virginia Avenue, Ste K

Business Owner: Pilar Jones

Building Square Footage: not correct as provided

Square footage of Business Unit: 5,200 SF

Will the establishment provide patio/outdoor dining? No outdoor seating has been proposed. Should alcohol service be proposed for outdoor dining, all applicable regulations must be met

Number of Parking Spaces Provided: Shared parking, 89 (incl 7 ADA) shared spaces.

STAFF USE ONLY

Zoning Classification: U-V, Urban Village

Sec. 93-11.2-3. Permitted uses.

Restaurants, grills, cafes, taverns and similar eating and drinking establishments with a maximum size of 6,000 square feet, but excluding drive-in restaurants, fast food restaurants, or restaurants in which patrons are not served exclusively seated or standing at a counter. Such restaurants, grills, cafes, taverns and similar eating and drinking establishments shall be allowed to operate no more than six billiard tables upon the premises.

Does the proposed use require a Conditional Use Permit? No.

Number of parking spaces required by zoning: 16, which will be met by shared parking.

Outdoor dining: None.

Staff Recommendation: The parking lot for the site has 115 approved spaces (89 are indicated in the application). Similar to other establishments in the building, staff recommends the owner/operator implement a valet parking system and have a valid off-site location for customer vehicles.

Zoning Compliance

Zoning Classification: U-V, Urban Village. The business is a restaurant which has an approved occupational tax permit in the U-V, Urban Village Zoning district.

Alcoholic Beverage Ordinance Compliance

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

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

- (2) No pouring of liquor, malt beverages, or wine, or any other on-premises alcohol service shall be permitted between the hours of 12:00 a.m. and 8:00 a.m. for licensed establishments whose property lines abut an area zoned residential, and 2:00 a.m. and 8:00 a.m. for all others. Except for bed and breakfasts and hotels, all patrons shall vacate such licensed establishments whose property lines abut an area zoned residential no later than 12:45 a.m., and 2:45 a.m. for all others. For purposes of this subsection, "residential" shall mean any parcel of land designated for use as a single or multifamily dwelling and duplexes.

The stated business hours of seven days per week, 11am to 2am. There are no residential properties abutting the proposed location.

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

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

The proposed location is in a commercial area of Hapeville. There are other restaurants on the same property that have received alcohol licenses.

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

There is no minimum distance required for on-site premises consumption from the nearest churches, school/school grounds, college campuses, or alcohol treatment centers.

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

Parking available per the approved site plan (Board of Appeals) is 115 spaces. There are other restaurants in the building that also utilize the same parking lot. A valet program may be considered to adequately service the restaurant.

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

This business is in an existing commercial center. No additional traffic is expected.

Sec. 5-6-7. - Regulations of restaurants; reporting food sales.

- (a) A restaurant holding an alcohol beverage license must (i) be open to the public at least six hours per day, serving at least two meals per day, with a minimum serving time of three hours per meal; and (ii) serve meals at least six days a week with the exception of weeks including holidays, vacations, and periods of redecorating. Before any repair, redecorating or any period of closure other than nationally recognized or religious holidays, vacations or emergencies, the details of such repair or redecorating shall require approval by the city manager who shall first submit such information to the city manager for review and recommendation. Where closure is the result of a catastrophic emergency, post closure review can be applied for; however, such review request must be applied for by the license holder no later than 30 days post closure or the same closure may be prosecuted as a violation of this section and may result in administrative proceedings as well.

Compliant

- (a) Serving of alcoholic beverages at off-premises locations shall not be the principal business of the restaurant and consumption on the premises shall only be incidental thereto.

N/A

- (b) As used in this section, seating capacity shall mean that no more than 25 percent of such seating shall be at a common table or counter area or shall be other than individual tables or booths designed for seating of at least two individuals.

Should be confirmed by Fire Marshall and/or Police Department

- (c) The restaurant, including its front facing exterior windows and doors, shall be designed in a manner which affords police and public safety personnel a clear view into the restaurant's interior.

Compliant, confirm with Fire Marshall and/or Police Department.

- (d) The restaurant, including its front facing exterior windows and doors, shall be designed in a manner which affords police and public safety personnel a clear view into the restaurant's interior.

- (e) The principal business of a restaurant shall be the sale of food. As used in this section, principal business shall mean that at least 30 percent of the receipts of such business shall come from the sale of food. While a separate license shall be required for each food establishment within a hotel, the food and alcohol sales percentages for a hotel shall be calculated as an aggregate number for the hotel and not based on each individually licensed establishment.

Compliant per occupational tax permit. Must submit receipts to City Clerk

Inspection No:	IEX24-201
Inspection Date:	10/02/2024
Inspection Time:	0.45
Inspected By:	Brown, Jennifer

HAPEVILLE FIRE DEPARTMENT FIRE INSPECTION REPORT



Inspection and Compliance Orders				
Facility:	Dave's Sports Bar & Grill	Address:	1155 Virginia Avenue #K	
Phone:	904-540-4235			
Fax:		City:	City of Hapeville	
Email:	davidshortlidge@yahoo.com	State:	GA	Postal Code: 30354
Primary Contact				
Contact:	Shortlidge , David	Work:	904-540-4235	
Email:	davidshortlidge@yahoo.com	Cell:		

Inspection Type:	Alcohol Review Inspection
------------------	---------------------------

Violation Code	Days to Correct*	Violation	Notes	Location
----------------	------------------	-----------	-------	----------

Inspection Notes:
New business; c/o walkthrough Business is extremely neat and clean. - There is no FA system inside the business, so I have requested that the owner install (3) smoke detectors throughout the space. - (1) CO2 detector is located inside the business. - (3) ABC extinguishers and (1) Class K are all in good standing (October 2024) - Hood vent suppression system in good standing (October 2024) - Hood vent cleaning in good standing (October 2024) - All exit signs and emergency lights are in good working order. - Sprinkler system now in good standing w/green tag (10/14/2024) *Caution* - Business does house small CO2 cylinders for the drink machine behind bar. Business meets all LS requirements and satisfies the FM office. ***PASSED***

Inspector : Jennifer Brown	
---------------------------------------	--

* Number of days to correct from date inspected.

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

TIMES JOURNAL, INC.
P.O. BOX 1633
ROME GA 30162-1633
(770)795-3050

ORDER CONFIRMATION

Salesperson: KAWEEMAH WILLIAMS

Printed at 10/24/24 17:19 by kwill-tj

Acct #: 243567

Ad #: 444361

Status: New

CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
HAPEVILLE GA 30354

Start: 10/30/2024 Stop: 11/06/2024

Times Ord: 2

Times Run: ***

LEGLV 1.00 X 3.22 Words: 100

Total LEGLV 3.22

Class: 9010 ALCOHOLIC BEVERAGES

Rate: LEGL

Cost: 505.00

Affidavits: 1

Ad Descrpt: FN5078 DAVE SPORTS BAR &

Descr Cont: FN5078 GPN2 PUBLIC HEARIN

Given by: EDWARD JOHNSON

P.O. #:

Contact:

Phone:

Fax#:

Email: asenter@hapeville.org; cturn

Agency:

Created: kwill 10/24/24 17:02

Last Changed: kwill 10/24/24 17:19

PUB ZONE EDT TP RUN DATES
SFUL A 95 S 10/30 11/06

PAYMENTS:

-- 10/24/2024 505.00 AX *****4006 288643[614827338]

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

TIMES JOURNAL, INC.
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ROME GA 30162-1633
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ORDER CONFIRMATION (CONTINUED)

Salesperson: KAWEEMAH WILLIAMS

Printed at 10/24/24 17:19 by kwill-tj

Acct #: 243567

Ad #: 444361

Status: New

FN5078
Gpn2
PUBLIC HEARING
NOTICE

ON PREMISE CON-
SUMPTION LIQUOR,
BEER AND WINE
APPLICATION.

SHORTLIDGE HOSPI-
TALITY, INC. IS A
RESTAURANT, DOING
BUSINESS AS DAVE
SPORTS BAR & GRILL,
HAS MADE
APPLICATION FOR AN
ALCOHOL BEVERAGE
LICENSE, AT 1155
VIRGINIA AVE, SUITE
K, HAPEVILLE, GA
30354. DAVID
SHORTLIDGE IS THE
OWNER OF THE
BUSINESS WITH PILAR
JONES AS AGENT FOR
THE BUSINESS. A
PUBLIC HEARING
WILL BE HELD BY
HAPEVILLE MAYOR
AND COUNCIL ON
NOVEMBER 12TH, 2024,
AT 6:00 PM, AT THE
HAPEVILLE
MUNICIPAL COMPLEX
AT 700 DOUG DAVIS
DRIVE, HAPEVILLE,
GA 30354
10:30, 11:6, 2024kw



**Department of Planning and Zoning
Planner's Report**

DATE: September 3, 2024
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Text Amendments**

BACKGROUND

City Council and Staff have been researching avenues to increase the tree canopy throughout Hapeville. The City's Tree Preservation Ordinance allows developers who cannot in good faith meet the Tree Preservation Ordinance required replanting/tree save requirements to contribute to the Tree Preservation Trust Fund (a.k.a tree bank). Per Code, these funds are to be used to purchase, install and maintain trees throughout the city's public areas. With limited opportunities for planting in public spaces, Staff has identified opportunities to partner with non-profits to increase the tree canopy with yard tree programs. The Code requires an amendment allowing the City to enter into an agreement with approved non-profits to utilize tree bank funds for this purpose.

CURRENT RELEVANT CODE SECTIONS

Sec. 93-29-13. Tree preservation trust fund.

This article hereby establishes the city tree bank. The tree bank will be used exclusively to purchase, install, and maintain trees throughout the city's public areas, including parks, green spaces, right-of-way, and government building sites and, at the direction of the community services director to improve the city's parks and/or green spaces.

- (1) Occasionally a project site does not have the capacity or will not bear the required 100 inches per acre of trees. If a property owner or developer cannot meet the minimum site density requirement for tree replacement and/or landmark tree recompense, and with planning commission approval, a mitigation fee for each tree required by this article but not planted will be paid to the tree bank. A schedule of mitigation fees is presented below:

Replacement	Mitigation fee
Non-recompense (inches per acre)	\$150.00 per inch
Non-recompense (inches per acre) outside the buildable area	\$175.00 per inch
Recompense (landmark tree inches)	\$200.00 per inch

Example for non-recompense mitigation fee:

.5 acres x 100 inches = 50 inches required
45 inches planted or preserved

Five remaining inches paid to tree bank
5 x \$150.00 = \$750.00 paid to tree bank

Example for landmark tree recompense mitigation fee:

Two 30" specimen trees in good condition removed (assume inches per acre is met)

20 inches = five 4" caliper trees planted

Ten remaining inches paid to tree bank

10 x \$200.00 = \$2,000.00 paid to tree bank

- (2) A fine for each protected tree or landmark tree removed without a permit issued by the city will be paid to the tree bank. Fine amounts will be based on the fee schedule shown above.

*From time to time the mitigation fees shown above may be updated based on market values.

RECOMMENDATION

Staff recommends approval of the text amendment.

Sec. 93-29-13. Tree preservation trust fund.

This article hereby establishes the city tree bank. The tree bank ~~will~~may be used ~~exclusively~~ to purchase, install, and maintain trees throughout the city's public areas, including parks, green spaces, right-of-way, and government building sites, ~~and, at the direction of the community services director to improve the city's parks and/or green spaces.~~ At the discretion of the community services director, tree bank funds may also be used to support partnerships with non-profit or not for profit organizations for tree planting programs in the City.

- (1) Occasionally a project site does not have the capacity or will not bear the required 100 inches per acre of trees. If a property owner or developer cannot meet the minimum site density requirement for tree replacement and/or landmark tree recompense, and with planning commission approval, a mitigation fee for each tree required by this article but not planted will be paid to the tree bank. A schedule of mitigation fees is presented below:

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*From time to time the mitigation fees shown above may be updated based on market values.

(Ord. No. 2020-3 , § 2, 1-7-2020)

DRAFT

STATE OF GEORGIA
CITY OF HAPEVILLE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 93 ("ZONING"), ARTICLE 29 ("TREE CONSERVATION") SECTION 93-29-13 ("TREE PRESERVATION TRUST FUND.") OF THE CODE OF ORDINANCES OF THE CITY OF HAPEVILLE, GEORGIA TO AMEND PURPOSE OF ORDINANCE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

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

WHEREAS, the municipal government of the City of Hapeville (hereinafter "City") and all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be the legislative body of the City; and,

WHEREAS, existing ordinances, resolutions, rules and regulations of the City and its agencies now lawfully in effect not inconsistent with the provisions of the City's charter shall remain effective until they have been repealed, modified or amended; and,

WHEREAS, amendments to any of the provisions of the City's Code may be made by amending such provisions by specific reference to the section number of the City's Code; and,

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

WHEREAS, the governing authority of the City finds it desirable to impose regulations to ~~prevent the maintaining of a disorderly house~~ preserve trees, shrubs, and green spaces in the City, and

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

Section One. Section 29-13 (Tree preservation trust fund.) in Chapter 93 (Zoning), Article 29 (Tree Conservation) of the City of Code of Ordinances is hereby amended to the following:

~~"—~~ This article hereby establishes the city tree bank. The tree bank ~~will~~ may be used ~~exclusively~~ to purchase, install, and maintain trees throughout the city's public areas, including parks, green spaces, right-of-way, and government building sites. ~~and, at the direction of the community services director to improve the city's parks and/or green spaces. At the discretion of the community services director, tree bank funds may also be used to support partnerships with non-profit or not for profit organizations for tree planting programs in the City.~~

DRAFT

(1) Occasionally a project site does not have the capacity or will not bear the required 100 inches per acre of trees. If a property owner or developer cannot meet the minimum site density requirement for tree replacement and/or landmark tree recompense, and with planning commission approval, a mitigation fee for each tree required by this article but not planted will be paid to the tree bank. A schedule of mitigation fees is presented below:

<u>Replacement</u>	<u>Mitigation Fee</u>
<u>Non-recompense (inches per acre)</u>	<u>\$150.00 per inch</u>
<u>Non-recompense (inches per acre) outside the buildable area</u>	<u>\$175.00 per inch</u>
<u>Recompense (landmark tree inches)</u>	<u>\$200.00 per inch</u>

Example for non-recompense mitigation fee:

.5 acres x 100 inches = 50 inches required
45 inches planted or preserved
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20 inches = five 4" caliper trees planted
Ten remaining inches paid to tree bank
10 x \$200.00 = \$2,000.00 paid to tree bank

(2) A fine for each protected tree or landmark tree removed without a permit issued by the city will be paid to the tree bank. Fine amounts will be based on the fee schedule shown above.

From time to time the mitigation fees shown above may be updated based on market values.

Section Two. Codification. This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City.

Section Three. Severability.

DRAFT

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

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

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

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

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

ORDAINED this _____ day of _____, 2024.

CITY OF HAPEVILLE, GEORGIA

Alan H. Hallman, Mayor

ATTEST:

City Clerk

Formatted: Indent: Left: 0", First line: 0"

DRAFT

APPROVED BY:

City Attorney

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ORDER CONFIRMATION

Salesperson: ALECIA SEALS

Printed at 09/05/24 11:57 by aseal-tj

Acct #: 243567

Ad #: 434496

Status: New

CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
HAPEVILLE GA 30354

Start: 09/11/2024 Stop: 09/11/2024

Times Ord: 1

Times Run: ***

LEGLV 1.00 X 4.95 Words: 200

Total LEGLV 4.95

Class: 9003 PUBLIC HEARING

Rate: LEGL

Cost: 35.00

Affidavits: 1

Ad Descrpt: FN3255 NOTICE

Descr Cont: FN3255 GPN16 NOTICE CITY

Given by: ADRIENNE SENTER

P.O. #:

Contact: CHRISLYN TURNER

Phone: (404)669-2102

Fax#:

Email: asenter@hapeville.org; cturn

Created: aseal 09/05/24 11:54

Agency:

Last Changed: aseal 09/05/24 11:57

PUB ZONE EDT TP RUN DATES
SFUL A 95 S 09/11

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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ORDER CONFIRMATION (CONTINUED)

Salesperson: ALECIA SEALS

Printed at 09/05/24 11:57 by aseal-tj

Acct #: 243567

Ad #: 434496

Status: New

FN3255
GPN16
NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on Tuesday, October 15, 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 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 an amendment to the Code of Ordinances, Chapter 93 (Zoning), Section 93-29-13 (Tree preservation trust fund) for the purpose of amending the Code of Ordinances.

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at ssreed@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on October 14, 2024. 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.

#9:11-AS



Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Miller Radford
Jeanne Rast
Cliff Thomas

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

September 10, 2024 6:00 PM

MINUTES

1. Called to Order at 6:06 PM.

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of May 14, 2024

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of May 14, 2024, as submitted. Leah Davis seconded the motion. Motion Carried: 4-0.

4. New Business

4.I. 609 – 627 College Street (Pod B) Final Plat

Background:

Dan Gibbs of Atwell, LLC and on behalf of Sharonda Rahming of D.R. Horton, Inc. requested final plat review for the properties located at 609 - 627 College Street, Parcel Identification Numbers 14-0098-0020-052-1, 14-0098-0020-038-0, 14-0098-0020-037-2, 14-0098-0020-036-4 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Findings

The final subdivision plat application for Hapeville Townhomes Pod B involves a consolidated parcel located on College Street between South Fulton and Perkins Street, which includes 609, 613, 623, and 627 College Street. The property consists of Tax Parcels 14 0098002 00364, 14 0098002 00372, 14 0098002 00380, and 14 0098002 005-2. The properties are located in the RMU (Residential Mixed Use) zoning district.

Recommendation

Upon completion of the deficiencies outlined in this Planner's Report and from the City Engineer's Report, the Planning Commission may approve the final plat.

Deficiencies:

- Blurry text

- Show monuments
- Address Engineer's comments

Public Comment: None.

MOTION ITEM: Cliff Thomas made a motion to approve the final plat application for 609-627 College Street (Pod B) subject to the deficiencies outlined in the staff reports. Lucy Dolan seconded the motion. MOTION CARRIED: 4-0.

4.II. Text Amendment Tree Preservation Trust Fund

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Section 93-29-13 (Tree preservation trust fund) for the purpose of amending the Code of Ordinances.

Findings

City Council and Staff have been researching avenues to increase the tree canopy throughout Hapeville. The City's Tree Preservation Ordinance allows developers who cannot in good faith meet the Tree Preservation Ordinance required replanting/tree save requirements to contribute to the Tree Preservation Trust Fund (a.k.a tree bank). Per Code, these funds are to be used to purchase, install, and maintain trees throughout the city's public areas. With limited opportunities for planting in public spaces, Staff has identified opportunities to partner with non-profits to increase the tree canopy with yard tree programs. The Code requires an amendment allowing the City to enter into an agreement with approved non-profits to utilize tree bank funds for this purpose.

Recommendation

Staff recommends approval of the text amendment.

Public Comment: None.

MOTION ITEM: Leah Davis made a motion to give a favorable recommendation to the Mayor and Council for the Text Amendment to the Tree Preservation Trust Fund. The motion was seconded by Lucy Dolan. MOTION CARRIED: 4-0.

5. Next Meeting Date: October 8, 2024 at 6:00 PM.

6. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 6:17 p.m. The motion was seconded by Cliff Thomas. MOTION CARRIED: 4-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

24-PC-10-12

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant DONEHOO-LEWIS FUNERAL HOME

Mailing Address: 736 SOUTH CENTRAL AVENUE HAPEVILLE GA 30354

Telephone [REDACTED] Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) KOHALETH KNIGHT

Mailing Address 736 SOUTH CENTRAL AVENUE HAPEVILLE GA 30354

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: [REDACTED]

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 009800060032

Present Zoning Classification: (V) Village C-2(C2) Size of Tract: 0.25 acre(s)

Present Land Use: FUNERAL HOME

Please check the following as it applies to this application

☐ Site Plan Review

☒ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) _____

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

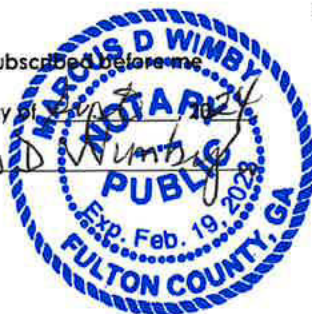
Marcus D Wimby
Applicant's signature

Date: 9-17-24

Sworn to and subscribed before me

This 17th day of September, 2024

Marcus D Wimby
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.)

DONEHOO-LEWIS FUNERAL HOME WILL CONTINUE TO OPERATE AS IT HAS AS A FUNERAL HOME SINCE 1934. THE SIGNAGE WILL REMAIN

THE SAME. THE PARKING LOT WILL REMAIN THE SAME WITH THE ENTRANCE AND EXITS AS THEY ARE NOW.

THIS IS A CHANGE OF OWNERSHIP WITH NO CHANGE OF BUILDING PLANS, RENOVATIONS, ETC.

THE SURVEY AND DESCRIPTION OF THE PROPERTY ARE ATTACHED. THERE IS NO SITE PLAN AS WE ARE NOT DEVELOPING ANYTHING.

THE NEW OWNER, KOHALETH KNIGHT, IS COMMITTED TO SERVE THE COMMUNITY OF HAPEVILLE

WITH THE SAME EMPATHETIC, CARING, SERVICE REGARDLESS OF FAITH AND ABILITY TO PAY AS IT HAS

BEEN DONE SINCE 1934.

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:
736 SOUTH CENTRAL 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 THIS APPLICATION FOR PLANNING
COMMISSION REVIEW.

Name of Applicant Kott Donehoo - Lewis Funeral Home
Kottaleth Knight
Address of Applicant
736 S. Central Ave Hapeville
ga 30354

Telephone of Applicant [REDACTED]

Kottaleth Knight
Signature of Owner

Kottaleth Knight
Print Name of Owner

Personally Appeared Before Me this 2nd day of October, 2024
Adrienne Fayson
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)

JK JK 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.

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

JK JK 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.

JK JK 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).

- 1514 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.
- 1515 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.
- 1516 Existing and proposed grades at an interval of five (5) feet or less.
- 1517 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).
- 1518 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.
- 1519 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.
- 1520 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.
- 1521 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.

- 1515 Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- 1515 Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- 1515 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.
- 1515 Site area (square feet and acres).
- 1515 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.
- 1515 Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- 1515 Total floor area ratio and/or residential density distribution.
- 1515 Number of parking spaces and area of paved surface for parking and circulation
- 1515 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: Thelath Thelth
Date 9-17-24

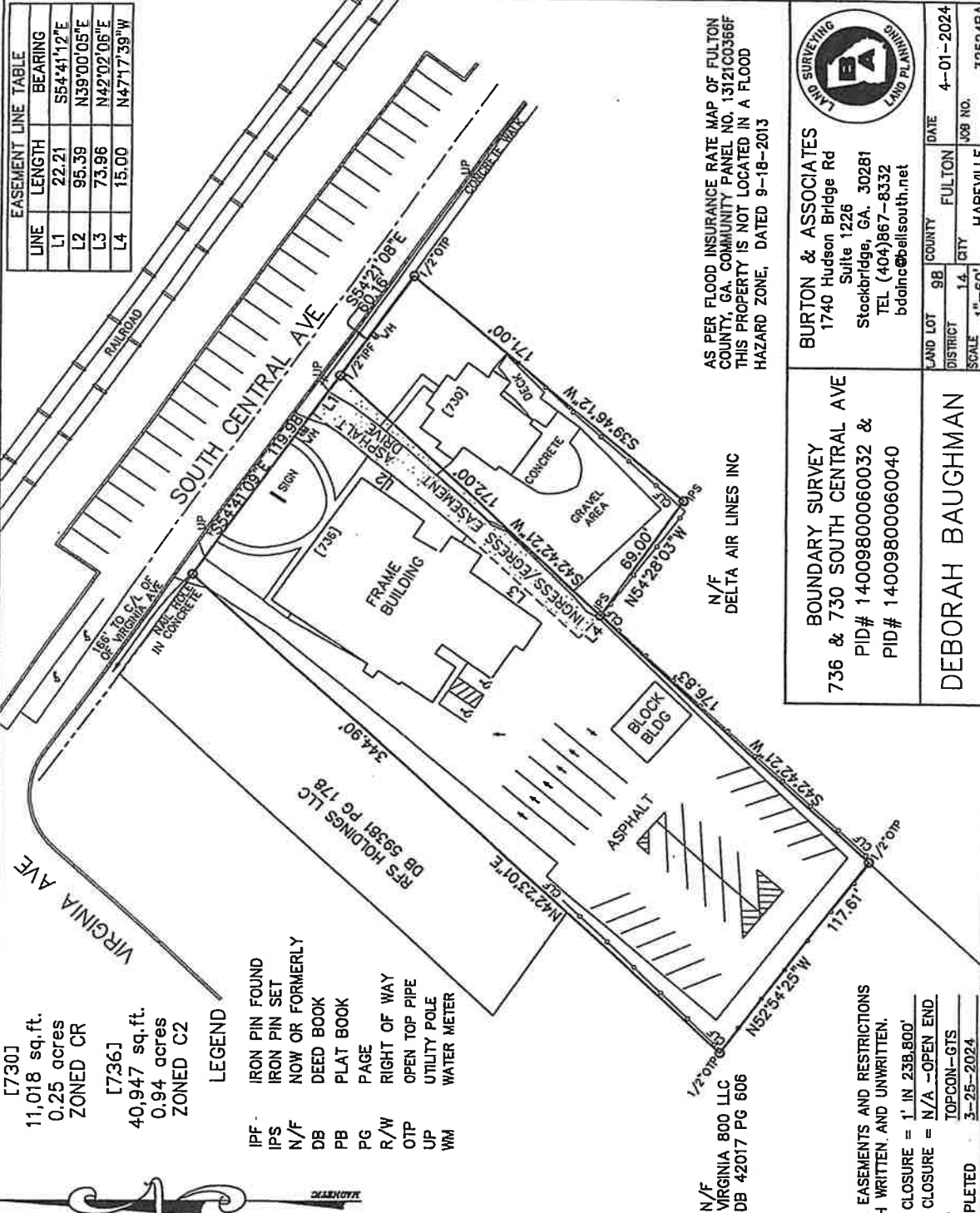
EXHIBIT "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in land Lot 98 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the southwest side of Central Avenue 136 feet southeast, as measured along the southwest side of Central Avenue, from the point of intersection of the southwest side of Central Avenue and the southerly side of Virginia Avenue; thence running southeast, along the southwest side of Central Avenue, 120 feet to an iron pin; thence running southwest 345 feet to an iron pin; thence running northwest 117 feet to an iron pin; thence running northeast 345 feet to a point on the southwest side of Central Avenue and at said point forming an interior angle of 95 degrees 47 minutes with the southwest side of Central Avenue, said point being the POINT OF BEGINNING; said property being improved property having located thereon a one store brick and frame building known as 736 Central Avenue, according to the present system of numbering houses in the City of Hapeville, Georgia, and being the same property as shown on Plat of Survey of the property of Paul T. Donahoo, by A. S. Giometti & Associates, Inc., dated March 15, 1961, a copy of which is on file at the office of Tri-City Federal Savings and Loan Association in Hapeville, Fulton County, Georgia.

Parcel No. 14 009800060032

EASEMENT LINE TABLE			
LINE	LENGTH	BEARING	
L1	22.21	S54°41'12"E	
L2	95.39	N39°00'05"E	
L3	73.96	N42°02'06"E	
L4	15.00	N47°17'39"W	



[730]
11,018 sq.ft.
0.25 acres
ZONED CR

[736]
40,947 sq.ft.
0.94 acres
ZONED C2

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
OTP - OPEN TOP PIPE
UP - UTILITY POLE
WM - WATER METER

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 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



GRAPHIC SCALE (IN FEET)

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
PLAT ERROR OF CLOSURE = 1' IN 238,800'
FIELD ERROR OF CLOSURE = N/A - OPEN END
EQUIPMENT USED TOPCON-GTS
FIELD WORK COMPLETED 3-25-2024

N/F VIRGINIA 800 LLC
DB 42017 PG 606

N/F DELTA AIR LINES INC

AS PER FLOOD INSURANCE RATE MAP OF FULTON COUNTY, GA, COMMUNITY PANEL NO. 13121C0366F THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE, DATED 9-18-2013



BURTON & ASSOCIATES
1740 Hudson Bridge Rd
Suite 1226
Stockbridge, GA. 30281
TEL (404)867-8332
bda@bcbsouth.net

BOUNDARY SURVEY
736 & 730 SOUTH CENTRAL AVE
PID# 140098000060032 &
PID# 140098000060040

LAND LOT	COUNTY	DATE
98	FULTON	4-01-2024
DISTRICT	CITY	JOB NO.
14	HAPEVILLE	32524BA
SCALE		
1"=60'		

DEBORAH BAUGHMAN



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

To: Adrienne Senter
From: Lynn M. Patterson
Date: October 3, 2024
RE: Conditional Use Permit – 736 South Central Ave

BACKGROUND

The City of Hapeville received a request for a Conditional Use Permit from Kohaleth Knight to operate a funeral home named Donehoo-Lewis Funeral Home at 736 South Central Avenue. This is a change of ownership with no modifications to the signage, parking lot, entrance and exit, or the building. The property has been used as a funeral home since 1934.

The application and included survey shows parking provided on the site to the rear (23 parking spaces, including 2 ADA compliant at the rear building entrance).

The property is located in the V, Village Zoning District and in the Arts Overlay Zoning District. A funeral home is permitted as a Conditional Use within the V Zoning District and is subject to the provisions of Article 3.2 below.

CODE

ARTICLE 11.1. - V ZONE (VILLAGE)

Sec. 93-11.1-1. - Intent.

The V district is established in order 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) Promotes neighborhoods established near shopping and employment centers;
- (4) Encourage pedestrian and neighborhood uses in the commercial area;
- (5) Discourage land uses, which 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 antiques, apparel and banks; and
- (8) Encourage mixed use with commercial uses on the first floor and residential living above.

Sec. 93-11.1-4. - Conditional uses.

Specific uses may be permitted as conditional uses, provided conformance to the purpose and intent of this article can be demonstrated. Such uses are:

- (1) SIC Code 5261, lawn and garden supplies:
 - a. No outdoor storage of merchandise in the front yard.
 - b. Outdoor storage in the rear yard, only, is permitted, provided storage areas are completely screened.
- (2) SIC Code 5411, grocery stores and food stores;
- (3) SIC Code 7011, Hotels and motels;
- (4) SIC Code 7641, Reupholstery and furniture repair;
- (5) Laundry and dry cleaning shops;
- (6) Undertaking establishments and funeral homes.**

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.

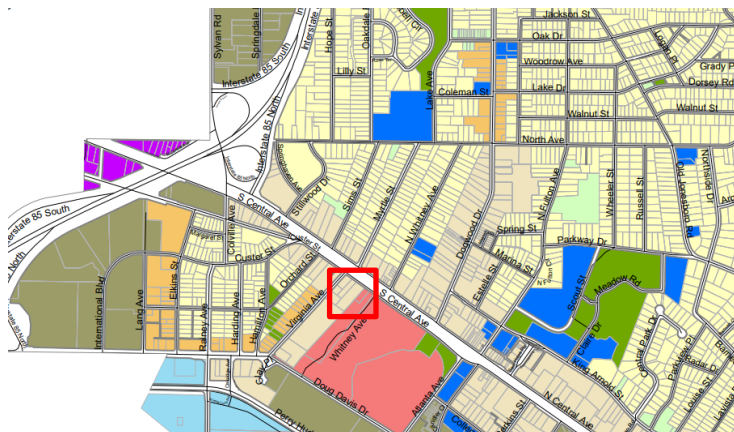
If a building permit, grading permit or occupation tax permit has not been issued and construction (if any is necessary) begun within a 12-month period after such conditional use is approved, the conditional use is invalid and prior zoning district regulations are automatically reinstated. Prior to the 12 month expiration, the applicant may request an extension from the Planning Commission and City Council of the conditional use for a period of 12 months 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 funeral home 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 has been utilized as a funeral home since 1934 and this is a change of ownership.
 - (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 Village. Adjacent properties are zoned Village (V) and Urban-Village (U-V)



A funeral home is consistent with the intent of the district 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;
Based upon historical use, there are no expected negative impacts on traffic movement, off street parking, operations, access to the property, etc.
- (6) Conformance of the special use to other requirements of the ordinance.
Not applicable.

RECOMMENDATION

The proposed use of a funeral home is compatible with the-V Zoning District and meets the intent of the district. The conditional use application is recommended for approval.



Subject property: 736 South Central Avenue



Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Miller Radford
Jeanne Rast
Cliff Thomas

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

October 8, 2024 6:00 PM

MINUTES

1. Called to Order at 6:00 PM.

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Miller Radford
Jeanne Rast
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of September 10, 2024

MOTION ITEM: Cliff Thomas made a motion to approve the minutes of September 10, 2024, subject to corrections. Lucy Dolan seconded the motion. Motion Carried: 4-1; Jeanne Rast abstained.

4. New Business

4.I. 736 South Central Avenue

Conditional Use Permit

Background:

Kohaleth Knight of Donehoo-Lewis Funeral Home requested a Conditional Use Permit to operate a funeral home at 736 South Central Avenue, Hapeville, Georgia 30354, Parcel Identification Number 14-0098-0006-003-2. The property is zoned V, Village, and is subject to the zoning regulations under Section 93-11.1-4 (Conditional uses) of the City of Hapeville Zoning Ordinance.

Findings

This is a change of ownership with no modifications to the signage, parking lot, entrance and exit, or the building. The property has been used as a funeral home since 1934.

The application and included survey show parking provided on the site to the rear (23 parking spaces, including 2 ADA compliant at the rear building entrance).

The property is located in the V, Village Zoning District and in the Arts Overlay Zoning District. A funeral home is permitted as a Conditional Use within the V Zoning District and is subject to the provisions of Article 11.1.

Recommendation

The proposed use of a funeral home is compatible with the Village Zoning District and meets the intent of the district. The conditional use application is recommended for approval.

Public Comment: None.

MOTION ITEM: Cliff Thomas made a motion to give a favorable recommendation to Mayor & Council for the requested Conditional Use Permit at 736 South Central Avenue to operate a funeral home. The motion was seconded by Leah Davis. MOTION CARRIED: 5-0.

4.II. 3409 Dogwood Drive Conditional Use Permit

Background:

Jeresha Sherri White requested a Conditional Use Permit to operate a daycare center at 3409 Dogwood Drive, Parcel Identification Number 14-0098-0017-017-9. 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

The center will serve between 40 and 50 children between the ages of “walking” and 9 years. The center will be licensed through Bright from the Start Childcare.

The property, zoned U-V, Urban Village, requires kindergarten schools/day care center to obtain a conditional use permit.

Operating hours: The application states that the care provided is 12 months per year, 5 days per week (Monday through Friday), from 630am to 6pm. Drop-off is typically between 630a and 840a. Pick-up is typically between 4pm and 6pm. The applicant has noted that Belle Luxe is not open during the morning drop-off period.

The application states there will be between 3 and 5 employees on-site during business hours who will park at the rear.

Building layout: The location of the daycare in the building, including entrances and exits have been shown. There are two entrances, one at the front and one at the rear of the building. The floor plan does not seem correct as Whipped by Kiara space does not indicate any restrooms and is closed off from the rest of the building. Please provide correct floor plancorrect.

Site plan: The site plan provided shows 10 parking spaces in the rear, an enclosed play area, and illegible landscaping plans.

Circulation: The application proposes that drop-off would occur either at the front or rear of the building. The front parking requires drivers to back onto Dogwood Drive, a state highway. The proposed layout, which differs from the current layout, shows a two-way drive starting at the rear of the building with an inadequate turn radius to accommodate cars changing direction. Furthermore, the width between the property line and the front of the building is narrow and not wide enough to accommodate two-way traffic. It would only allow for either an entering car or a departing car. This could create a back up on Dogwood Drive during drop-off or pick-up times. There is no secondary exit from the rear.

Buffer: A 15' evergreen landscape buffer with a fence or wall is required. The landscaping plans indicate the remainder of the property will be softscaped with trees and presumably grass or ground cover.

There is a 3' brick wall that separates the adjacent property loading dock. Playground fencing (6') will further separate the property.

Parking: The application and view of the site indicate 8 parking spaces at the front of the building, however only 7 are shown on the plan, and "10-15" more parking spaces in the rear, however, 10 are shown on the proposed site plan for a total of 18 parking spaces. There are three tenants with active occupational tax permits with the city. Tenant spaces include Whipped by Kiara (396 SF) requiring 2 parking spaces, Belle Luxe Day Spa (1400 SF per OTP), and Tax Academy (1500 SF). The proposed childcare facility will replace Tax Academy. The remaining two tenants require 5 spaces, so 13 would be available for the daycare. The front spaces are not recommended for pick up and drop off. Should the 3 to 5 employees of the childcare utilize the rear parking spaces, that would limit the available parking to 5 to 7 spaces.

Note: the property owner also has a parking agreement for 3 of the remaining 13 spaces, reducing the available spaces to 10. approved by the Board of Appeals, with Co-Creative Arts for overflow parking as needed. The applicant noted this arrangement may be terminated, however, if it is required for the operation of the childcare.

In addition, please note most of the site plans are illegible. Please resubmit so they can be clearly read.



Recommendation

Please correct the floor plan as per above for the correct layout for Whipped by Kiara and also ensure all documents are legible.

Please also provide the total square footage for the proposed childcare center.

There are two key circulation issues as determined by the Chief of Police (see attached). The driveway to access the rear parking can only accommodate one lane of traffic to the rear of

the building. There are only 5 to 7 spaces available after staff has parked in the rear. The turnaround at the rear of the property does not have an adequate turning radius. Vehicles parked in the front of the building would be required to back into traffic onto Dogwood Drive, a state highway.

The site plan should be clarified for softscape areas and the evergreen buffer/opaque fence. While the proposed use of the property as a day care is consistent with the U-V zoning district, the circulation and parking for this property remains problematic and with consequences to the surrounding street and properties.

The proposed use of a childcare center serving 40 to 50 children is not supported by City Staff.

Chairman Wismer addressed the comments outlined in the staff reports.

Commissioner Davis addressed concerns regarding traffic, parking, and pickup/drop-off logistics

Public Comment: None.

MOTION ITEM: Jeanne Rast made a motion to recommend approval to the Mayor and Council for the operation of a daycare center at 3259 Dogwood Drive, contingent upon plan revisions that address staff comments and resolve access issues raised by the Police Chief and Fire Marshal. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

4.III. Text Amendment Regulations for Event Centers

Background:

Consideration of an amendment to the Code of Ordinances, Article 1 (Title, Definitions and Applications of Regulations), Section 93-1-2 (Definitions), Article 11.2, U-V Zone (Urban Village), Section 93-11.2-5 (Conditional uses), Article 11.1 V Zone (Village), Section 93- 11.1-4 (Conditional uses), Article 11.5 RMU Zone (Residential Mixed Use), Section 93- 11.5-5 (Uses requiring a special use permit), Article 14, C-2 Zone (General Commercial), Section 93-14-3 (Permitted uses) to update the regulations for event centers.

Dr. Patterson requested that this item be tabled until the November 19, 2024 meeting.

MOTION ITEM: Leah Davis made a motion to table the text amendment for regulations for event centers until November 19, 2024. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

5. Next Meeting Date: November 19, 2024 at 6:00 PM.

6. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 7:05 p.m. The motion was seconded by Jeanne Rast. **MOTION CARRIED: 5-0.**

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

South Fulton Neighbor

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

AFFIDAVIT OF PUBLICATION

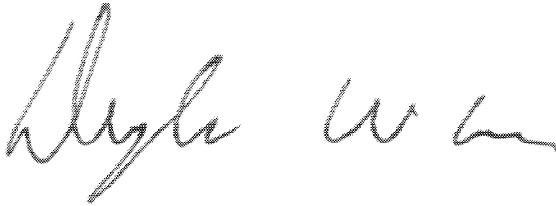
STATE OF GEORGIA
COUNTY OF FULTON

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: **FN4280 NOVEMBER 12, 2024** was published in the South Fulton Neighbor on the following date(s):

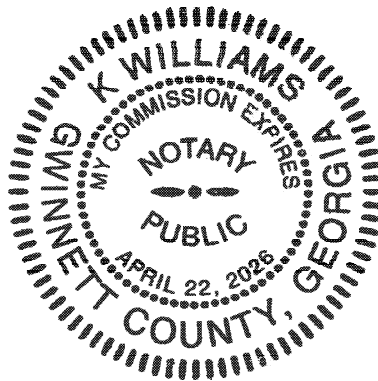
10/09/2024

Ad No.: **440239**

Subscribed and sworn to before me this 9th day of October, 2024



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



Notary Public

Ad text :
FN4280
gpn14
NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on Tuesday, November 12, 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 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 funeral home at 736 South Central Avenue, Hapeville, Georgia 30354, Parcel Identification Number 14-0098-0006-003-2. The property is zoned V, Urban Village and is subject to the zoning regulations under Section 93-11.1-4 (Conditional uses) of the City of Hapeville Zoning Ordinance.
Applicant: Kohaleth Knight, Donehoo-Lewis Funeral Home

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at ssreed@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on November 11, 2024. 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.
10ep

24-PC-09-11

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant Jeresha Sherri White

Mailing Address: 1972 River Birch Lane Atlanta, GA 30316

Telephone [REDACTED] Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) Early Achievers Preschool Academy Inc

Mailing Address 3409 Dogwood Dr, Hapeville, GA 30354

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 3409 Dogwood Drive Hapeville, GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0098-0017-017-9

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

Present Land Use: Office Building

Please check the following as it applies to this application

- ☒ Site Plan Review
☒ Conditional Use Permit
☐ Temporary Use Permit

Other (Please State) [REDACTED]

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

[Signature]
Applicant's signature

Date: 8/30/24

Sworn to and subscribed before me

This 30 day of Aug, 2024

[Signature]
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

WRITTEN SUMMARY

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

See Attached



3409 Dogwood Drive
Hapeville, Ga 30354
678-860-0372

8/23/24

RE: Written Summary of Proposed Project for Childcare Center at 3409 Dogwood Drive

Success Souvenirs Dogwood Park proposes to care for children ages Walking -9 years old. The capacity for the center is slated to be licensed for approximately 40-50 children based on allowable sq ft per Bright From The Start Licensing agency rules. Success Souvenirs is an upscale boutique style childcare center that provides high quality care to a low number of children for personalization and individualized attention. More information about the enterprise can be found at www.atlantapremiumchildcare.com

Operating Hours . Success Souvenirs Dogwood Park Proposes for its operating hours to be:

Operating Months: January -December

Operating Days: Monday – Friday

Operating Hours: 6:30 AM – 6:00 PM

Site Plan:

Please find attached a site plan that is to scale, and that indicates the number of parking spaces, flow of traffic, outdoor play area size (equipment, fencing, etc)

Current Tenants and Parking Operational Plan:

There is a total of 8 parking spaces located in the front of the building that will house Success Souvenirs

Dogwood Park, and approximately a minimum 10-15 more parking spaces in the rear.

There is currently one other tenant who shares the building located at 3409 Dogwood Drive

1. Belle Lux Day Spa (987 sq ft): This business belongs to my daughter who is a service-based salon with the only employee being herself, her lease includes a maximum of 2

parking spaces in the front with additional parking in the rear of the building if needed. The makeup artists for her business, Whipped by Kiara (216sq ft), also has one parking spaces in the front of the building leaving 5 parking spaces designated to Success Souvenirs Dogwood Park in the front of the building.

- 2. There is also a parking agreement with the business across the street Co-Cre8tive Arts. This agreement has been attached and allows for this business to use the rear parking in the event there is a need for overflow parking for his business. Please note this agreement has a contingency that allows for an agreement cancellation of 21 days. Should this agreement be deemed to interfere with this proposition, the agreement with co-cre8tive can be altered, or voided as this business takes priority.**

3. Success Souvenirs Dogwood Park: The proposed business will have, based on the licensing capacity/ child enrollment size, a total of 3-5 employees who if mobile will always all park in the rear of the building. 5 dedicated parking spaces for the operation of the childcare program will be housed in the front of the building, with the option for parents to park in the back at their discretion when front parking is fully occupied.

Pick up and Drop off Times:

Success Souvenirs Dogwood Park will operate on a pickup and drop off schedule. Parents will be able to drop off their kids Monday-Friday between 6:30 am and 8:40 am, afternoon pick up is designated from 4:00pm- 6:00 pm. Parents will arrive various times between those hours to drop their children off and pick their children up from school.

Please note, the other business (Belle Luxe) are not open during morning drop off hours of 6:30 am and 8:40 am opening up 4 additional parking spaces in the morning time.

Entry and Exit Points for parents and children:

Parents will be able to enter from the front of the building located directly off of Dogwood Drive if they are parked in one of the 5 designated spaces located in the front of the building, and parents will also be able to enter the building from the back of the building, should they choose to park in the rear of the building. All staff who drive to work are to always park and enter in the rear of the building.

Loading Dock adjacent to playground:

There is a permanent brick wall that measures approximately 3ft in height that separates the property lines for the proposed daycare center, and the property that houses the loading dock. In addition to this barrier, the playground fencing will start approximately 1 ft off of the brick wall, and will measure 6ft in height creating no access or adjoining of the playground and loading dock.

**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:

3409 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 THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Teresha S White

Address of Applicant 1972 River Birch Lane Atlanta, GA 30316

Telephone of Applicant [REDACTED]

[Signature]

Signature of Owner

Teresha White Early

Print Name of Owner

Adrienne's
Preschool
Academy Inc

Personally Appeared Before Me this 30 day of April, 2024

[Signature]
Notary Public



Site Plan Checklist – Please include with your application.

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

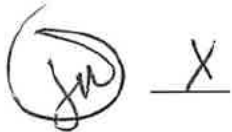
(Please **initial** each item on the list above certifying the all required information has been included on the site plan)



A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.



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



The locations, size (sf) and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.



Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a "Request for Relief" in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional siting of adjoining structures, etc).

(sw) X

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.

(sw) X

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.

(sw) X

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

(sw) X

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).

(sw) X

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.

(sw) X

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.

(sw) X

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.

(sw) X

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.

ju X

Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

ju X

Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

ju X

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.

ju X

Site area (square feet and acres).

ju X

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.

ju X

Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

ju X

Total floor area ratio and/or residential density distribution.

ju X

Number of parking spaces and area of paved surface for parking and circulation

ju X

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 8/30/24

Exhibit "B"

Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 98 OF THE 14TH LAND DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY OF NORTH CENTRAL AVENUE (HAVING A VARIABLE WIDTH, PUBLICALLY DEDICATED RIGHT OF WAY) AND THE NORTHWESTERLY RIGHT OF WAY OF DOGWOOD DRIVE (AKA STATE ROUTE #3 AND US HIGHWAY #19/41) (HAVING A VARIABLE WIDTH PUBLICALLY DEDICATED RIGHT OF WAY); THENCE CONTINUING ALONG SAID RIGHT OF WAY OF DOGWOOD DRIVE NORTH 23 DEGREES 22 MINUTES 28 SECONDS EAST A DISTANCE OF 431.50 FEET TO A MAD NAIL SET, SAID MAG NAIL BEING THE TRUST POINT OF BEGINNING. THENCE LEAVING SAID RIGHT OF WAY NORTH 54 DEGREES 47 MINUTES 10 SECONDS WEST A DISTANCE OF 310.33 FEET TO A 5/8- INCH REBAR FOUND; THENCE NORTH 24 DEGREES 16 MINUTES 56 SECONDS EAST A DISTANCE OF 96.22 FEET TO A 1-INCH OPEN TOP FOUND; THENCE 20 DEGREES 53 MINUTES 38 SECONDS EAST A DISTANCE OF 6.37 FEET TO A 3/4-INCH ROD FOUND; THENE SOUTH 54 DEGREES 18 MINUTES 05 SECONDS EAST A DISTANCE OF 309.61 FEET TO AMAG NAIL SET ON THE NORTHWESTERLY RIGHT OF WAY OF DOGWOOD DRIVE; THENCE CONTINUING ALONG SAID RIGHT OF WAY OF DOGWOOD DRIVE SOUTH 23 DEGREES 22 MINUTES 28 SECONDS WEST A DISTANCE OF 100.16 FEET TO A MAG NAIL SET; SAID MAD NAIL BEING THE TRUE POINT OF BEGINNING; AS PER THAT CERTAIN SURVEY DATED MAY 13, 2020 AS PREPARED FOR MILLER LOWERY DEVELOPMENT, LLC AND AS PREPARED BY MITCHELL LOWRY GRLS#3109; SAID TRACT OF PARCEL OF LAND CONTAINING 0.706 ACRES MORE OR LESS

And also the following:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 57 OF THE 14TH, DISTRICT OF FULTON COUNTY, GEORGIA, BEING PART OF LOT 21 OF ADAIR PROPERTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF THE INTERSECTION OF LAKEWOOD AVENUE AND ADAIR AVENUE; THENCE NORTHERLY WITH LAKEWOOD A VENUE 59.1 FEET TO PROPERTY NOW OR FORMERLY OF WATKINS OR RUSH; THENCE WESTERLY WITH WATKINS/RUSH 117 FEET MORE OR LESS TO PROPERTY NOW OR FORMERLY OF H.L WATTS OR RUSH; THENCE SOUTHERLY WITH WATTS/RUSH 59 FEET TO ADAIR A VENUE; THENCE EASTERLY WITH ADAIR AVENUE 114 FEET TO THE POINT OF BEGINNING: BEING KNOWN AS 1755 LAKEWOOD A VE SE ACCORDING TO THE PRESENT SYSTEM NUMBERING IN FULTON COUNTY, GEORGIA.

PARCEL ID#: 14-0057-0025-017-8

S U C C E S S *Souvenirs*

Outside Parking Agreement

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.

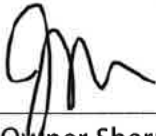
5. Maintenance and Condition:

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

Preserve existing trees throughout site

BONNIE C LANGER
DB-34126, PG 436

Hatch Represents
natural screen at
residential boundary

Buffer to include shrubs and flower beds. Any new trees to have min of 3" caliper

JORDAN BALLA PROPERTIES INC
DB-56977, PG 650
DUMPSTER

7,840 sf
White represents new
asphalt surface

- Concrete wheel stops at new parking

- Stop for incoming traffic
Signage

Existing light pole to remain

Existing Tree and bush
buffer at property line to
remain to remain

Wooden fence around entire
playground and walkway.
See renderings.

SEE A102 FOR
FLOOR PLAN

Brick wall

Grey represents existing asphalt surface to remain
4241 sf

Grey represents existing asphalt surface to remain

Site plan for Dogwood Drive showing property boundaries, easements, and proposed improvements. The plan includes a 100.16' wide area with a 23° 22' 28" angle, an existing sidewalk, and an existing storm drain. A north arrow is present in the top right corner.

1 Proposed Site Plan
1" = 40'-0"

PROPERTY LINE &
PROPERTY
CORNER
SPRINKLER LINE

EXTERIOR FACE
OF BUILDING

EXISTING SITE

NEW PRIVACY FENCE

CONCRETE
SURFACE

GRASS SURFACE

WATER

WOOD

IMPERVIOUS
SURFACE

GRAVEL

DEMOLISHED
SURFACE

TREE

KEYNOTE REFERENCE

PRESBYTERY OF GREATER
ATLANTA, INC
DB-47833, PG-506

BONNIE C LANGER
DB-34126, PG 436

Hatch Represents
natural screen at
residential boundary

PROPERTY LINE &
PROPERTY CORNER

SETBACK LINE

EXTERIOR FACE
OF BUILDING

EXISTING SITE
CONTOUR

NEW PRIVACY FENCE

CONCRETE
SURFACE

GRASS SURFACE

WATER

WOOD

IMPERVIOUS
SURFACE

GRAVEL

DEMOLISHED
SURFACE

TREE

KEYNOTE
REFERENCE

General Notes

Preserve existing trees throughout site

- Stop Sign

- New entrance to neighbor property

Existing light pole to remain — 12

Existing Tree and bush buffer at property line to remain to remain

Wooden fence around entire playground and walkway. See renderings.

Concrete wheel stops at new parking

7,840 sf _____
White represents new asphalt surface

SEE A102 FOR
FLOOR PLAN

Grey represents existing asphalt surface to remain
4241 sf

Grey represents existing asphalt surface to remain

Site plan showing Dogwood Drive, existing sidewalk, and storm drain. The plan includes a north arrow pointing towards the top left. A circular feature labeled '4' is shown on the left. A line labeled '23° 22'28" W' and '100.16'' is shown. A line labeled 'DOGWOOD DRIVE' is shown. A line labeled 'EXISTING SIDEWALK' is shown. A line labeled 'EXISTING STORM DRAIN' is shown. A line labeled '(VARIABLE WIDTH RIGHT OF WAY)' is shown. A line labeled '100.16'' is shown. A line labeled '23° 22'28" W' is shown. A line labeled '4' is shown. A line labeled 'EXISTING SIDEWALK' is shown. A line labeled 'EXISTING STORM DRAIN' is shown. A line labeled '(VARIABLE WIDTH RIGHT OF WAY)' is shown.

Page 63 of 108

1 Proposed Site Plan
1" = 40'-0"

PROJECT: Success Suvenir Daycare
3409 Dogwood St - Version 4

General Notes

General Notes
Preserve existing trees throughout site

PRESBYTERY OF GREATER
ATLANTA, INC
DB-47833, PG-506

BONNIE C LANGER
DB-34126, PG 436

Hatch Represents
natural screen at
residential boundary

Buffer to include shrubs and flower beds. Any new trees to have min of 3" caliper

JORDAN BALLA PROPERTIES INC.
DB-56977, PG 650
DUMPSTER

- 7.840 sf

White represents new asphalt surface

- Concrete wheel stops at new parking

Neighbor encroachment
(easement request 105 sf)

Stop for outgoing traffic Signage

PROPERTY LINE &
PROPERTY
CORNER
SPRINKLER LINE

EXTERIOR FACE
OF BUILDING

EXISTING SITE
CONTOLIP

NEW PRIVACY FENCE

CONCRETE
SURFACE

GRASS SURFACE

WATER

WOOD

IMPERVIOUS
SURFACE

GRAVEL

DEMOLISHED
SURFACE

TREE

KEYNOTE REFERENCE

Existing light pole to remain

Existing Tree and bush
buffer at property line to
remain to remain

Wooden fence around entire
playground and walkway.
See renderings.

Proposed Site Plan

$$1'' = 40'-0''$$

Grey represents existing asphalt surface to remain
4241 sf

Grey represents existing asphalt surface to remain

SEE A102 FOR
FLOOR PLAN

Plan view of Dogwood Drive showing a 12'-0" sidewalk, existing storm drain, and variable width right of way.



PLANNER'S REPORT

To: Adrienne Senter
From: Lynn M. Patterson
RE: Conditional Use Permit for Success Souvenirs Dogwood Park, 3409 Dogwood Dr
Date: October 1, 2024

BACKGROUND

The City of Hapeville received a request for a conditional use permit from Jeresha Sherri White to operate a childcare center named Success Souvenirs Dogwood Park at 3409 Dogwood Dr., Hapeville, GA 30354. The center will serve between 40 and 50 children between the ages of "walking" and 9 years. The center will be licensed through Bright from the Start Childcare.

The property, zoned U-V, Urban Village, requires kindergarten schools/day care center to obtain a conditional use permit.

Operating hours: The application states that the care provided is 12 months per year, 5 days per week (Monday through Friday), from 630am to 6pm. Drop-off is typically between 630a and 840a. Pick-up is typically between 4pm and 6pm. The applicant has noted that Belle Luxe is not open during the morning drop-off period.

The application states there will be between 3 and 5 employees on-site during business hours who will park at the rear.

Building layout: The location of the daycare in the building, including entrances and exits have been shown. There are two entrances, one at the front and one at the rear of the building. The floor plan does not seem correct as Whipped by Kiara space does not indicate any restrooms and is closed off from the rest of the building. Please provide correct floor plan correct.

Site plan: The site plan provided shows 10 parking spaces in the rear, an enclosed play area, and illegible landscaping plans.

Circulation: The application proposes that drop-off would occur either at the front or rear of the building. The front parking requires drivers to back onto Dogwood Drive, a state highway. The proposed layout, which differs from the current layout, shows a two-way drive starting at the rear of the building with an inadequate turn radius to accommodate cars changing direction. Furthermore, the width between the property line and the front of the building is narrow and not wide enough to accommodate two-way traffic. It would only allow for either an entering car or a departing car. This could create a back up on Dogwood Drive during drop-off or pick-up times. There is no secondary exit from the rear.

Buffer: A 15' evergreen landscape buffer with a fence or wall is required. The landscaping plans indicate the remainder of the property will be softscaped with trees and presumably grass or ground cover.

There is a 3' brick wall that separates the adjacent property loading dock. Playground fencing (6') will further separate the property.

Parking: The application and view of the site indicate 8 parking spaces at the front of the building, however only 7 are shown on the plan and "10-15" more parking spaces in the rear, however 10 are shown on the proposed site plan for a total of 18 parking spaces. There are three tenants with active occupational tax permits with the City. Tenant spaces include Whipped by Kiara (396 SF) requiring 2 parking spaces, Belle Luxe Day Spa (1400 SF per OTP), and Tax Academy (1500 SF). The proposed childcare facility will replace Tax Academy. The remaining two tenants require 5 spaces, so 13 would be available for the daycare. The front spaces are not recommended for pick up and drop off. Should the 3 to 5 employees of the childcare utilize the rear parking spaces, that would limit the available parking to 5 to 7 spaces.

Note: the property owner also has a parking agreement for 3 of the remaining 13 spaces reducing the available spaces to 10. approved by the Board of Appeals, with Co-Creative Arts for overflow parking as needed. The applicant noted this arrangement may be terminated, however, if it is required for the operation of the childcare.

*Please note most of the site plans are illegible. Please resubmit so they can be clearly read.

CODE

Sec. 93-11.2-3. - Permitted uses.

The following are permitted within the U-V zone:

(12) Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the city planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.

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:

(7) Kindergarten schools as defined under [section 93-1-2](#), and the following facilities as defined herein:

a. "Day care center" or "center" means any place operated by a person, society, agency, corporation, institution or group wherein are received for pay for a group care, for fewer than 24 hours per day without transfer of legal custody, 19 or more children under 18 years of age.

Sec. 93-25-6. - Standards of review.

- (a) In ruling on any matter herein in which the exercise of discretion is required, or in ruling upon any application for zoning map amendment, the administrative official or legislative body shall act in the best interest of the health, safety, morals, and general welfare of the city. In doing so, they will consider one or more of the following factors as they may be relevant to the application:

- (1) The existing land use pattern;

The existing land use is commercial/mixed use.

- (2) The possible creation of an isolated district unrelated to adjacent and nearby districts;

This use will not create an isolated district unrelated to adjacent and nearby districts.

- (3) The population density pattern and possible increase or overtaking of the load on public facilities including, but not limited to, schools, utilities, and streets;

The impact to streets is a concern with regard to traffic during pick-up and drop-off periods. As the front parking requires drivers to back into Dogwood, this is not recommended.

Furthermore, the narrow driveway neck could create backup issues on Dogwood Drive during peak hours. The rear turnaround would need to be widened for a proper turning radius.

- (4) The cost of the city and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures;

Depending upon traffic flow, traffic control may be required on Dogwood during pick-up and drop-off.

- (5) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity;

There is no indication that any adverse impacts to the environment would result from this use.

- (6) Whether the proposed zoning map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

There is no indication the use of the property as a daycare will adversely affect the value or development of adjacent properties. A 15' evergreen buffer and opaque fence/wall are required to reduce noise and visual impacts.

- (7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

A daycare requires a conditional use permit.

- (8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;

There is no indication the use of property as a daycare should adversely affect the aesthetics of the property and the surrounding area.

- (9) The extent to which the proposed zoning map amendment is consistent with the land use plan;

The conditional use permit requested is consistent with the future land use map as mixed use.

(10) The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;
As stated above, the major concern for this use is the impact of circulation on Dogwood and the ability to accommodate the 40+ children during drop-off and pick-up.

(11) The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations;
The use of the property as a daycare is consistent with the overall zoning scheme.

(12) Applications for a zoning map amendment which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;
Provided but illegible. Please resubmit a legible copy for City records. Please see previous comments regarding insufficiencies.

(13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;
A daycare is a reasonable use to preserve the integrity of the residential area behind the property as long as the buffer is properly installed and maintained.

(14) In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.
Not applicable

FINDINGS

Please correct the floor plan as per above for the correct layout for Whipped by Kiara and also ensure all documents are legible.

Please also provide the total square footage for the proposed childcare center.

There are two key circulation issues as determined by the Chief of Police (see attached). The driveway to access rear parking can only accommodate one lane of traffic to the rear of the building. There are only 5 to 7 spaces available after staff has parked in the rear. The turnaround at the rear of the property does not have an adequate turning radius. Vehicles parked in the front of the building would be required to back into traffic onto Dogwood Drive, a state highway.

The site plan should be clarified for softscape areas and the evergreen buffer/opaque fence. While the proposed use of the property as a day care is consistent with the U-V zoning district, the circulation and parking for this property remains problematic and with consequences to the surrounding street and properties.

The proposed use of a childcare center serving 40 to 50 children is not supported by City Staff.



PLANNER'S REPORT

To: Adrienne Senter
From: Lynn M. Patterson
RE: Conditional Use Permit for Success Souvenirs Dogwood Park, 3409 Dogwood Dr
Date: November 8, 2024

Updated Circulation Options

The Planning Commission requested alternative access and parking options that would satisfy the public safety concerns raised by the Fire Marshal and Police Chief. Ms. White responded with 4 options. These are:

1. As submitted.

The distance between the edge of the building and the edge of the driveway is 16' 6 ½". Required access per the Fire Marshal is 20' (and preferably 26') based on the change in class of use. The turning radius at the rear cannot accommodate cars. This option is not supported by Staff.

2. "An express drop off/valet proposal that would allow for a valet service to be on site during pick up and drop off hours for ALL BUSINESSES allowing customers who wish to go inside any of the businesses to valet their vehicles on demand. This option will also act as an express lane for kids to be dropped off without parents having to park, get out the car, or hold up traffic. Someone from the center would be on duty to retrieve children from the cars and take them in allowing for parents to pull in and pull out. This option limits the parking in the front to make room for a round about at the front of the building keeping cars from building up along Dogwood Drive causing traffic. This option also adds parking to the back to be able to accommodate any cars being valet and eliminating the need for two way traffic on the side of the building as only valet will be utilizing the rear during peak hours."

Required access per the Fire Marshal is 20' (and preferably 26') to access the rear of the lot based on the change in class of use has not been addressed. Furthermore, this option does not appear feasible for drop-off and pick up for the day care nor for the valet service for the daycare and/or businesses. The location of valet and drop-off is not clear and the process for moving cars is not explained. There is a high probability for traffic back up onto Dogwood. Staff does not support this option.

3. An easement proposal for our neighboring property with entry way via one driveway, and exit via the next. Please note we hope to hear back from them prior to Nov 12ths meeting, but have not been able to contact them thus far. We still would like to add the proposal to at least know if it could work in the event we hear back from them.

Required access per the Fire Marshal is 20' (and preferably 26') to access the rear of the lot is based on the change in class of use has not been addressed. The driveway for the property to the north is very narrow – likely 9'. No agreement nor conversations with the neighboring property have occurred. Staff does not support this option.

4. This proposal is a bit less aggressive in terms of what would be required of the neighboring property. This proposal asks for an encroachment easement request to widen the driveway.

This proposal may work but has not been vetted with the neighboring property owner. Paved access would be a minimum of 24' – two 12' drive aisles would be required. The Fire Marshal would have to ensure adequate access and turnaround at the rear of the site. Staff would recommend tabling this item until an easement and construction plans were drawn to ensure access could be accommodated.

From: William Pildner <wpildner@hapeville.org>
Sent: Tuesday, November 5, 2024 12:13:57 PM
To: Lynn Patterson <lynnpatterson@hapeville.org>
Cc: Nicholas Condrey <ncondrey@hapeville.org>
Subject: Re: 3409 Dogwood Drive - Revised Plans

Good afternoon

The top concern for the fire department is that once a business changes occupancy classes, they must bring the business to the current standards and codes. This business is going from a business occupancy to a day care facility where children will be on site. They must have minimum road widths and turnaround areas for fire apparatus which they do not have. The fire department would need access to the rear of the structure for emergency calls and the current plans do not meet minimum standards.

William Pildner

Division Chief/Fire Marshal

3468 N. Fulton Ave

Hapeville, GA. 30354

470-374-1845-cell

404-766-4388

From: [Bruce Hedley](#)
To: [Lynn Patterson](#)
Cc: [Adrienne Senter](#)
Subject: 3409 Dogwood Drive - Site visit
Date: Tuesday, October 1, 2024 3:16:41 PM
Attachments: [image001.png](#)

Lynn,

I just completed a site visit to 3409 Dogwood Drive. After inspecting the property, I found the following:

1. There is insufficient space to accommodate a two-way queue line on the right side and rear area of the property. A two-way queue line would be necessary to accommodate the flow of approximately 50 vehicles.
2. There is insufficient space to turn around in the rear of the property without having to execute a three-point turn. This would cause confusion and would be a hazard during peak drop off and pick up hours.
3. Because of the lack of queue line space, backlog would occur both in the morning and afternoon causing vehicles to temporarily be stopped on Dogwood Drive.
4. I would not recommend dropping off and picking up children in the front of the building. Once again, there is not enough parking on the front of the building site to accommodate the flow of approximately 50 vehicles without creating a backlog onto Dogwood Drive.

For these reasons, I would not recommend approval of current plan, as presented.

v/r

Bruce

Bruce M. Hedley
Chief of Police
Hapeville Police Department
700 Doug Davis Drive
Hapeville, Ga 30354
404-516-0101
FBINA 239
Ga Command College 19A





Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Miller Radford
Jeanne Rast
Cliff Thomas

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

October 8, 2024 6:00 PM

MINUTES

1. Called to Order at 6:00 PM.

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Miller Radford
Jeanne Rast
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of September 10, 2024

MOTION ITEM: Cliff Thomas made a motion to approve the minutes of September 10, 2024, subject to corrections. Lucy Dolan seconded the motion. Motion Carried: 4-1; Jeanne Rast abstained.

4. New Business

4.I. 736 South Central Avenue

Conditional Use Permit

Background:

Kohaleth Knight of Donehoo-Lewis Funeral Home requested a Conditional Use Permit to operate a funeral home at 736 South Central Avenue, Hapeville, Georgia 30354, Parcel Identification Number 14-0098-0006-003-2. The property is zoned V, Village, and is subject to the zoning regulations under Section 93-11.1-4 (Conditional uses) of the City of Hapeville Zoning Ordinance.

Findings

This is a change of ownership with no modifications to the signage, parking lot, entrance and exit, or the building. The property has been used as a funeral home since 1934.

The application and included survey show parking provided on the site to the rear (23 parking spaces, including 2 ADA compliant at the rear building entrance).

The property is located in the V, Village Zoning District and in the Arts Overlay Zoning District. A funeral home is permitted as a Conditional Use within the V Zoning District and is subject to the provisions of Article 11.1.

Recommendation

The proposed use of a funeral home is compatible with the Village Zoning District and meets the intent of the district. The conditional use application is recommended for approval.

Public Comment: None.

MOTION ITEM: Cliff Thomas made a motion to give a favorable recommendation to Mayor & Council for the requested Conditional Use Permit at 736 South Central Avenue to operate a funeral home. The motion was seconded by Leah Davis. MOTION CARRIED: 5-0.

4.II. 3409 Dogwood Drive Conditional Use Permit

Background:

Jeresha Sherri White requested a Conditional Use Permit to operate a daycare center at 3409 Dogwood Drive, Parcel Identification Number 14-0098-0017-017-9. 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

The center will serve between 40 and 50 children between the ages of “walking” and 9 years. The center will be licensed through Bright from the Start Childcare.

The property, zoned U-V, Urban Village, requires kindergarten schools/day care center to obtain a conditional use permit.

Operating hours: The application states that the care provided is 12 months per year, 5 days per week (Monday through Friday), from 630am to 6pm. Drop-off is typically between 630a and 840a. Pick-up is typically between 4pm and 6pm. The applicant has noted that Belle Luxe is not open during the morning drop-off period.

The application states there will be between 3 and 5 employees on-site during business hours who will park at the rear.

Building layout: The location of the daycare in the building, including entrances and exits have been shown. There are two entrances, one at the front and one at the rear of the building. The floor plan does not seem correct as Whipped by Kiara space does not indicate any restrooms and is closed off from the rest of the building. Please provide correct floor plancorrect.

Site plan: The site plan provided shows 10 parking spaces in the rear, an enclosed play area, and illegible landscaping plans.

Circulation: The application proposes that drop-off would occur either at the front or rear of the building. The front parking requires drivers to back onto Dogwood Drive, a state highway. The proposed layout, which differs from the current layout, shows a two-way drive starting at the rear of the building with an inadequate turn radius to accommodate cars changing direction. Furthermore, the width between the property line and the front of the building is narrow and not wide enough to accommodate two-way traffic. It would only allow for either an entering car or a departing car. This could create a back up on Dogwood Drive during drop-off or pick-up times. There is no secondary exit from the rear.

Buffer: A 15' evergreen landscape buffer with a fence or wall is required. The landscaping plans indicate the remainder of the property will be softscaped with trees and presumably grass or ground cover.

There is a 3' brick wall that separates the adjacent property loading dock. Playground fencing (6') will further separate the property.

Parking: The application and view of the site indicate 8 parking spaces at the front of the building, however only 7 are shown on the plan, and "10-15" more parking spaces in the rear, however, 10 are shown on the proposed site plan for a total of 18 parking spaces. There are three tenants with active occupational tax permits with the city. Tenant spaces include Whipped by Kiara (396 SF) requiring 2 parking spaces, Belle Luxe Day Spa (1400 SF per OTP), and Tax Academy (1500 SF). The proposed childcare facility will replace Tax Academy. The remaining two tenants require 5 spaces, so 13 would be available for the daycare. The front spaces are not recommended for pick up and drop off. Should the 3 to 5 employees of the childcare utilize the rear parking spaces, that would limit the available parking to 5 to 7 spaces.

Note: the property owner also has a parking agreement for 3 of the remaining 13 spaces, reducing the available spaces to 10. approved by the Board of Appeals, with Co-Creative Arts for overflow parking as needed. The applicant noted this arrangement may be terminated, however, if it is required for the operation of the childcare.

In addition, please note most of the site plans are illegible. Please resubmit so they can be clearly read.



Recommendation

Please correct the floor plan as per above for the correct layout for Whipped by Kiara and also ensure all documents are legible.

Please also provide the total square footage for the proposed childcare center.

There are two key circulation issues as determined by the Chief of Police (see attached). The driveway to access the rear parking can only accommodate one lane of traffic to the rear of

the building. There are only 5 to 7 spaces available after staff has parked in the rear. The turnaround at the rear of the property does not have an adequate turning radius. Vehicles parked in the front of the building would be required to back into traffic onto Dogwood Drive, a state highway.

The site plan should be clarified for softscape areas and the evergreen buffer/opaque fence. While the proposed use of the property as a day care is consistent with the U-V zoning district, the circulation and parking for this property remains problematic and with consequences to the surrounding street and properties.

The proposed use of a childcare center serving 40 to 50 children is not supported by City Staff.

Chairman Wismer addressed the comments outlined in the staff reports.

Commissioner Davis addressed concerns regarding traffic, parking, and pickup/drop-off logistics

Public Comment: None.

MOTION ITEM: Jeanne Rast made a motion to recommend approval to the Mayor and Council for the operation of a daycare center at 3259 Dogwood Drive, contingent upon plan revisions that address staff comments and resolve access issues raised by the Police Chief and Fire Marshal. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

4.III. Text Amendment Regulations for Event Centers

Background:

Consideration of an amendment to the Code of Ordinances, Article 1 (Title, Definitions and Applications of Regulations), Section 93-1-2 (Definitions), Article 11.2, U-V Zone (Urban Village), Section 93-11.2-5 (Conditional uses), Article 11.1 V Zone (Village), Section 93- 11.1-4 (Conditional uses), Article 11.5 RMU Zone (Residential Mixed Use), Section 93- 11.5-5 (Uses requiring a special use permit), Article 14, C-2 Zone (General Commercial), Section 93-14-3 (Permitted uses) to update the regulations for event centers.

Dr. Patterson requested that this item be tabled until the November 19, 2024 meeting.

MOTION ITEM: Leah Davis made a motion to table the text amendment for regulations for event centers until November 19, 2024. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

5. Next Meeting Date: November 19, 2024 at 6:00 PM.

6. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 7:05 p.m. The motion was seconded by Jeanne Rast. **MOTION CARRIED: 5-0.**

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

South Fulton Neighbor

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

AFFIDAVIT OF PUBLICATION

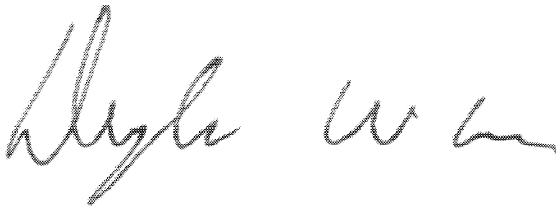
STATE OF GEORGIA
COUNTY OF FULTON

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: **FN3655 NOVEMBER 12, 2024** was published in the South Fulton Neighbor on the following date(s):

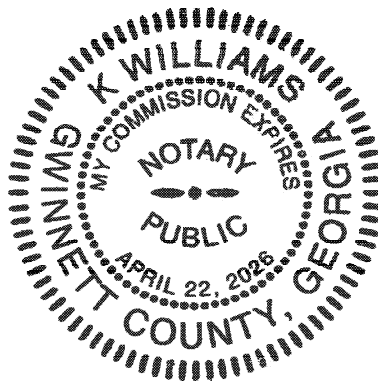
10/09/2024

Ad No.: **436803**

Subscribed and sworn to before me this 9th day of October, 2024



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



Notary Public

Ad text :
FN3655
GPN16
NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on Tuesday, November 12, 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 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 an amendment to the Code of Ordinances, Article 1 (Title, Definitions and Applications of Regulations), Section 93-1-2 (Definitions), Article 11.2, U-V Zone (Urban Village), Section 93-11.2-5 (Conditional uses), Article 11.1 V Zone (Village), Section 93-11.1-4 (Conditional uses), Article 11.5 RMU Zone (Residential Mixed Use), Section 93-11.5-5 (Uses requiring a special use permit), Article 14, C-2 Zone (General Commercial), Section 93-14-3 (Permitted uses) to update the regulations for event centers.

Consideration of a Conditional Use Permit to operate a day care center at 3409 Dogwood Drive, Parcel Identification Number 14-0098-0017-017-9. 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.
Applicant: Jeresha Sherri White

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at ssreed@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on November 11, 2024. 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.
#10:09-AS



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://hapeville.org/562/Agendas-and-Minutes>

October 15, 2024 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:06 PM
2. **ROLL CALL:** All members of the Council were present, which constituted a quorum.
 - ☒ Alan Hallman
 - ☒ Mike Rast
 - ☒ Brett Reichert
 - ☒ Mark Adams
 - ☒ Chloe Alexander
3. **WELCOME:** Mayor Hallman welcomed all to the October 15th meeting.
4. **PRESENTATIONS:**
 - 4.I. Proclamation Recognizing and Honoring the 70th Anniversary of St. John The Evangelist Catholic Parish and School.

Mayor Hallman read a proclamation recognizing and honoring the 70th anniversary of St. John the Evangelist Catholic Parish and School into the record. Mayor Hallman and members of the Council attended the 70th anniversary celebration at the school, where Mayor Hallman presented the parish and school with a framed proclamation.
 - 4.II. Presentation of EPA's Lead and Copper Rule Revision.

Community Service Director, Lee Sudduth, briefed the Governing Body on the EPA's Lead and Copper Rule, designed to protect public health by reducing lead and copper in drinking water. The latest revision mandates that water systems inventory service line materials to identify potential risks.

Mr. Sudduth reported the city found no lead service lines but identified 277 galvanized lines on the city's side and 783 on private property that may require replacement due to potential lead particle attachment. He outlined health risks associated with lead in water, especially for vulnerable populations, and advised residents to flush water lines for 15-30 seconds before drinking.

The city's next steps include notifying affected residents of potential exposure risks. Further guidance from the EPA is expected, and Mr. Sudduth emphasized collaboration with staff to manage both public and private line replacements effectively.
5. **PUBLIC HEARING:**
 - 5.I. Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Section 93-29-13 (Tree preservation trust fund)- First Reading

DISCUSSION: Staff Comments: City Planner Dr. Lynn Patterson presented a minor text amendment to Council aimed at expanding the city's use of Tree Bank funds. This

amendment addresses a long-standing need to leverage these funds in ways that benefit the broader community. Dr. Patterson proposed a partnership model with nonprofits, like Trees Atlanta, to facilitate tree planting programs within the city.

To comply with legal constraints, the amendment revises the code to allow Tree Bank funds to be allocated for tree purchasing, installation, and maintenance in public areas—such as parks, green spaces, and government sites—at the discretion of the Community Services Director. Additionally, funds may support partnerships with nonprofit organizations for local tree planting initiatives, enabling programs like front-yard tree planting. Dr. Patterson noted this amendment as a straightforward adjustment to enhance citywide replanting efforts, especially in light of recent storms affecting the area’s tree coverage.

Public Comments: There were no public comments made on this item.

No action was taken; this stood as a first reading for this item.

6. **QUESTIONS ON AGENDA ITEMS:** There were no questions related to the agenda items at this meeting.

7. **CONSENT AGENDA:**

7.I. Consideration and Action to Approve October 1, 2024, Mayor and Council Meeting minutes.

MOTION: Councilman Adams motioned to approve the consent agenda; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

8. **OLD BUSINESS:** There were no old business items at this meeting.

9. **NEW BUSINESS:**

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

MOTION: Councilman Alexander motioned to approve the street closure for Hapeville Elementary's Fall Festival Event; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

10. **CITY MANAGER REPORTS:** City Manager, Tim Young provided several updates during the meeting.

- **Financial Updates:** The June 30, 2024, audit is underway, with Mauldin & Jenkins having provided draft figures; the management discussion analysis is still in progress.
- Property tax bills were sent out last week and are due by November 25th. Info will be posted on the City Website. Notices also include any past due amounts from prior years.
- **Upcoming Legislation:** Mr. Young will participate in a webinar with ACCG and GMA on House Bill 581, which proposes a cap on residential assessments if passed in the November election. He explained that the information gathered will help the City better inform residents about the bill and its potential impact.
- **Community Events:**
 - *Recreation:* A Chili Cookoff is scheduled for Saturday October 19th, and multiple art events for Dia de los Muertos will occur at Christ Church, including youth workshops and art contests.
 - *Fire Department:* Firefighters will visit St. John’s next Tuesday to engage with young students and will participate in Halloween activities and the Delta Airlines Health and Safety Fair on October 30th.
 - *Depot Museum:* On October 26, there will be an event on Georgia spirits and hauntings, fitting the Halloween season. In December, a history event will focus on “Rich’s: A Southern Institution”.
- **Film Screenings:** The previously postponed screening of *Bulls and Saints* will be rescheduled online, and the next live screening is set for October 23rd at Christ Church.

11. **PUBLIC COMMENTS:** There were no public commentary made during this meeting.

12. **MAYOR AND COUNCIL COMMENTS:**

Councilman Reichert expressed appreciation for the upcoming events in the downtown area and the park, noting the efforts of the Community Service department in preparing the city. He specifically acknowledged the recent cleaning and repairs at the Carriage House, remarking that the

improvements make the building appear newly built, which he believes will create a positive impression.

Councilman Adams thanked everyone for attending and expressed appreciation for the city's dedicated staff. He noted the staff's proactive attitude, emphasizing that they always look for ways to help and accomplish tasks rather than saying something can't be done. He commended their commitment and expressed gratitude for their efforts. Councilman Adams extended appreciation to Chief Headley, sharing feedback from a resident who was highly impressed with his work. The resident commended the City for making a "great hire" by bringing Chief Headley on board, noting that his leadership has fostered positive interactions between residents and the police.

Alderman Rast echoed previous comments made fellow Council members, expressing appreciation for the city staff. He noted his earlier praise for their strong support of recent events and extended ongoing congratulations for their dedicated efforts.

Councilman Alexander expressed gratitude to the Community Service department for the Clean Sweep, noting that several residents had emailed her about it. She observed the trucks working throughout the day and acknowledged the department's all-day commitment to the endeavor.

Mayor Hallman expressed deep appreciation for City staff, specifically acknowledging the challenges and success of the recent Clean Sweep event. He recognized that while Clean Sweep is beloved by residents, it requires significant effort from staff over several days. Mayor Hallman also praised the city's efficiency and responsiveness, highlighting that tasks are handled promptly, without unnecessary delays.

Addressing the recent tax increase, he acknowledged residents' concerns but emphasized the visible impact of tax dollars at work in Hapeville, reflecting high-quality services. He thanked Economic Development Manager, Adrienne Senter for her assistance in preparing a presentation for the Council for Quality Growth, which portrayed Hapeville positively.

Additionally, he reminded everyone of upcoming events, including the Chili Cookoff and the 116th homecoming service at Hapeville United Methodist Church, which holds personal significance to him. Mayor Hallman also congratulated Dr. Bradford Pizza for 40 years of service as a local chiropractor.

Lastly, he acknowledged Police Chief Headley for his positive impact on the community and the department, sharing a resident's praise for the chief's focus on community policing, which has strengthened connections between residents and the police.

- 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).*

MOTION: Councilman Alexander made a motion to go into recess; Councilman Adams provided a second. **Motion carried 4-0.**

MOTION: Alderman Rast made a motion to go into executive session at 6:53PM; Councilman Adams provided a second. **Motion carried 4-0.**

MOTION: Councilman Adams made a motion to convene back into regular session at 7:11 PM, Alderman Rast second. **Motion carried 4-0.**

- 14. ADJOURN:**

MOTION: Councilman Alexander motioned to adjourn at 7:12 PM; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,

Alan Hallman, Mayor

Sharee Steed, City Clerk

DRAFT

**STATE OF GEORGIA
CITY OF HAPEVILLE**

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 5 (“BUILDING; CONSTRUCTION AND RELATED MATTERS”), ARTICLE 7 (“PLUMBING CODE”) SECTION 5-157 THROUGH SECTION 5-158 (“STANDARDS FOR PLUMBING FIXTURES”) OF THE CODE OF ORDINANCES OF THE CITY OF HAPEVILLE, GEORGIA TO ADOPT CHANGES IN THE METRO WATER DISTRICT WATER EFFICIENCY CODE REQUIREMENTS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

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

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

WHEREAS, existing ordinances, resolutions, rules and regulations of the City and its agencies now lawfully in effect not inconsistent with the provisions of the City’s charter shall remain effective until they have been repealed, modified or amended; and,

WHEREAS, amendments to any of the provisions of the City’s Code may be made by amending such provisions by specific reference to the section number of the City’s Code; and,

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

WHEREAS, the governing authority of the City finds it desirable to impose regulations to comply and adopt water efficiency code requirements that incorporates changes to the Georgia Minimum Standard Plumbing Code.

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

Section One. Section 157 (Definitions) in Chapter 5 (Buildings; Construction and Related Matters), Article 7 (Plumbing Code) of the City Code of Ordinances is hereby amended to replace the current section to read as following:

DRAFT

For the purpose of this Ordinance [sections 5-156 through 5-159.4], the following terms shall have the meanings ascribed to them:

COMMERCIAL BUILDING means any type of building other than residential.

CONSTRUCTION means the erection of a new building or the alteration of an existing building in connection with its repair or renovation or in connection with making an addition to an existing building and shall include the replacement of a malfunctioning, unserviceable, or obsolete faucet, shower head, toilet, or urinal in an existing building.

KITCHEN FAUCET OR KITCHEN FAUCET REPLACEMENT AERATOR means a kitchen faucet or kitchen faucet replacement aerator that allows a flow of no more than 1.8 gallons of water per minute at a pressure of 60 pounds per square inch and conforms to the applicable requirements in ASME A112.18.1/CSA B125.1.

LANDSCAPE IRRIGATION

Flow sensor means an inline device in a landscape irrigation system that produces a repeatable signal proportional to flow rate.

Lawn or Landscape Irrigation system means an assembly of component parts that is permanently installed for the controlled distribution of water to irrigate landscapes such as ground cover, trees, shrubs, and other plants. Lawn and Landscape Irrigation System refer to the same system.

Master shut-off valve means an automatic valve such as a gate valve, ball valve, or butterfly valve) installed as part of the landscape irrigation system capable of being automatically closed by the WaterSense controller. When this valve is closed water will not be supplied to the landscape irrigation system.

Pressure regulating device means a device designed to maintain pressure within the landscape irrigation system at the manufacturer's recommended operating pressure and that protects against sudden spikes or drops from the water source.

Rain sensor shut-off means an electric device that detects and measures rainfall amounts and overrides the cycle of a landscape irrigation system so as to turn off such system when a predetermined amount of rain has fallen.

WaterSense irrigation controller means a weather-based or soil moisture-based irrigation controller labeled under the U.S. Environmental Protection Agency's WaterSense program, which includes standalone controllers, add-on devices, and plug-in devices that use current weather data as a basis for scheduling irrigation.

WaterSense spray sprinkler bodies means a sprinkler body with integral pressure regulation, generating optimal water spray and coverage labeled under the U.S. Environmental Protection Agency's WaterSense program.

LAVATORY FAUCET OR LAVATORY FAUCET REPLACEMENT AERATOR means a lavatory faucet or lavatory faucet replacement aerator that allows a flow of no more than 1.2 gallons per

DRAFT

minute at a pressure of 60 pounds per square inch and is listed to the WaterSense High Efficiency Lavatory Faucet Specification.

PLUMBING FIXTURE means any toilet, urinal, shower head, bathroom, lavatory or kitchen faucet, and replacement aerators.

RESIDENTIAL BUILDING means any building or unit of a building intended for occupancy as a dwelling unit, but does not include a hotel or motel.

SHOWER HEAD means a shower head that allows a flow of no more than the average of 2.0 gallons of water per minute at 80 pounds per square inch of pressure, is listed in the WaterSense Specification for Showerheads, and meets the US Department Definition of Energy definition of showerhead.

TOLIET shall mean any fixture consisting of a water flushed bowl with a seat, used for the disposal of human waste.

URINAL means any fixture consisting of a water flushed bowl but not provided with a seat, used for the disposal of human waste.

Section Two. Section 158 (Standards for Plumbing Fixtures) in Chapter 5 (Buildings; Construction and Related Matters), Article 7 (Plumbing Code) of the City Code of Ordinances is hereby amended to replace the current section to read as following:

(a) No plumbing fixture shall be installed within the City which:

- (1) Employs a gravity tank type, flush-a-meter valve, or flush-a-meter tank toilet that uses more than the average of 1.28 gallons of water per flush;
- (2) Employs a shower head that allows a flow of more than 2.0 gallons of water per minute at 80 pounds per square inch of pressure;
- (3) Employs a urinal that uses more than 0.5 gallons of water per flush;
- (4) Employs a lavatory faucet or lavatory replacement aerator, that allows a flow of more than 1.2 gallons of water per minute; or
- (5) Employs a kitchen faucet or kitchen replacement aerator that allows a flow of more than 1.8 gallons;
- (6) Employs a public lavatory faucet that uses more than 0.25 gallons of water per metering cycle;
- (7) Employs any public lavatory, which is unmetered, that uses more than 0.5 gallons per minute at 60 per square inch of pressure.

All plumbing fixtures shall be consistent with the general approach taken in Georgia, these Maximum Flow and Water Consumption requirements and related definitions in Section 604.4 of the Georgia plumbing code shall apply to all plumbing systems, including those in one- and two-family dwellings. The maximum water consumption flow rates and quantities for all plumbing fixtures and fixture fittings shall be in accordance with Table 604.4 below:

TABLE 604.4
MAXIMUM FLOW RATES AND CONSUMPTION FOR
PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY ^b
Lavatory faucet and replacement aerators, private	WaterSense Labeled & 1.2 gpm at 60 psi ^f
Lavatory faucet, public (metering)	0.25 gallon per metering cycle
Lavatory, public (other than metering)	0.5 gpm at 60 psi
Showerhead ^a	WaterSense Labeled & 2.0 gpm at 80 psi ^f
Kitchen faucet and replacement aerators	1.8 gpm at 60 psi ^{f, g}
Urinal	0.5 gallon per flushing cycle ^f
Water closet	1.28 gallons per flushing cycle ^{c, d, e, f}

(b) Exceptions to the Maximum Flow Requirements:

1. Blowout design water closets having a water consumption not greater than 3½ gallons (13 L) per flushing cycle.
2. Vegetable sprays.
3. Clinical sinks having a water consumption not greater than 4½ gallons (17 L) per flushing cycle.
4. Laundry tray sinks and service sinks.
5. Emergency showers and eye wash stations.

(c) For SI: 1 gallon = 3.785 L, 1 gallon per minute = 3.785 L/m,

1 pound per square inch = 6.895 kPa.

(d) Technical Requirements

1. A hand-held shower spray is a shower head. As point of clarification, multiple shower heads may be installed in a single shower enclosure so long as each shower head individually meets the maximum flow rate, the WaterSense requirements, and the US Department of Energy definition of showerhead. However, multiple shower heads are not recommended for water efficiency purposes.

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2. Consumption tolerances shall be determined from referenced standards.

3. For flushometer valves and flushometer tanks, the average flush volume shall not exceed 1.28 gallons.

4. For single flush water closets, including gravity, pressure assisted and electro-hydraulic tank types, the average flush volume shall not exceed 1.28 gallons.

5. For dual flush water closets, the average flush volume of two reduced flushes and one full flush shall not exceed 1.28 gallons.

6. See 2014 GA Amendment to Section 301.1.2 'Waiver from requirements of high efficiency plumbing fixtures'.

7. Kitchen faucets are permitted to temporarily increase the flow above the maximum rate, but not to exceed 2.2 gpm (8.3 L/m) at 60 psi (414 kPa) and must revert to a maximum flow rate of 1.8 gpm (6.8 L/m) at 60 psi (414 kPa) upon valve closure.

8. Clothes Washers. Residential clothes washers shall be in accordance with the Energy Star program requirements.

9. Cooling Tower Water Efficiency.

a. Once-Through Cooling. Once-through cooling using potable water is prohibited.

b. Cooling Towers and Evaporative Coolers. Cooling towers and evaporative coolers shall be equipped with makeup water and blow down meters, conductivity controllers and overflow alarms. Cooling towers shall be equipped with efficiency drift eliminators that achieve drift reduction to 0.002 percent of the circulated water volume for counterflow towers and 0.005 percent for crossflow towers.

c. Cooling Tower Makeup Water. Water used for air conditioning, cooling towers shall not be discharged where the hardness of the basin water is less than 1500 mg/L. **Exception:** Where any of the following conditions of the basin water are present: total suspended solids exceed 25 ppm, CaCO₃ exceeds 600 ppm, chlorides exceed 250 ppm, sulfates exceed 250 ppm, or silica exceeds 150 ppm.

10. Landscape Irrigation System Efficiency Requirements. The requirements in Section 604.4.3 apply to all new landscape irrigation systems connected to the public water system except those (a) used for agricultural operations as defined in the Official Code of Georgia Section 1-3-3, (b) used for golf courses, and (c) dependent upon a nonpublic water source. Nothing in this Code or this Section 604.4.3 is intended to require that landscape irrigation systems must be installed at all premises. The landscape irrigation efficiency requirements in this Section 604.4.3 apply only when someone voluntarily chooses or is otherwise required by some requirement beyond this Code, to install a landscape irrigation system on premises.

(a) Avoiding Water Waste Through Design. All new landscape irrigation systems shall adhere to the following design standards:

1. Pop-up type sprinkler heads shall pop-up to a height above vegetation level of not less than four (4) inches above the soil level when emitting water.

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2. Pop-up spray heads or rotary sprinkler heads must direct flow away from any adjacent surfaces and must not be installed closer than four inches from impervious surfaces.

3. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or by other means that produces no overspray or runoff.

4. Narrow or irregular shaped landscaped areas, less than four (4) feet in any direction across opposing boundaries shall not be irrigated by any irrigation emission device except sub-surface or low flow emitters with flow rates not to exceed 6.3 gallons per hour.

(b) Landscape Irrigation System Required Components. All new landscape irrigation systems shall include the following components:

1. A rain sensor shut-off installed in an area that is unobstructed by trees, roof overhangs, or anything else that might block rain from triggering the rain sensor shutoff.

2. A master shut-off valve for each controller installed as close as possible to the point of connection of the water but downstream of the backflow prevention assembly.

3. Pressure-regulating devices such as valve pressure regulators, sprinkler head pressure regulators, inline pressure regulators, WaterSense spray sprinkler bodies, or other devices shall be installed as needed to achieve the manufacturer's recommended pressure range at the emission devices for optimal performance.

4. Except for landscape irrigation systems serving a single-family home, all other systems must also include:

(a) a WaterSense irrigation controller; and

(b) at least one flow sensor, which must be installed at or near the supply point of the landscape irrigation system and shall interface with the control system, that when connected to the WaterSense controller will detect and report high flow conditions to such controller and automatically shut master valves. The flow sensor serves to aid in detecting leaks or abnormal flow conditions by suspending irrigation. High flow conditions should be consistent with manufacturers' recommendations and specifications.

11. Connections to water supply. Reclaimed water provided from a reclaimed wastewater treatment system permitted by the Environmental Protection Division may be used to supply water closets, urinals, trap primers for floor drains and floor sinks, water features and other uses approved by the Authority Having Jurisdiction, in motels, hotels, apartment and condominium buildings, and commercial, industrial, and institutional buildings, where the individual guest or occupant does not have access to plumbing. Also, other systems that may use a lesser quality of water than potable water such as water chillers, carwashes or an industrial process may be supplied with reclaimed water provided from a reclaimed wastewater treatment facility permitted by the Environmental Protection Division. The use of reclaimed water sourced from any new private reclaimed wastewater treatment system for outdoor irrigation shall be limited to golf courses and agriculture operations as defined in the Official Code of Georgia Section 1-3-3, and such reclaimed water shall not be approved for use for irrigating any other outdoor landscape such as ground cover, tree, shrubs, or other plants. These limitations do not apply to reclaimed water sourced from existing private reclaimed water systems or from existing or new, governmentally-owned reclaimed wastewater treatment systems.

Because of the variable conditions encountered in hydraulic design, it is impractical to specify definite and detailed rules for sizing of the water piping system. Accordingly, other sizing or design methods conforming to good engineering practice standards are acceptable alternatives to those

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presented herein. Without limiting the foregoing, such acceptable design methods may include for multi-family buildings the Peak Water Demand Calculator from the IAPMO/ANSI 2020 Water Efficiency and Sanitation Standard for the Built Environment, which accounts for the demands of water-conserving plumbing fixtures, fixture fittings, and appliances. If future versions of the Peak Water Demand Calculator including other building types, such as commercial, such updated version shall be an acceptable design method.

Section Three. Codification. This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City.

Section Four. Severability.

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

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

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

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

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

ORDAINED this _____ day of _____, 2024.

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CITY OF HAPEVILLE, GEORGIA

Alan H. Hallman, Mayor

ATTEST:

City Clerk

APPROVED BY:

City Attorney

STATE OF GEORGIA
CITY OF HAPEVILLE

RESOLUTIO NO. 2024-_____

**A RESOLUTION HONORING ALL PURPLE HEART MEDAL RECIPIENTS BY DECLARING
HAPEVILLE AS A PURPLE HEART CITY**

WHEREAS, the City of Hapeville is a legally chartered and incorporated municipality under the laws of the State of Georgia; and

WHEREAS, the City of Hapeville is a proud supporter of active serviceman, servicewoman, veterans and those who served our great nation; and

WHEREAS, the Purple Heart Medal is the oldest military decoration in present use and was initially created in 1782 as a Badge of Military Merit by our nation's first president, George Washington; and

WHEREAS, it is the mission of the Military Order of the Purple Heart to foster an environment of goodwill amongst combat-wounded veteran members and their families, promote patriotism, support legislative initiatives and most importantly, make sure we never forget the cost of defending freedom; and

WHEREAS, the City of Hapeville continues to pay tribute to the sacrifices made by Purple Heart recipients and firmly believes that it is important to acknowledge them for their courage, honor and dedication to our country; and

WHEREAS, the designation as a "Purple Heart City" recognizes the commitment of a community to honor military personnel wounded or killed in combat; and

WHEREAS, the contributions and sacrifices of the men and women that served in the U.S. military have been vital in maintaining the freedoms and way of life enjoyed by our citizens.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council for the City of Hapeville that the City supports the mission of the Military Order of the Purple Heart, and therefore desires to be designated as a Purple Heart City in honor of the sacrifices our Purple Heart recipients have made in defending our freedoms.

SO RESOLVED AND EFFECTIVE, this ____ day of November 2024.

MAYOR AND COUNCIL OF THE CITY OF HAPEVILLE

By: _____
Allan Hallman, Mayor

ATTEST:

APPROVED AS TO FORM:

Sharee Steed, City Clerk

City Attorney



Hapeville

georgia

Mayor and Council

2025 Meeting Schedule

The Mayor and Council meet the First and Third Tuesday of every month at 6:00 P.M. unless otherwise posted. Meetings are held at the Hapeville Municipal Complex located at 700 Doug Davis Drive.

<u>Month</u>	<u>Meeting Date</u>	<u>Suggested Date</u>
January	Tuesday, January 7, 2025 Tuesday, January 21, 2025	
February	Tuesday, February 4, 2025 Tuesday, February 18, 2025	
March	Tuesday, March 4, 2025 Tuesday, March 18, 2025	
April	Tuesday, April 1, 2025 Tuesday, April 15, 2025	
May	Tuesday, May 6, 2025 Tuesday, May 20, 2025	
June	Tuesday, June 3, 2025 Tuesday, June 17, 2025	
July	Tuesday, July 15, 2025	*Suggested change made to only host one meeting in this month due to the Fourth of July Holiday.
August	Tuesday, August 5, 2025 Tuesday, August 19, 2025	
September	Tuesday, September 2, 2025 Tuesday, September 16, 2025	*Please note that the September 2, 2025, Meeting would take place Tuesday after the Labor Day Holiday.
October	Tuesday, October 7, 2025 Tuesday, October 21, 2025	
November	Tuesday, November 18, 2025	*Suggested change made to only host one meeting in this month due to the 2025 Election.
December	Tuesday, December 9, 2025	*Suggested change made to only host one meeting in this month due to the Christmas Holiday.
Suggested Retreat Date	Saturday, July 19, 2025	*Please note that this is a suggested date and is subject to change.

**STATE OF
GEORGIA CITY OF
HAPEVILLE**

ORDINANCE NO. _____

AN ORDINANCE TO PRESCRIBE THE SCHEDULING OF REGULAR MEETINGS OF THE MAYOR AND COUNCIL; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

WHEREAS, the municipal government of the City of Hapeville (hereinafter "City") and all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be the legislative body of the City; and,

WHEREAS, existing ordinances, resolutions, rules and regulations of the City and its agencies now lawfully in effect not inconsistent with the provisions of the City's charter shall remain effective until they have been repealed, modified or amended; and,

WHEREAS, amendments to any of the provisions of the City's Code may be made by amending such provisions by specific reference to the section number of the City's code; and,

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

WHEREAS, the Mayor and Council shall fix the date and time of regular meetings of the Mayor and Council by ordinance pursuant to Code of Ordinance Section 2-403; and

NOW, THEREFORE, BE IT, AND IT IS HEREBY ORDAINED BY THE MAYORAND COUNCIL OF THE CITY OF HAPEVILLE:

SECTION 1. Scheduling of Regular Meetings Pursuant to Section 2-403 of the Code of Ordinances, the Mayor and Council hereby announce that they shall meet on a regular basis on the first and third Tuesday of every month at 6:00 p.m. Eastern Time (ET) and continue in session from day to day in their discretion. However, Regular Meetings falling on or after a government holiday, will be cancelled or rescheduled. These Regular Meetings not following on the first or third Tuesday are indicated by an asterisk. The holiday schedule is attached hereto and incorporated herein as Exhibit "A". The Mayor and Council reserve the right to assemble and conduct official business on that date in the manner prescribed by law.

Meeting Date

Tuesday, January 7, 2025	Tuesday, July 15, 2025*
Tuesday, January 21, 2025	
Tuesday, February 4, 2025	Tuesday, August 5, 2025
Tuesday, February 18, 2025	Tuesday, August 19, 2025
Tuesday, March 4, 2025	Tuesday, September 2, 2025
Tuesday, March 18, 2025	Tuesday, September 16, 2025
Tuesday, April 1, 2025	Tuesday, October 7, 2025
Tuesday, April 15, 2025	Tuesday, October 21, 2025
Tuesday, May 6, 2025	Tuesday, November 18, 2025*
Tuesday, May 20, 2025	
Tuesday, June 3, 2025	Tuesday, December 9, 2025*
Tuesday, June 17, 2025	

The meetings shall take place at 700 Doug Davis Drive, Hapeville, GA 30254. They shall begin at 6:00 p.m. and may be continued or adjourned as necessary. Notwithstanding any designation to the contrary, the Mayor and Council reserve the right to transact business without limitation at such meetings to the extent permitted by applicable law.

Section Two. Codification. This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City.

Section Three. Severability.

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

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

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

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

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

ORDAINED this ____ day of _____

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

City Clerk

APPROVED BY:

City Attorney

2025 HOLIDAY SCHEDULE

The City of Hapeville will be closed in observance of the following Holidays and will re-open the next business day at 9:00a.m.

Please call 911 if you have an emergency. The non-emergency number for the Police Department is (404) 669-2111. The non-emergency number for the Fire Department is (404) 669-2141.

HOLIDAY	OBSERVANCE
New Year's Day	Wednesday, January 1 st
Martin Luther King, Jr.	Monday, January 20 th
Good Friday	Friday, April 18 th
Memorial Day	Monday, May 26 th
Juneteenth	Thursday, June 19 th
Independence Day	Friday, July 4 th
Labor Day	Monday, September 1 st
Veteran's Day	Tuesday, November 11 th
Thanksgiving Day	Thursday, November 27 th
Day After Thanksgiving	Friday, November 28 th
Christmas Eve	Wednesday, December 24 th
Christmas Day	Thursday, December 25 th



To: Chief Hedley

From: Lt. M. Bradberry

Date: October 31, 2024

Subject: Surplus Vehicles

Chief,

The second half of our old fleet is non serviceable and ready to surplus. Just like the batch before, I have removed our Motorola radios and saved the city a large amount of money. As you know our new vehicles were not ordered with radios.

Year	Make	VIN	Unit	Miles
2013	DODGE CHARGER	2C3CDXAT1DH670567	567	62,000
2016	DODGE CHARGER	2C3CDXAT6GH286305	570	94,000
1999	FORD CROWN VIC	2FAFP71W0XX126765	205	150,000
2011	FORD CROWN VIC	2FAFP71W17X101292	207	200000
2003	FORD CROWN VIC	2FAFP71W43X156281	208	146200
1999	FORD CROWN VIC	2FAFP71W5XX239756	209	202649
2008	FORD CROWN VIC	2FAFP71V48X141374	210	200000
2005	FORD CROWN VIC	2FAFP71W75X138957	211	145000
2006	FORD CROWN VIC	2FAFP71W66X148848	302	150000

October 23, 2024

Honorable Mayor and Council
City of Hapeville
3468 North Fulton Avenue
Hapeville, Georgia 30354

Re: 2024 LMIG Paving Project
Our Reference No. 230303

Dear Mayor and Council Members:

We have reviewed the bids received via email on September 25, 2024 for construction of the referenced project. Seven bids were received. The following is a summary of the three lowest responsive bids.

	<u>Bidder</u>	<u>Bid Amount</u>
1.	Vertical Earth, Inc. 6025 Matt Highway Cumming, GA 30028	\$260,387.74
2.	Stewart Bros., Inc. 2480 Pleasantdale Road Doraville, GA 30340	\$263,839.94
3.	F.S. Scarbrough, LLC P.O. Box 2613 Peachtree City, GA 30269	\$284,231.72

A certified tabulation of the bid received is attached. A copy of the tabulation has been sent to the bidder for their information.

Each bidder submitted a 5% bid bond from a surety company listed on U.S. Treasury Circular 570 (7/1/2024)

The low bidder, Vertical Earth, Inc., appears to have met all of the required qualifications. Keck & Wood, Inc. has worked with Vertical Earth on numerous occasions and finds them to be more than capable of performing the work required to complete this project.

Keck & Wood, Inc., therefore, recommends award to Vertical Earth, Inc. in the amount of \$260,387.74 for completion of the 2024 LMIG Paving Project.

Travelers Casualty and Surety Company of America is the surety company for the recommended bidder's bid bond and will likely be the surety company used for the payment and performance bonds on the project. In addition to being listed on the U.S. Treasury Department Circular 570, the surety is shown as being licensed in Georgia, having an Active/Compliance status, and with an underwriting limitation that is greater than the bond amount. Please note that in accordance with Georgia Law (OCGA 36-91-40 (a)(2)), the City must have an "officer of the government entity" to "approve as to form and as to the solvency of the surety" for the proposed surety company named above. We recommend that your legal counsel be contacted to handle or suggest the procedures necessary

to comply with this Georgia law. We can provide additional information on this issue if needed.

If there are any questions, please contact our office.

Very truly yours,
KECK & WOOD, INC.

A handwritten signature in dark ink, appearing to read "Adam Shelton", written in a cursive style.

Adam Shelton, P.E.

Enclosure

BID TABULATION
2024 LMIG Paving Project
Hapeville, Georgia

RECEIVED BY: CITY OF HAPEVILLE, GEORGIA
 AT OFFICE OF CITY ADMINISTRATOR
 2:00 PM, LOCAL TIME, SEPTEMBER 26, 2024

			BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3	
			Vertical Earth Inc. 6025 Matt Highway Cumming, GA 30028		Stewart Bros., Inc. 2480 Pleasantdale Road Doraville, GA 30340		F.S. Scarbrough, LLC P.O. Box 2613 Peachtree City, GA 30269	
ITEM NO.	ITEM DESCRIPTION	QUANTITY UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	TRAFFIC CONTROL	1 LS	\$19,473.44	\$19,473.44	\$10,622.03	\$10,622.03	\$14,267.92	\$14,267.92
2	MILLING	10,147 SY	\$3.22	\$32,673.34	\$3.25	\$32,977.75	\$4.65	\$47,183.55
3	RECYCLED ASPH. CONC. 9.5MM SUPERPAVE, TP II, GP 2 ONLY, INCL. BITUM MATL & H LIME	838 TN	\$126.72	\$106,191.36	\$129.32	\$108,370.16	\$140.99	\$118,149.62
4	RECYCLED ASPH. CONC. 12.5MM SUPERPAVE, TP II, GP 2 ONLY, INCL. BITUM MATL & H LIME	310 TN	\$146.66	\$45,464.60	\$143.30	\$44,423.00	\$151.27	\$46,893.70
5	RECYCLED ASPH. CONC. PATCHING, INCL. BITUM MATL & H LIME, 19MM	323 TN	\$165.02	\$53,301.46	\$189.00	\$61,047.00	\$147.57	\$47,665.11
6	THERMO. SOLID TRAF. STRIPE, 24 IN WHITE	4 LF	\$27.50	\$110.00	\$100.00	\$400.00	\$277.77	\$1,111.08
7	SPEED TABLE	2 EA	\$1,586.77	\$3,173.54	\$3,000.00	\$6,000.00	\$4,480.37	\$8,960.74
TOTAL BID AMOUNT				\$260,387.74		\$263,839.94		\$284,231.72
			5% (1) (2)		5% (1) (2)		5% (1) (2)	
BID BOND NOTE REFERENCE LICENSE NUMBER			GCCO002187		GDOT 2ST1570		GCCOA005714	

RECEIVED BY: CITY OF HAPEVILLE, GEORGIA
AT OFFICE OF CITY ADMINISTRATOR
2:00 PM, LOCAL TIME, SEPTEMBER 25, 2024

BID TABULATION
2024 LMIG Paving Project
Hapeville, Georgia

				BIDDER NO. 4 A&S Paving, Inc. P.O. Box 633 Lithonia, GA 30058		BIDDER NO. 5 Summit Construction & Development, LLC 2108 Bentley Drive Stone Mountain, GA 30087		BIDDER NO. 6 McLeroy, Inc. 200 Plaza Drive Zebulon, GA 30295	
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
1	TRAFFIC CONTROL	1	LS	\$5,000.00	\$5,000.00	\$75,645.00	\$75,645.00	\$51,500.00	\$51,500.00
2	MILLING	10,147	SY	\$7.50	\$76,102.50	\$2.65	\$26,889.55	\$3.25	\$32,977.75
3	RECYCLED ASPH. CONC. 9.5MM SUPERPAVE, TP II, GP 2 ONLY, INCL. BITUM MATL & H LIME	838	TN	\$140.00	\$117,320.00	\$115.00	\$96,370.00	\$142.25	\$119,205.50
4	RECYCLED ASPH. CONC. 12.5MM SUPERPAVE, TP II, GP 2 ONLY, INCL. BITUM MATL & H LIME	310	TN	\$140.00	\$43,400.00	\$114.00	\$35,340.00	\$150.25	\$46,577.50
5	RECYCLED ASPH. CONC. PATCHING, INCL. BITUM MATL & H LIME, 19MM	323	TN	\$140.00	\$45,220.00	\$130.00	\$41,990.00	\$167.00	\$53,941.00
6	THERMO. SOLID TRAF. STRIPE, 24 IN WHITE	4	LF	\$500.00	\$2,000.00	\$150.00	\$600.00	\$1,200.00	\$4,800.00
7	SPEED TABLE	2	EA	\$4,500.00	\$9,000.00	\$11,067.65	\$22,135.30 *	\$2,500.00	\$5,000.00
TOTAL BID AMOUNT					\$298,042.50		\$298,969.85 *		\$314,001.75
				5% (1) (2)		5% (1) (2)		5% (1) (2)	
				BID BOND NOTE REFERENCE LICENSE NUMBER	UC301720	UC302166		17981	

RECEIVED BY: CITY OF HAPEVILLE, GEORGIA
AT OFFICE OF CITY ADMINISTRATOR
2:00 PM, LOCAL TIME, SEPTEMBER 25, 2024

BID TABULATION
2024 LMIG Paving Project
Hapeville, Georgia

BIDDER NO. 7			
HEH Paving, Inc. 3384 Almand Road Atlanta, GA 30316			
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT
1	TRAFFIC CONTROL	1	LS
2	MILLING	10,147	SY
3	RECYCLED ASPH. CONC. 9.5MM SUPERPAVE, TP II, GP 2 ONLY, INCL. BITUM MATL & H LIME	838	TN
4	RECYCLED ASPH. CONC. 12.5MM SUPERPAVE, TP II, GP 2 ONLY, INCL. BITUM MATL & H LIME	310	TN
5	RECYCLED ASPH. CONC. PATCHING, INCL. BITUM MATL & H LIME, 19MM	323	TN
6	THERMO. SOLID TRAF. STRIPE, 24 IN WHITE	4	LF
7	SPEED TABLE	2	EA
TOTAL BID AMOUNT		\$319,158.91	
BID BOND		5%	
NOTE REFERENCE		(1) (2)	
LICENSE NUMBER		GDOT 2HE321	

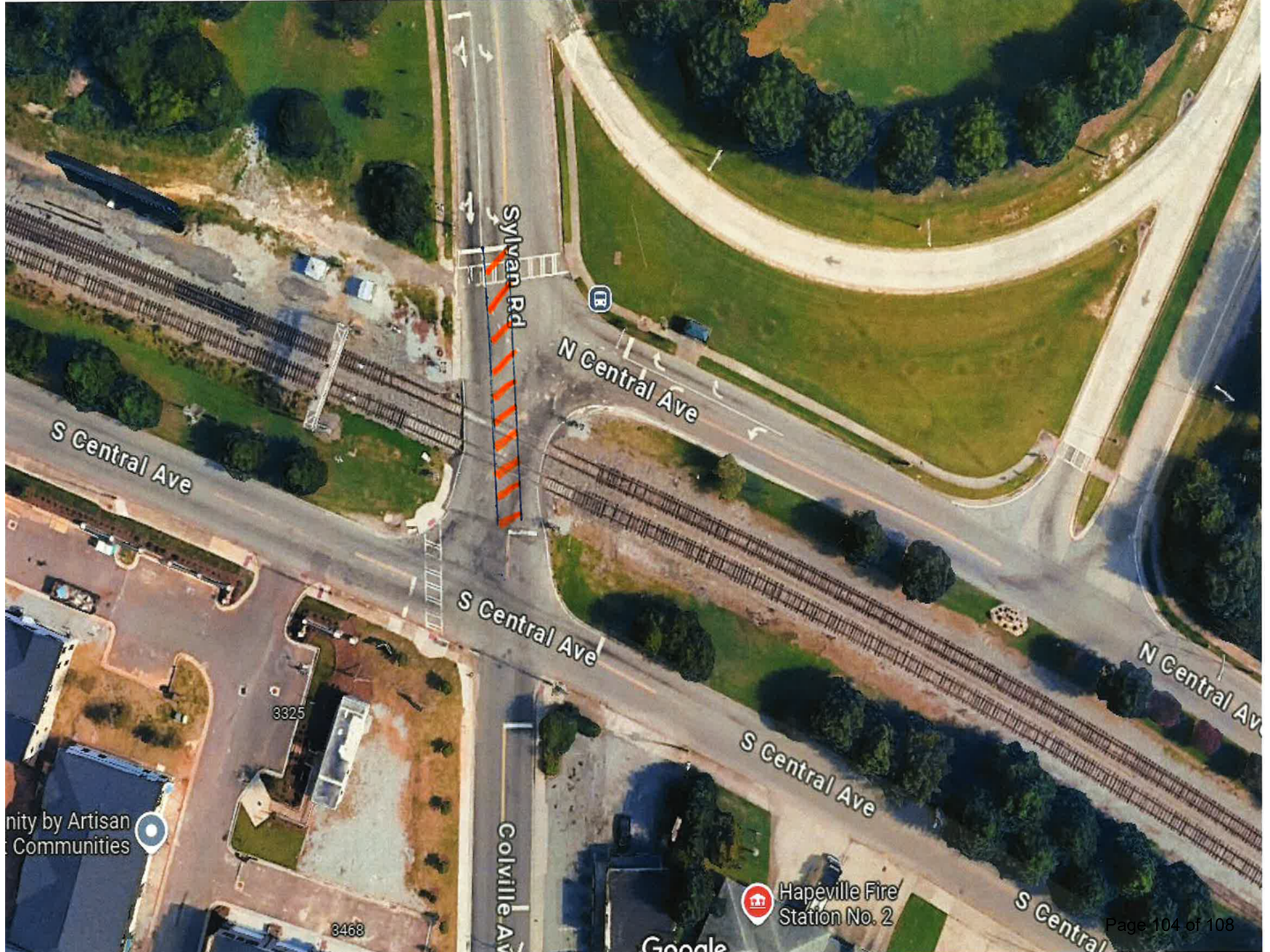
NOTES:

* DENOTES CORRECTED VALUE

- (1) SURETY COMPANY LISTED ON U. S. TREASURY CIRCULAR 570 (7/1/24).
(2) BIDDER ACKNOWLEDGED RECEIPT OF ADDENDUM NO. 1.

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT TABULATION OF BIDS RECEIVED AT THE TIME AND PLACE STATED ABOVE. BIDS WERE SEALED WHEN RECEIVED AND OPENED AND READ ALOUD IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.

 10/22/24
KECK & WOOD, INC. DATE



Sylvan Rd

N Central Ave

S Central Ave

S Central Ave

N Central Ave

S Central Ave

S Central Ave

Colville Ave

Hapeville Fire Station No. 2

Community by Artisan Communities

HAPEVILLE RAILROAD CROSSING SUMMARY

	DAILY TRAFFIC VOLUME (VPD)	NORTHBOUND DIRECTIONAL VOLUME	PERCENTAGE OF NORTHBOUND VOLUME AT CROSSING	SOUTHBOUND DIRECTIONAL VOLUME	PERCENTAGE OF SOUTHBOUND VOLUME AT CROSSING	Improper crossings out of turn lane
	11-10-10	11-10-10	11-10-10	11-10-10	11-10-10	10-28-24
SYLVAN RD	8042	2011	25.01%	6031	74.99%	422





TO
NORTH
CENTRAL
AVE

TO
SOUTH
CENTRAL
AVE



YEAR END ONE TIME PAY - EXPECTED PAY MONTH-YEAR - NOVEMBER-2024

By Department

Original
Approved Budget

Department Name	Dept #
CITY MANAGER	1320
CITY CLERK	1330
FINANCE ACCOUNTING	1510
CUSTOMER FINANCIAL SVCS	1515
HUMAN RESOURCES	1540
MUNICIPAL COURT	2650
POLICE	3210
FIRE	3510
HIGHWAY & STREETS	4210
RECREATION	6120
PUBLIC WORKS	4100
CODE ENFORCEMENT	7450
ECONOMIC DEVELOPMENT	7520
TOTAL 100 GENERAL FUND	

E-911	215-3800
HOYT-SMITH CENTER	290-6121
DEPOT MUSEUM	290-6172
WATER & SEWER	505-4420
STORMWATER	506-4320
SOLID WASTE	540-4510
TOTAL OTHER FUNDS	

PER PERSONNEL SPREADSHEET		
SUM OF 2% ONE TIME PAYMENT		
Full-Time Minimum-500.00 - Part-Time Minimum-250.00		
	2,000.00	2,000.00
	2,237.21	2,237.21
	4,124.72	4,356.50
	2,832.54	1,732.22
	2,883.71	2,603.24
	1,900.29	1,900.29
	39,692.34	44,861.96
	39,397.61	39,108.91
	7,317.19	6,637.23
	6,596.80	7,987.60
	8,960.02	8,960.02
	1,860.35	1,993.47
	2,843.73	3,727.26
	122,646.52	128,105.91
	5,491.62	7,730.11
	3,608.16	5,608.16
	1,500.10	1,300.00
	8,730.65	8,394.31
	1,740.96	1,740.96
	2,155.40	2,164.03
	23,226.88	26,937.57

TOTAL FT & PT EMPLOYEES-BASED ON PAYCOM PAY RATE REPORT-11-4-2024

145,873.40

155,043.48