



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 18, 2025 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. Proclamation Recognizing Adam Garvin On Achieving The Rank Of Eagle Scout.

Supporting Document(s):

- 1. Proclamation Recognizing Adam Garvin On Achieving The Rank Of Eagle Scout

- 6.II. Introduction of Newly Promoted Division Chief / Fire Marshal Jenny Brown.

7. PUBLIC HEARING:

- 7.I. Consideration and Action to Approve the Alcohol Beverage License Request for Chilo's Taquería LLC, located at 897 Virginia Ave, Hapeville, GA 30354.

Background:

Chilo's Taquería LLC has successfully completed all required steps in the alcohol license application process. All departmental reviews have been submitted and indicate no outstanding issues. Public advertising requirements have also been fulfilled in accordance with City regulations. The applicant now seeks final approval from Council to be granted an alcohol license for their establishment.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

- 1. Chilo's Alcohol Application_Redacted
- 2. Menu
- 3. City Planner's Report
- 4. Fire Marshal Report
- 5. Code Enforcement Report
- 6. AD519316_Redacted

- 7.II. Consideration and Action of a Special Use Permit for this installation of a drive through at 438 Porsche Avenue.

Background:

Nishant Suthar is requesting approval of a Special Use Permit to allow a drive-through at 438 Porsche Avenue, Parcel Identification Number 14-0096-0005-019-1. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-3 (Permitted uses) of the City of Hapeville Zoning Ordinance.

The Planning Commission considered this request at its meeting on October 14, 2025, and recommended approval. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Application - 438 Porsche Avenue_SUP_Redacted
2. Plans - 438 Porsche Avenue_SUP
3. Planner's Report - 438 Porsche Avenue_SUP_Drive-Through
4. Engineer's Report - 438 Porsche Avenue_SUP
5. Minutes - 10-14-2025_draft
6. Legal Ad - 11-18-2025_438 Porsche Avenue_SUP_513803

- 7.III. Consideration and Action for a Special Use Permit to operate a storage facility at 3118 Sylvan Road.

Background:

Taffinay Fowler of Mini Mall Storage is requesting a Special Use Permit to operate a storage facility at 3118 Sylvan Road, Hapeville, Georgia 30354, Parcel Identification Number 14 0099-0004-1205. The property is zoned C-2, General Commercial and is subject to the zoning regulations under Section 93-14-6 (Uses requiring a special use permit) of the City of Hapeville Zoning Ordinance.

The Planning Commission considered this request at its meeting on October 14, 2025, and recommended approval. Staff supports their recommendation.

Staff Comments:

Applicant Comments:

Public Comments:

Supporting Document(s):

1. Application - 3118 Sylvan Road_CUP_StorageFacility_Redacted
2. Plans - 3118 Sylvan Road_CUP_MiniMallStorage
3. Planners Report - 3118 Sylvan Rd_SUP Mini Mall
4. Arborist Report - 3118 Sylvan Road_Landscape Plan
5. Minutes - 10-14-2025_draft
6. Legal Ad - 11-18-2025_3118 Sylvan Road_SUP_AD508912

- 7.IV. Consideration and Action to Approve the FY2024-2025 Budget Amendment – Second Reading

Background:

Fiscal Year 2024-2025 initial budget was adopted on September 17, 2024. This adopted budget called for \$18.5M in General Fund revenues and expenditures with no funding supplements from fund balance. This City amended the budget on March 18, 2025, with General Fund expenditures of \$20.08M and General Fund revenues listed as \$20.08.

As of October 21, 2025, to provide our most recent budget update for audit purposes, we project operational inflows at \$21.3, which is a \$1.2M increase from the previously approved budget of \$20.08. The increased inflows consist of higher than projected collections in:

- Real Property Taxes – \$315K
- Public Utilities – \$101K
- Local Option Sales Taxes (LOST) – \$200K
- Occupational Taxes – (Business Licenses) – 109K
- Building Permits – \$81K
- Hotel/Motel Taxes – 113K

A review of the City’s expenditures and budget realignment allows Finance to project an overall increase in General Fund uses of \$1.25M from \$20.08M to \$21.3M, including 998K being added to Fund Balance. Explanations of projected budget increase requests by department are listed below.

Primary drivers of the increased uses are:

- City Manager – Increase in Liability Insurance - Georgia Interlocal (GIRMA)-(\$141K) and Increase Funding for 2022 Bond Sinking Fund-(\$58K)
- Legal Services – Increase in Legal Fees – (\$207K)
- Fire – Personnel Cost – Filled Vacant Positions – New Hires – (\$272K)
- Highway and Streets – Includes Repairs & Maintenance (Aging Fleet), Supplies, Electricity-(Georgia Power) – (\$210K)
- Fund Balance Additional Funding – (\$998K)

Staff requests consideration of Mayor & Council to approve these FY2024-2025 amended budget requests. The updated 2024-2025 amended budget will be uploaded to the City’s Website after Mayor and Council Approval

Staff Comments:

Public Comments:

Supporting Document(s):

1. FY24-25_Proposed Fourth Quarter Budget Adj-Pie Chart of GF Exp by Function-All Depts_(Exhibit C)_CM 10-21-2025
 2. FY24-25 Proposed Budget Adjustment Requests Summary_(All Funds)_(Exhibit A)_CM 10-21-2025
 3. FY24-25 Proposed Budget Adjustment Requests Summary & Details_(All Funds)_(Exhibit B)_CM 10-21-2025-Upd
 4. City of Hapeville_Fourth Quarter Budget Ordinance - FY2024-2025-(CM 10-21-2025)
- 7.V. Consideration of an Amendment to the Code of Ordinances, Chapter 81 (Architectural Design Standards) Section 81-1-4 (Membership).

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 81 (Architectural Design Standards) Section 81-1-4 (Membership) for the purpose of amending the Code of Ordinances.

The Design Review Committee considered this item on Wednesday, August 20, 2025, and recommended approval. Staff supports their recommendation.

Staff Comments:

Public Comments:

Supporting Document(s):

1. Planners Report DRC Membership
2. Sec_81_1_4.____Design_Review_Committee Revision August 2025
3. Architectural Design Ordinance Text Amendment 9.19.25 LCR 4899-0216-9450 v
4. Legal AD509621_jnl
5. DRC Minutes - 08-20-2025_final

- 7.VI. Consideration of an Amendment to the Code of Ordinances, Chapter 81 (Architectural Design Standards) Section 81-1-6 (Commercial/mixeduse area) and Section 81-1-7 (Neighborhood conservation area).

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 81 (Architectural Design Standards), Section 81-1-6 (Commercial/mixeduse area) and Section 81-1-7 (Neighborhood conservation area) for the purpose of amending the Code of Ordinances.

The Design Review Committee considered this item on Wednesday, August 20, 2025, and recommended approval. Staff supports their recommendation.

Staff Comments:

Public Comments:

Supporting Document(s):

1. Planners Report Landscape Materials
2. Ordinance Text Amendment for Sec. 81.1.6 and 81.1.7 LCR 9.19.25 4933-3101-5530 v
3. Legal AD509621_jnl
4. DRC Minutes - 08-20-2025_final

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 October 21, 2025, Mayor and Council Meeting Minutes.

Supporting Document(s):

1. 10212025 Drafted Minutes

- 9.II. Consideration and Action to Approve October 21, 2025, Executive Session Meeting Minutes.

10. OLD BUSINESS:

11. NEW BUSINESS:

- 11.I. Consideration of the Mayor and Council 2026 Meeting Schedule Ordinance. — First Reading.

Background:

City staff is requesting that Council approve the Ordinance for the Mayor and Council 2026 meeting schedule.

Supporting Document(s):

1. 2026 Mayor and Council Meeting Schedule
2. Amendment to Ordinance for Regular Meetings 2026

- 11.II. Consideration and Action to Approve the 2026 Holiday Schedule.

Background:

City staff is requesting that Council approve the 2026 City Holiday calendar for closures.

Supporting Document(s):

1. 2026 HOLIDAY SCHEDULE

- 11.III. Consideration and Action to Approve the Airport West CID 2025 Expansion.

Background:

The Airport West CID has completed its 2025 Expansion for Fulton County with new consenting property owners. Each city within the district passes a Resolution acknowledging that the CID has met all statutory requirements to finalize the expansion.

Supporting Document(s):

1. 2025 AWCID Expansion Packet
2. AWCID Expansion Resolution - Hapeville

- 11.IV. Consideration and Action to Approve a Resolution Supporting an Intergovernmental Agreement with the City of East Point for Purchasing Potable Water.

Background:

The City of Hapeville purchases the majority of their water from the City of Atlanta. However, the city retains an agreement with East Point for emergency or supplemental water. While we pull little to no water under normal conditions, the connection does provide us a way to maintain proper pressure if there is a sudden drop in pressure from the Atlanta meters. The current rate is \$3.50 per thousand gallons, and the new rate will be \$3.85 per thousand gallons.

Supporting Document(s):

1. INTERGOVERNMENTAL CONTRACT FOR WATER City of Hapeville DRAFT
2. Resolution for IGA between Hapeville and East Point for Water Services 11.12.25

- 11.V. Consideration and Action to Approve a Resolution for making an Application for CDBG Grant Funds.

Background:

The City of Hapeville is submitting an application to the Fulton County Department of Community Development for grant funding. This resolution is part of the application process. The City of Hapeville is requesting grant funds for Sensory Playground Equipment and Hill Slides for John Lewis Park.

Supporting Document(s):

1. CDBG Application - RESOLUTION - Copy

- 11.VI. Consideration and Action to Approve The Corbett Group Bid Amount of \$626,196.25 for the City Sidewalk Improvement Project and Authorize the Mayor to sign all necessary Documents Pending Legal Review.

Background:

On October 14th 2025, the City of Hapeville received bids for the City Sidewalk Improvement Project. This project consists of replacing the section of sidewalk on N. Central Avenue that runs from Chick file to Sam Hape Plaza. The project also includes replacing dilapidated and cracked individual panels of sidewalks throughout the City to provide safer pedestrian travel throughout the City. Funding for this project will come exclusively from T Splost funds. Corbett Group was the low bidder at \$626,196.25 followed by Georgia Highway Cable Barrier LLC at \$643,860.88 and R&B Developer Inc. at \$819,049.25.

Supporting Document(s):

1. Bid Recommendation Letter

- 11.VII. Consideration and Action to Approve a Resolution Authorizing the use of Eminent Domain by the City of Hapeville to Acquire Certain Property known as 3469 Dearborn Plaza, Hapeville, Georgia 30354, also known as Tax Parcel Identification Numbers 14 009500150513, 14 009500150042, 14 009500150034, 14 009500150026, and 14 009500150539, and for other Purposes.

Background:

This item is for official public consideration whether to approve a resolution authorizing the use of eminent domain to acquire the referenced property. All legal requirements precedent to the adoption have been met. The City has been unable to reach a voluntary agreement to acquire the property, however. The purpose for the acquisition would be for public facilities including administrative office space and/or a new fire station.

Supporting Document(s):

1. Resolution to Condemn
2. Resolution to Condemn - 3469 Dearborn Plaza - with Exhibits

- 11.VIII. Discussion on Limousine Parking.

Background:

City Manager will update council as to progress on addressing limousine and rideshare parking in particular pockets of the City.

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 georgia

PROCLAMATION RECOGNIZING ADAM GARVIN ON ACHIEVING THE RANK OF EAGLE SCOUT

WHEREAS: The Mayor and City Council of the City of Hapeville, Georgia, take great pride in recognizing individuals who exhibit exceptional leadership, dedication, and service to the community; and

WHEREAS: Adam Garvin has earned the distinguished rank of Eagle Scout, the highest honor awarded by the Boy Scouts of America—an achievement attained by only a select few who have demonstrated unwavering commitment, skill, and character; and

WHEREAS: Adam’s journey through scouting spans ten years of service and growth, during which he earned 44 merit badges, completed over 85 camping nights, hiked more than 50 miles, and contributed over 165 community service hours; and

WHEREAS: For his Eagle Scout project, Adam demonstrated exemplary leadership and initiative by revitalizing the garden area at his former school, Southwest Atlanta Christian Academy. His project included building three benches, planting pollinator-attracting flora, repairing the garden fence, and installing a sprinkler system in the school’s greenhouse—enhancing the campus environment and leaving a lasting legacy for future students; and

WHEREAS: Adam has balanced his scouting responsibilities with academic excellence and extracurricular dedication, including participation on two swimming teams, completion of dual enrollment courses, and rigorous senior year studies; and

WHEREAS: Adam’s achievements stand as a testament to the values of leadership, service, perseverance, and community stewardship that scouting seeks to instill in its members; and

THEREFORE, BE IT RESOLVED that the Mayor and City Council of the City of Hapeville do hereby extend their sincere congratulations to Adam Garvin on earning the rank of Eagle Scout, and commend him for his outstanding contributions to the community, his school, and the ideals of the Boy Scouts of America.

We further acknowledge and celebrate that on November 1, 2025, the Eagle Scout Court of Honor Ceremony was held at the Rosel Fann Recreation Center, where Adam was formally recognized for this remarkable milestone:



*Once an Eagle,
Always an Eagle*

By: _____

Alan Hallman, Mayor

Attest: _____

Sharee N. Steed, City Clerk



Alcohol Beverage License Application

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

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

New Amended

Date: Oct. 03, 2025

Contact Name: Angel Adan, Jr. Phone: [REDACTED]

Business/Trade Name: Chilo's Taqueria LLC

D/B/A: _____

Email: [REDACTED]

Emergency Contact Name: Isabel Halsey Phone: [REDACTED]

Business Address: 897 Virginia Ave. Hapeville, GA 30354

TYPE OF BUSINESS

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

TYPE OF LICENSE AND FEES

	<u>Retail</u>	<u>On-Premise Consumption</u>	<u>Wholesale/Manufacturer</u>
<input type="checkbox"/> Beer/Wine	\$3,150.00	<input type="checkbox"/> Beer/Wine \$3,150.00	<input type="checkbox"/> Beer/Wine \$3,150.00
<input type="checkbox"/> Package	\$5,000.00	<input checked="" type="checkbox"/> Beer/Wine/Liquor \$5,000.00	<input type="checkbox"/> 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: Angel Adan, Jr. Date of Birth: ██████/1992
Current Address: ████████████████████ Atlanta, GA 30337

Spouse Name: Leilani Roman Morales

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

Name and Location of Employers for the last five years: Tonys Food in Atlanta, Ga

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

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

BUSINESS INFORMATION

Type of business entity: Sole Proprietorship Partnership Corporation Other

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

Federal Tax ID Number: 92-378 6956 State Tax ID Number: _____

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.)
Sung H. Choe, Stockton Charles Group LLC, 7978 Woods Ln, Jonesboro GA 30236

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

Full Name	Position	Social Security Number	Address	% of Interest
Leilani Roman Morales	Co-owner	██████████	██████████	50%
Angel Adan, Jr.	Co-owner	██████████	██████████	50%

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

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

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

Full Name	Social Security Number	Address	Phone Number

BUSINESS SPECIFIC INFORMATION

County Tax Parcel ID 14009800020291 Zoning District C3, U-V

Nearest Intersection: Virginia Ave & Rainey Ave

Building Square Footage: 2,666 Business Square Footage (if not using entire building): 2,666

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

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

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

Hours/days of operation: 10:30 AM to 10:30 PM

Description of adjacent properties (residential/commercial) _____

North: Commercial (other storefronts along Virginia Ave) South: Residential (neighborhood streets behind property)
East: Commercial (businesses on Virginia Ave) West: Street frontage (Virginia Avenue)

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

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

VERIFICATION OF APPLICATION

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

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

Angel Adan, Jr.
Signature of Applicant or Agent

Angel Adan, Jr.
Print or Type Name

I certify that Angel Adan, Jr. (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 3 day of October, 2025.

Zelideth Bracho
Notary Public

ZELIDETH BRACHO
NOTARY PUBLIC
CLAYTON County
State of Georgia
My Comm. Expires 02/12/2029

My commission expires on: 02/12/2029

CHILO'S MENU

TACOS

- CORN TORTILLA, MEAT, ONIONS, CILANTRO ON THE SIDE LIME, RADISH AND SAUCE.
- STEAK (ASADA) \$3.49
 - CHICKEN (POLLO) \$2.99
 - BEEF BIRRIA \$3.49
 - PASTOR (MARINATED PORK) \$3.49
 - MEXICAN SAUSAGE (CHORIZO) \$2.99
 - CAMPECHANO (THREE MEATS: STEAK, PASTOR, CHORIZO) \$3.49
 - VEGAN (BEYOND MEAT; PLANT BASED) \$3.75

QUESSADILLA

FLOUR TORTILLA, CHOICE OF MEAT, ONIONS, CILANTRO. \$10.99

BURRITO \$10.99

CHOICE OF MEAT, RICE, BEANS, PICO DE GALLO, LETTUCE, SOUR CREAM, CHEESE.

BURRITO BOWL \$11.99

SERVED IN A BOWL, CHOICE OF MEAT, RICE, BEANS, PICO DE GALLO, LETTUCE, SOUR CREAM, CHEESE, CORN.

BIRRIA RAMEN \$10.99

BIRRIA SERVED IN A RAMEN SOUP, CHEESE, ONIONS, CILANTRO.

TORTA \$10.99

MEXICAN SANDWICH (CHOICE OF MEAT, CHEESE, LETTUCE, TOMATO SLICES, AVOCADO).

ESQUITE \$4.99

CORN IN A CUP, CHEESE, MAYONNAISE, CHILI POWDER, LIME.

NACHOS \$12.99

QUESO DIP, LETTUCE, PICO, SOUR CREAM, JALAPEÑO.

SIDES

- SOUR CREAM -2 oz \$.50
- RICE (ARROZ) -8 oz \$3.99
- BEANS (FRIJOLE) -8 oz \$3.99
- PICO DE GALLO -2 oz \$1.49
- GUACAMOLE - 2 oz \$1.99
- GUACAMOLE -8 oz 7.99

DRINKS

- JARRITO \$3.49
- MEXICAN COKE \$3.49
- CAN COKE \$2.00
- BOTTLE WATER \$1.49





Hapeville
georgia

Alcohol License Establishment Planning & Zoning Review

Date: 10/29/2025

Business Name: Chilitos Taqueria

Business Address: 897 Virginia Ave, Hapeville, GA 30354

Contact Name: Angel Adan, Jr.

Building Square Footage: 2,666 SF

Square footage of Business Unit: 2,666 SF

Will the establishment provide patio/outdoor dining? Though the application states N/A, there are tables outside.

Number of Parking Spaces Provided: 9 spaces indicated on application.

STAFF USE ONLY

Zoning Classification: U-V, Urban Village

Permitted uses: Restaurants

Are there variances approved for this property? No known variances.

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

Number of parking spaces required by zoning: U-V , Village Zoning requires 3 parking spaces per 1000 SF or 9 parking spaces. Per the application, the number of parking spaces is compliant.

Staff Comments: Recommend approval. Alcoholic beverages may not be consumed or served outside. Should alcohol be taken outside to the tables, the space must be defined and enclosed per Code (See Sec 5-6-4).

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

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

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

The adjacent neighborhood to the north (rear) is residential and along Virginia is commercial.

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

There is no school in close proximity to the propert. State and local laws do not have a distance requirement for on-premise consumption.

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

The number of parking spaces listed on the application is 9 which meets Code requirements.

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

There is no evidence to indicate an increase in traffic; this is an existing restaurant.

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

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

- (1) No licensee shall advertise or promote in any way, whether within or without the licensed premises, any of the practices prohibited under this article.
- (2) No pouring of liquor, malt beverages, or wine, or any other on-premises alcohol service shall be permitted between the hours of 12:00 a.m. and 8:00 a.m. for licensed establishments whose property lines abut an area zoned residential, and 2:00 a.m. and 8:00 a.m. for all others. Except for bed and breakfasts and hotels, all patrons shall vacate such licensed establishments whose property lines abut an area zoned residential no later than 12:45 a.m., and 2:45 a.m. for all others. For purposes of this subsection, "residential" shall mean any parcel of land designated for use as a single or multifamily dwelling and duplexes.
- (3) No pouring of liquor, malt beverages, or wine, or any other on-premises alcohol service shall be permitted on Sundays between the hours of 8:00 a.m. and 11:00 a.m.
- (4) In no event shall drinks be mixed or sold, nor malt beverages sold, during the prohibited hours, based upon the timely sale of tickets, chits, decanters or other devices.
- (5) On-premises consumption licensees may sell malt beverages by the pitcher, or wine by the bottle or decanter.
- (6) Hotels shall have the privilege of granting franchises for the operation of a lounge or restaurant in their premises, provided the hotel and the franchisee meet all the requirements of this chapter.
- (7) No provision of this section shall be construed to prohibit a licensee from offering free food or entertainment at any time; or to prohibit the licensee from including an alcoholic beverage as a part

of a meal package; or to prohibit the sale or delivery of wine by the bottle or carafe when sold with meals; or to prohibit any bed and breakfast, hotel or motel from offering room service or a complimentary social hour to its registered guests.

- (8) It shall be unlawful for any person to employ knowingly in any pouring outlet in any capacity whatsoever, including performers, entertainers and musicians, any person who has plead guilty or has been convicted of soliciting for prostitution, pandering, letting premises for prostitution, keeping a disorderly place, illegally dealing in drugs, sex offenses or for any charge relating to the manufacture or sale of intoxicating liquors, other alcohol related offenses or for violations of local other jurisdictions ordinances regarding alcoholic beverages within the last five years prior to the application.
- (9) The state law and regulations relating to the sale of beer, wine, and distilled spirits, as revised, promulgated by the state department of revenue, and especially as related to retail sale for consumption on premises are hereby incorporated into and made a part of this article as if fully set out in this section.
- (10) All on-premises consumption licenses shall collect and pay a tax of three percent on the sale of alcoholic beverages by the drink in the city in accordance with chapter 17, article 6 of the Hapeville Code of Ordinances.
- (11) No licensee or employee or agent of a licensee shall engage in any of the following practices in connection with the sale or other disposition of alcoholic beverages for consumption on the premises:
 - a. The giving away of any alcoholic beverage in conjunction with the sale of any other alcoholic beverage;
 - b. The sale of two or more alcoholic beverages for a single price, including the sale of all such beverages a customer can or desires to drink at a single price;
 - c. The sale or serving of two or more alcoholic beverages at substantially the same price customarily charged for one such alcoholic beverage;
 - d. Requiring or allowing the purchase of a second or subsequent alcoholic beverage at the same time another alcoholic beverage is purchased or before the first such beverage has been substantially consumed, by any one person;
 - e. The sale or delivery to any person or group of persons of an unlimited number of alcoholic beverages during any set period of time for a fixed price, except at private functions not open to the public; or
 - f. Increase the volume of alcohol contained in a drink without increasing proportionately the price regularly charged for such alcoholic beverage.

Sec. 5-6-4. - Sales outside of licensed premises.

It shall be unlawful for any person to sell alcoholic beverages on the streets or sidewalks within the city, or elsewhere, outside of the building, premises, or place of business licensed for such sale, except that businesses with licenses to dispense alcoholic beverages by the drink for consumption on the premises may serve such beverages only within the confines of the licensed building structure; provided, however, that any business with such license which has an outside patio area on private property or on privately leased public property that is actually and permanently attached to the main building may serve alcoholic beverages in a defined and enclosed patio area. The structure must be approved by the city's community development and fire departments, but does not have to be solid or restrict visibility into or out of

the patio/open area. No bar, whether permanent or temporary, may be set up in such outside areas. Businesses with licenses to dispense alcoholic beverages by the drink for consumption on the premises within the city may also apply for a special use permit to sale alcoholic beverages at temporary events specifically authorized by the city for outside sales. Outside sales under this section shall be limited to the Downtown Development Zone and other areas as may be approved by the city council from time to time.

Zoning Compliance

Zoning Classification: U-V, Urban Village. The business is a restaurant and is a permitted use in the U-V, Urban Village Zoning District.

Inspection No:	IEX25 #2
Inspection Date:	11/04/2025
Inspection Time:	0.19
Inspected By:	Brown, Jennifer

**CITY OF HAPEVILLE FIRE DEPARTMENT
FIRE INSPECTION REPORT**



Inspection and Compliance Orders			
Facility:	Chilos Taqueria	Address:	897 Virginia Avenue
Phone:	404-740-1276	City:	City of Hapeville
Fax:		State:	GA
Email:		Postal Code:	30354
Primary Contact			
Contact:	Adan , Angel	Work:	
Email:	adan_alein@hotmail.com	Cell:	404-740-1276

Inspection Type:	Re-Inspection
------------------	---------------

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

Inspection Notes:
 Re-Inspection for Alcohol. Business remains neat and clean. All exits are still free and clear for egress. The following items were corrected: - (x2) new smoke detectors were added to the business. (One in the main dining area & the other in the back vicinity of storage. - Extinguishers (ABC & Class K) are now in good standing: (October 2025) - The Hood Vent Suppression system has been serviced and is now in good standing: (October 2025) - The hood vent cleaning tag has been replaced on the hood as to show the cleaning of the vents is in good standing: (September 2025) - The exit sign above the front entry/exit door has been replaced and now has proper illumination. The business now meets code requirements and satisfies the Fire Marshal's office. *PASSED*

Inspector :	Jennifer Brown

Owner/Rep. :	Angel Adan

* 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.





Code Enforcement Office
700 Doug Davis Drive
Hapeville, GA 30354



Office 404-669-2123
Fax 404-669-2140

Alcohol Establishment Code Enforcement Inspection

Date: October 23rd 2025

Business Name: Chilo's Taqueria LLC

Address: 897 Virginia, Hapeville, GA, 30354

Exterior Observations:

Condition of Signage: Satisfactory

Window Signage & Visibility: Satisfactory

Condition of Property: Satisfactory

Exterior Illumination: Low Level Moderate Level High Level

Employee ID Badges: In Compliance Non-Compliant N/A (in progress)

Interior Observations:

Alcohol License In Compliance Non-Compliant Not issued

Interior Illumination: Low Level Moderate Level High Level

Unknown

Cameras: In Compliance Non-Compliant N/A

Broken Packages: In Compliance Non-Compliant N/A

Traffic Considerations:

Private Property Accidents 3 Notes: last year 6

COMPLIANCE: Please correct the code violations within 3 days from receipt of this notice to be considered for an Alcohol License.

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

Additional Violations Noted: Owner was informed about parked trailer at the front of the business needs to be moved

History:

Law Enforcement: 28 calls Code Enforcement: 11 calls

Inspector's Signature

A. Ofori

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

ORDER CONFIRMATION

Salesperson: EDDIE PORTER

Printed at 11/06/25 10:57 by eport-tj

Acct #: 243567

Ad #: 519316

Status: New

CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
HAPEVILLE GA 30354

Start: 11/12/2025 Stop: 11/12/2025

Times Ord: 1

Times Run: ***

LEGLV 1.00 X 1.78 Words: 63

Total LEGLV 1.78

Class: 9010 ALCOHOLIC BEVERAGES

Rate: FABL

Cost: 510.00

Affidavits: 1

Ad Descrpt: FN1470 ANGEL ADAN, JR

Descr Cont: FN1470 GPN02 ON PREMISE C

Given by: SHAREE STEED

P.O. #:

Created: eport 11/06/25 10:34

Last Changed: eport 11/06/25 10:57

Contact: TONYA HUTSON
Phone: (404)669-2120

Fax#:

Email: thutson@hapeville.org

Agency:

PUB ZONE EDT TP RUN DATES
SFUL A 95 S 11/12

PAYMENTS:

-- 11/06/2025

510.00 VI *****

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)

FN1470
gpn02
On Premise
Consumption

Application has been made by Chilos Taqueria, LLC Owner Angel Adan, Jr at 897 Virginia Ave. Hapeville, GA 30354, for the issuance of 2025 On-Premises Consumption Beer/Wine/Liquor. A Public Hearing will be held by Hapeville Mayor and Council on November 18, 2025, at 6:00 PM, at Hapeville Municipal Complex at 700 Doug Davis Drive, Hapeville, Georgia 30354.

11:12ep

PLANNING COMMISSION APPLICATION

25-PC-10-15

Name of Applicant Nishant Suthar

Mailing Address 233 Ashleigh Walk Pkwy Suwanee, GA 30024

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

Property Owner (s) TL HUGHES LLC

Mailing Address 8215 ROSWELL RD BLDG 700 SANDY SPRINGS, GA 30350

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

Address/Location of Property:
438 Porche Ave Hapeville, Ga 30354 (PARCEL ID: 14 009600050191)

Present Zoning Classification: U-V

Present Land Use Former Healthcare

Please check the following as it applies to this application

- Site Plan Review
- Conditional Use Permit
- Other (Please State) _____
- Temporary Use Permit
- Special Use Permit

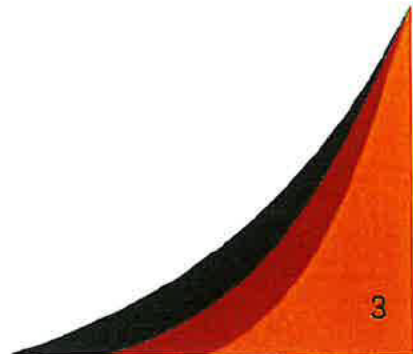
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application 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 to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

Nishant Suthar
Applicant's Signature

Date: 09/30/2025

Sworn to and subscribed before me
This 30 day of Sept., 20 25.

[Signature]
Notary Public
ERIKA RADILLA
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
10/13/25



PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

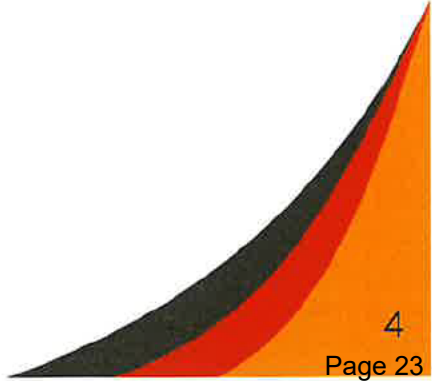
In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

We respectfully request approval of a Special Use Permit to allow the installation and operation of a drive through at 438 Porsche Ave as part of a new Dunkin' location.

This project will involve the renovation and adaptive reuse of a former healthcare building that has been vacant for an extended period of time. By reinvesting in this site, we will return it to productive use and provide a modern food and beverage establishment for the community. The proposed drive-through is designed to enhance customer convenience, reduce parking lot congestion, and improve overall operational efficiency. Our design will comply as much as possible with all City of Hapeville development standards, including those related to traffic circulation and pedestrian safety. Careful attention has been given to site circulation to ensure that vehicles entering and exiting the drive-through will do so safely, without interrupting traffic flow on Porsche Avenue Ave.

Should the Special Use Permit be granted, the project will undergo design review and approval by the City's Design Review Committee. This process will allow us to incorporate architectural improvements, landscaping, and signage enhancements that will increase curb appeal. We recognize the importance of thoughtful traffic management and the potential impacts of our operations on the broader community. To that end, our project team has carefully considered peak traffic hours, vehicle stacking capacity, noise mitigation measures, and other operational factors to ensure our entrance into the Hapeville community is seamless and respectful.

Approval of this Special Use Permit will allow us to establish a Dunkin' restaurant with drive-through service that provides efficient operations, a convenient guest experience, and meaningful economic development benefits.



PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

438 Porsche Ave

Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Nishant Suthar

Address of Applicant 233 Ashleigh Walk Pkwy Suwanee, GA 30024

Telephone of Applicant [REDACTED]

Tommy Hughes Jr

Signature of Owner

Tommy Hughes

Print Name of Owner

Personally Appeared Before Me

This ^{30th} day of ^{September}, 20²⁵

Ekatrina Kukharuk

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:

NS

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.

NS

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

NS

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.

NS

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



no

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.

no

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.

no

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

no

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)

no

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.

no

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.).

no

Detached single-family residential development may be exempt from this requirement.

no

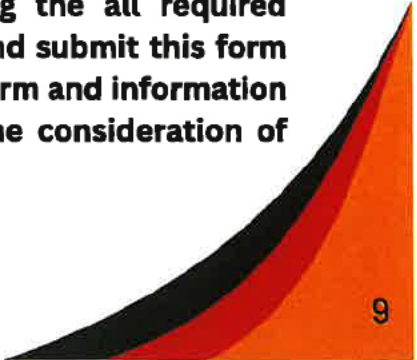
The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.



- no 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.
- no Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development
- no Location and size of all signs. Detached single-family residential development may be exempt from this requirement
- no 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.
- no Site area (square feet and acres).
- no 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.
- no Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- no Total floor area ratio and/or residential density distribution.
- no Number of parking spaces and area of paved surface for parking and circulation.
- no 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: *Michael J. Jutta*
 Date: 09/30/2025



Ms. Adrienne Senter
Planning & Economic Development Director
City of Hapeville
3468 North Fulton Avenue
Hapeville, GA 30354

Dear Ms. Senter and Members of the Planning Commission,

We respectfully submit this letter of intent and brief project report in support of our request for a Special Use Permit to allow the installation and operation of a drive through service at 438 Henry Ford II Avenue as part of a new Dunkin' location.

The project involves the renovation and adaptive reuse of a former healthcare building that has remained vacant for an extended period of time. Our proposal will transform this underutilized property into a vibrant Dunkin' restaurant offering both in-store dining, takeout, and a drive through option. The drive through will be designed in full compliance with all City development standards, including traffic circulation, queuing, and pedestrian safety.

The building will undergo exterior and interior improvements, including updated finishes, signage, landscaping, and the integration of industry standard drive through features such as a menu board, ordering station, and pickup window. These upgrades will not only meet operational needs but also improve the property's curb appeal and ensure compatibility with surrounding land uses.

We have secured contractual interest in the form of a Letter of Intent, along with a signed Lease agreement pending SUP and Design approval from the City of Hapeville at the subject property at 438 Henry Ford II Avenue, with the full authorization of the property owner to proceed with this application and proposed development. Documentation verifying this contractual interest will be provided as part of the application package.

Pending approval of the Special Use Permit, we are prepared to move promptly into the City's Design Review process, where our plans are ready to submit for approval from the Design Review Committee. Upon design and permitting approval, we anticipate to be ready for construction, including interior renovations and exterior site improvements, to begin as soon as possible thereafter, with an estimated build out period of five months. Based on this schedule, the proposed Dunkin' Donuts could be operational and open to the public within nine to twelve months of SUP approval.

We believe this project will bring meaningful benefits to the Hapeville community by activating a long vacant property, improving the corridor's appearance, creating jobs, generating sales tax revenue, and providing a convenient and neighborhood friendly food and beverage option.

We appreciate your consideration of this request and look forward to working with City staff and the Planning Commission throughout the review process.

Sincerely,
Nishant Suthar



438 HENRY FORD II AVENUE, HAPEVILLE, GA 30354
PARCEL #14 009600050191

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

BEGINNING at a parker kalon nail set at the intersection of the southwesterly right-of-way line of Henry Ford II Avenue (having a variable width right-of-way) with the northwesterly right-of-way line of South Street (having a 50-foot right-of-way); Thence leaving said right-of-way intersection and running along said northwesterly right-of-way line of South Street, South 34°33'03" West, 149.69 feet to a capped ½-inch rebar set; Thence leaving said northwesterly right-of-way line of South Street and running, North 54°54'53" West, 140.00 feet to a point; Thence, North 34°40'51" East, 150.00 feet to a parker kalon nail set along said southwesterly right-of-way line of Henry Ford II Avenue; Thence along said southwesterly right-of-way line of Henry Ford II Avenue and running, South 54°47'14" East, 139.66 feet to a parker kalon nail set and being the **true POINT OF BEGINNING**.

Said tract contains **0.48 acres**, more or less, as shown in a survey prepared for 438 HENRY FORD II AVENUE by Hilton Land Surveying, dated September 29, 2025.

This document originally issued and sealed by G. Steven Hilton II, GA PLS #3573, on September 29, 2025.
This medium shall not be considered a certified document.

438 HENRY FORD II AVENUE, HAPEVILLE, GA 30354
PARCEL #14 009600050191

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

BEGINNING at a parker kalon nail set at the intersection of the southwesterly right-of-way line of Henry Ford II Avenue (having a variable width right-of-way) with the northwesterly right-of-way line of South Street (having a 50-foot right-of-way); Thence leaving said right-of-way intersection and running along said northwesterly right-of-way line of South Street, South 34°33'03" West, 149.69 feet to a capped ½-inch rebar set; Thence leaving said northwesterly right-of-way line of South Street and running, North 54°54'53" West, 140.00 feet to a point; Thence, North 34°40'51" East, 150.00 feet to a parker kalon nail set along said southwesterly right-of-way line of Henry Ford II Avenue; Thence along said southwesterly right-of-way line of Henry Ford II Avenue and running, South 54°47'14" East, 139.66 feet to a parker kalon nail set and being the **true POINT OF BEGINNING**.

Said tract contains **0.48 acres**, more or less, as shown in a survey prepared for 438 HENRY FORD II AVENUE by Hilton Land Surveying, dated September 29, 2025.



15. REMEDIATION REPORT
 FACILITY: 1500
 PROJECT: 1500
 DATE: 12/15/2023

5479 CHAMBLEE DUNWOODY RD.
 DUNWOODY, GA 30338

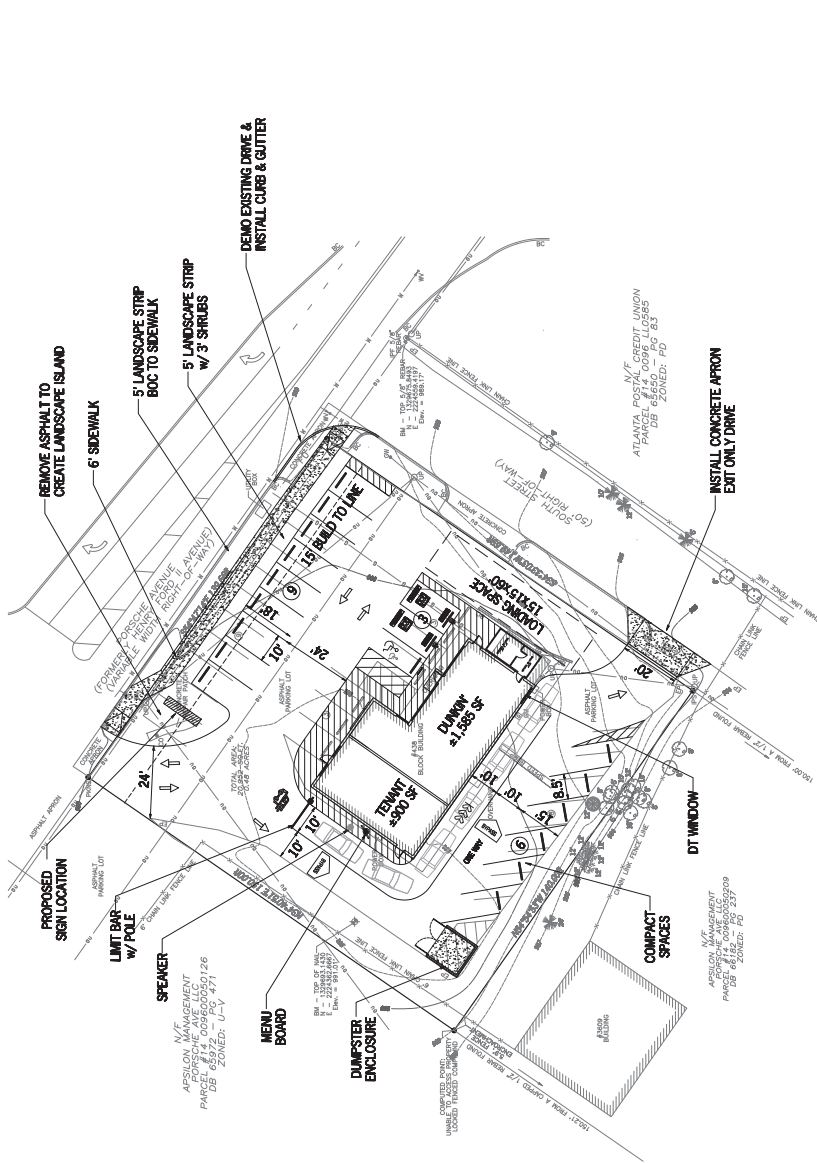
JVS Development, LLC
 Developer:

DATE: SEP 30, 2023
 LAND LOT: 98
 DIST: 14th
 SECTION: N/A
 CITY: HAPEVILLE
 COUNTY: FULTON
 STATE: GEORGIA
 JOB NUMBER:
 2023-023

1
 1 OF 1 SHEETS
 © 2023 JVS DEVELOPMENT

DUNKIN' HAPEVILLE

Site Plan Prepared For:



Site Plan
 GRAPHIC SCALE IN FEET
 0 10 20
 SCALE: 1" = 20'

PROJECT NARRATIVE
 THE SCOPE OF THIS PROJECT IS TO REMOVE THE EXISTING BRICKING INTERIOR & EXTERIOR AND REPAIR THE EXISTING CONCRETE AND ASPHALT DRIVE AND SIDEWALKS TO MEET ALL CITY AND STATE REQUIREMENTS. THE PROJECT WILL ALSO INCLUDE THE INSTALLATION OF A NEW DRIVE AND SIDEWALKS TO MEET ALL CITY AND STATE REQUIREMENTS. THE PROJECT WILL ALSO INCLUDE THE INSTALLATION OF A NEW DRIVE AND SIDEWALKS TO MEET ALL CITY AND STATE REQUIREMENTS.

SITE INFORMATION
 OWNER: JVS DEVELOPMENT, LLC
 PROJECT: 1500
 DATE: 12/15/2023

PARKING CALCULATIONS
 USAGE: RESTAURANT 1,000 SF
 DINING 7,100 SF, 5 SPACES = 5 SPACES
 RETAIL 800 SF, 1,000 SF, 3 SPACES = 3 SPACES
 TRUCK SPACE 200 SF
 TOTAL 1,000 SF, 3 SPACES = 3 SPACES
 PROVIDED: 18 SPACES (VARIANCE REQUESTED)
 1 ADA SPACES
 1 COMPACT SPACE (ASPT)

GENERAL NOTES
 1. SITE AREA 1/4 AC
 2. NO PORTION OF THIS SITE IS TO BE USED AS A SPECIAL FLOOD AREA PER FEMA FIRM
 3. THE PROJECT WILL BE CONSIDERED AS A SPECIAL FLOOD AREA PER FEMA FIRM
 4. THERE ARE STATE WALKERS OR WALKWAYS WITHIN 200' OF THE PROJECT SITE.
 5. SEE MASTER DEVELOPMENT PLAN FOR LOCALIZATION.
 6. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS BEFORE CONSTRUCTION BEGINS.

LEGEND
 POINT OF BEGINNING
 EXISTING DRIVE
 EXISTING SIDEWALK
 EXISTING ASPHALT DRIVE
 EXISTING ASPHALT SIDEWALK
 EXISTING ASPHALT DRIVE
 EXISTING ASPHALT SIDEWALK
 EXISTING ASPHALT DRIVE
 EXISTING ASPHALT SIDEWALK
 EXISTING ASPHALT DRIVE
 EXISTING ASPHALT SIDEWALK

DATE: SEP 30, 2023
 LAND LOT: 98
 DIST: 14th
 SECTION: N/A
 CITY: HAPEVILLE
 COUNTY: FULTON
 STATE: GEORGIA
 JOB NUMBER:
 2023-023

1
 1 OF 1 SHEETS
 © 2023 JVS DEVELOPMENT

15. REMEDIATION REPORT
 FACILITY: 1500
 PROJECT: 1500
 DATE: 12/15/2023

WARE+ASSOCIATES
 GLENRIDGE 400
 5825 GLENRIDGE DRIVE
 BUILDING 3, SUITE 3-285
 FAYETTEVILLE, GA 30226
 PHONE: 770.424.3032
 WWW.WAREASSOC.COM



PROJECT:
DUNKIN'

PC #
 DUNKIN REMODEL
 438 HENRY FORD AVE II
 HAPEVILLE, GA

A NEXT GEN
 STORE

NO.	DATE	REVISION/DESCRIPTION
1	09/23/23	TO DOWING

SHEET TITLE:
**EXTERIOR
 ELEVATIONS/COLOR**

SCALE:
 AS NOTED

DRAWN BY:
 KAW

CHECKED BY:
 DSW

PROJECT NO.:
 25-133

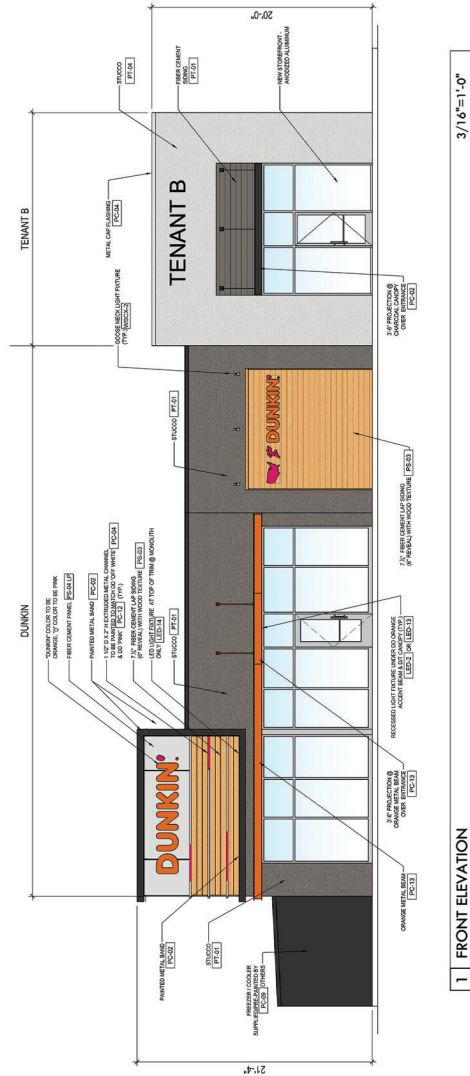
THIS DRAWING AND ALL REPRODUCTIONS
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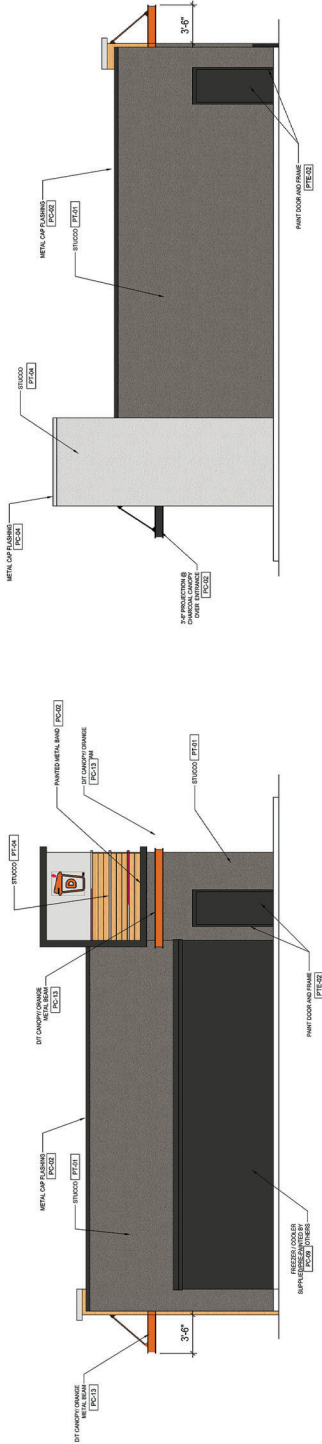
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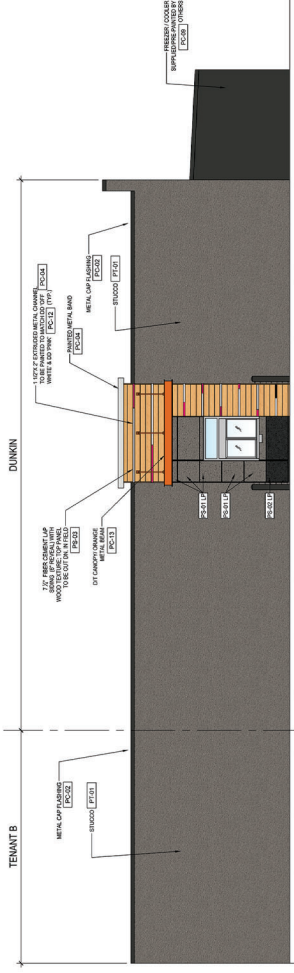
04292024



1 FRONT ELEVATION 3/16"=1'-0"



2 LEFT SIDE ELEVATION 3/16"=1'-0"



3 RIGHT SIDE ELEVATION 3/16"=1'-0"



4 REAR ELEVATION 3/16"=1'-0"



5 EXISTING BUILDING



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

DATE: October 3, 2025
TO: Adrienne Senter
FROM: Lynn M. Patterson
SUBJECT: **Special Use Permit – 438 Porsche Ave**

BACKGROUND

The City of Hapeville received a special use permit application from Nishant Suthar to request a rear drive-thru added to an existing building located at 438 Porsche Drive (Parcel ID 14 0096 0005 0191) to accommodate a Dunkin restaurant.

The proposed site plan proposes converting an existing 2500 SF single-story building into a multi-tenant space. The Dunkin restaurant requesting the drive-thru is approximately 1,585 SF with the additional space leased to another entity. The property is accessed from Porsche Avenue to the north and South Street to the east. The .48 acre property is zoned U-V, Urban Village. Surrounding properties are zoned U-V (undeveloped property) and B-P, Business Park (APCU Credit Union). In addition to the City's zoning standards, The property is subject to the Commercial Mixed Use Area requirements of the Architectural Design Standards.

The existing property will be modified to include perimeter landscape, trees, restriping of the parking lot to address circulation, the building will be refaced, and a parapet roof will be added to a portion to increase the façade height.

Through the Special Exceptions section of the Code of Ordinances, Mayor & Council can approve a drive-thru.

CODE

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

The following are permitted within the U-V zone:

(9) Restaurants or carry-out restaurants but not including drive-through/drive-in restaurants with a maximum size of 6,000 square feet. Such restaurants shall be allowed to operate no more than six billiard tables upon the premises. Drive-through or drive-in restaurants may be allowed through special permit. The desired configuration for a drive-through or drive-in restaurant in this district is not a stand-alone building but rather part of a larger development and the site plan specifically addresses pedestrian orientation and safety.

Sec. 93-24-10. - Special exceptions.

(a) Special exceptions and special property use permits shall be decided by the mayor and council.

(b) The planning commission shall review and make nonbinding recommendations to the mayor and council on special exceptions and special property use permits.

(c) Special exceptions may be sought for:

- (1) Reduction of the number and size of parking spaces and off-street loading space requirements;
- (2) Location of off-street parking space and off-street loading spaces; and

(3) Location and number of drive-throughs.

When acting upon an application for a special exception, in addition to the requirements listed under the above references, the planning commission and the mayor and council shall give consideration to the following factors where applicable:

- (1) The proposed design and location of the particular development;

The proposed development is located close to I-75 almost at the edge of the City. It is surrounded by commercial uses. The location of the drive-thru window is on the back side of the building with some stacking starting on the west side. It is not located in the Arts-District Overlay, which would have prohibited the drive-through.

- (2) The possible traffic generating characteristics of the proposed development;

There is an anticipated significant increase in traffic in the morning hours given the type of restaurant. There is a concern that traffic could back up on to Porsche Avenue or impact circulation on the front side of the building for cars entering from Porsche heading east.

The applicant has noted that the standard/desired serve time for drive-through customers is 120 seconds which they assert will reduce backups. They also are proposing to add arrows to the site to direct traffic to queue around the building. The City has asked the City Engineer to review and provide feedback for this solution to ensure adequate maneuverability.

The driveway access from Porsche appears to be shared with the adjacent property owner (to the east). An access agreement should be provided.

There are two exits onto South Street – one is being widened. The South Street access should allow for better outflow from the site.

- (3) The effects the proposed development will have on the present or intended character of the area in which it proposes to locate;

As the rehabilitation of the façade will meet the City's Architectural Design Standards, there is limited concern on the aesthetic impact. This particular section of the City is entirely commercial with large employers. No negative impact on the character is anticipated.

- (4) The availability of public utilities, facilities and services; and

Community services has indicated there the project may require an upgrade to the water line serving the property. The applicant has indicated they will have a fire flow test run on the public water line and evaluate if a new larger water meter is needed.

Staff indicated a fire vault on Porsche Avenue side may be needed. The applicant will work with their architect to determine if a fire suppression system will be required for the building. If fire suppression is required they will add the DDCV and vault to service the fire line.

There may be an issue with the sewer line - development plans will include a requirement that the GC must video the sewer laterals from this building and repair the laterals as needed. At some point, the City will be investigating upgrading the sanitary sewer line. The demand from this one project will not necessitate the upgrade but future development in the area may put pressure on the existing infrastructure.

For fire access, 26' is required for a fire engine, the applicant can widen the drive aisle in front of the building to be 26' wide. They will also include vehicle turnarounds and drive widths per fire code. They will prepare a Fire Access Plan as part of the development plans to address vehicle access, drive widths, hose lay distances, hydrant locations, etc.

- (5) The character, and effect of the parking demands of the proposed development.

U-V only requires 3 spaces per 1,000 SF or 9 spaces for the entire property. The existing parking lot layout accommodates 19 parking spaces, which is in excess of the required spaces.

(e) After considering the above-listed factors and after reviewing the planning commission recommendation, the mayor and council shall take any actions or establish any reasonable conditions of approval, such as planted buffers, as will accomplish the intent and purpose of this chapter.

FINDINGS

Given the location and character of the proposed development, Staff recommends approval of the special exception to locate the drive-thru at this location.

October 9, 2025

Ms. Adrienne Senter
Planning & Development Coordinator
Department of Economic Development
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Dunkin Donuts SUP Review
Review No. 1
K&W Ref. No. 25008

Dear Ms. Senter:

As requested, I have reviewed the Concept plan for the Dunkin Donuts Site to be located at 438 Porsche Avenue, within a UV Zoning District. This review is for general traffic flow and parking requirements. My comments are as follows:

1. The angled parking spaces in the rear of the property are to have a minimum of 15' in length as measured from the wheel stop to the end of the parking space.
2. The required number of parking spaces is 8. Anything over 110% of the required total requires a variance.
3. Per Section 93-23-2(c), in no case shall there be less than 50' from the closest sides of any two driveway curblines. The two driveways along South Street appear to be closer than 50'.
4. Per Section 93-23-3, Off-street maneuvering areas shall not be less than 5 feet from all property lines.
5. The curbside pickup parking space appears to create a potential disturbance in the traffic flow. It would be challenging for two vehicles traveling in opposite directions to maneuver between the entrance at South Street and the curbside parking space.
6. One way drive aisle width for 45 degree parking should be 12' minimum.
7. There is some concern in whether a garbage truck would be able to navigate the site if vehicles are in the drive-thru lane. Applicant should show the truck route.
8. The driveway along Porsche Avenue appears to rely on the adjacent driveway to provide the full required width. An access easement should be provided.

I have retained one copy of the plans provided for review in the event there are questions. The applicant should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Sincerely,
KECK & WOOD, INC.



Aaron Humphrey, P.E.
Project Manager

C.C. Greg Sistrunk (Keck+Wood)

Findings:

The Special Use Permit application proposes the operation of a climate-controlled storage facility at 3118 Sylvan Road. The property is zoned C-2 (General Commercial), consistent with all surrounding parcels. A Special Use Permit for the site was previously approved on September 8, 2015, for SpaceMax when the property was originally developed.

According to the application, operating hours are proposed to be 8:00 a.m. to 5:30 p.m., Monday through Saturday. While the application notes eight parking spaces, the site plan submitted with the original conditional use application—which was approved with the development—indicates a total of 20 parking spaces (18 designated for customers and 2 for employees), as well as three loading spaces measuring 12 feet by 24 feet each, serving 715 storage units.

Recommendation:

As the climate-controlled storage facility has been in operation for approximately 8 years in conformance with City Code, it has not taxed City services or created any nuisances. Staff recommended approval of the Special Use Permit with no additional conditions.

Discussion:

The City Planner, Dr. Lynn Patterson, stated that the site plan is pending review by the City Arborist to ensure compliance with landscaping and tree requirements.

MOTION ITEM: Lucy Dolan made a motion to recommend approval to the Mayor and Council for the Special Use Permit request at 3118 Sylvan Road to operate a storage facility. Carol Cobb seconded the motion. MOTION CARRIED: 5-0.

4.II. 438 Porsche Avenue Special Use Permit

Background:

Nishant Suthar requested a Special Use Permit to allow a drive-through at 438 Porsche Avenue, Parcel Identification Number 14-0096-0005-019-1. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-3 (Permitted uses) of the City of Hapeville Zoning Ordinance.

Findings:

The special use permit request proposes the addition of a rear drive through to an existing building located at 438 Porsche Drive (Parcel ID 14 0096 0005 0191) to accommodate a Dunkin Donuts restaurant.

The proposed site plan proposes converting an existing 2500 SF single-story building into a multi-tenant space. The restaurant requesting the drive through is approximately 1,585 SF with the additional space leased to another entity. The property is accessed from Porsche

Avenue to the north and South Street to the east. The .48-acre property is zoned U-V, Urban Village. Surrounding properties are zoned U-V (undeveloped property) and B-P, Business Park (APCU Credit Union). In addition to the City's zoning standards, the property is subject to the Commercial Mixed Use Area requirements of the Architectural Design Standards.

The existing property will be modified to include perimeter landscape, trees, restriping of the parking lot to address circulation, the building will be refaced, and a parapet roof will be added to a portion to increase the façade height.

Through the Special Exceptions section of the Code of Ordinances, Mayor & Council can approve a drive through.

Recommendation:

Given the location and character of the proposed development, Staff recommends approval of the special exception to locate the drive through at this location.

Discussion:

Commissioner Carol Cobb asked whether the proposal includes a dine-in option or if it would operate as drive through only. The applicant stated that both drive through and dine-in options will be available.

Commissioner Lucy Dolan inquired whether the site plan accommodates vehicle stacking in the drive through and whether there would be one or two exit points. The applicant explained that vehicle stacking would be minimal, as service time per customer averages approximately 140 seconds, helping to prevent extended wait times. Vehicles will be able to exit onto either South Street or Porsche Avenue.

Chairman Cliff Thomas asked whether there is an access lane around the interior lot area to allow vehicles to maneuver around the building. The applicant confirmed that such access is provided.

Commissioner Miller Radford asked for clarification on site access points, the location of the loading space, parking orientation, and whether parallel parking is proposed. The applicant confirmed that the site is accessible from both Porsche Avenue and South Street, with the loading area located along the side entrance off South Street. The configuration provides sufficient space for vehicle circulation around the building and includes parallel parking.

Commissioner Brittany Williams inquired whether vehicle circulation on-site is one-way and whether the 16 parking spaces shown on the site plan account for the future tenant

space. Dr. Patterson confirmed that parking requirements are met, noting that the City's standard is three spaces per 1,000 square feet. The future tenant space is approximately 900 square feet, requiring three spaces, while the proposed Dunkin' requires six spaces.

Commissioner Lucy Dolan referenced the City Engineer's report and asked about garbage truck accessibility. Dr. Patterson stated that the applicant proposes to modify the parking layout to include parallel spaces, which will increase lane width and allow for garbage truck access. The applicant added that garbage pickup will occur outside of peak business hours.

There being no further discussion, the following action was taken.

MOTION ITEM:

Jeanne Rast made a motion to recommend approval to the Mayor and Council for the Special Use Permit for the installation of a drive through at 438 Porsche Avenue.

Miller Radford seconded the motion. MOTION CARRIED: 4-0

4.III. 3046 Gordon Circle

Site Plan Review

Background:

Phillip B. Belt., Jr requested site plan review to construct a new single-family dwelling at 3046 Gordon Circle, Hapeville, Georgia 30354, Parcel Identification Number 14-0099-0002-050-6. The property is zoned R-1, One Family Detached and is subject to the zoning regulations for the City of Hapeville.

Findings:

The proposed one-story 3,416 SF dwelling will have three bedrooms and three bathrooms, a front porch, and a rear entry attached garage. A house was recently demolished that had been on the site.

Recommendation:

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

- Development schedule
- Correct number of bedrooms on all sheets.
- Any Outstanding items on the arborist report.

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

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

MOTION ITEM: Lucy Dolan made a motion to approve the site plan request for 3046 Gordon Circle subject to the deficiencies outlined in the Staff reports. Jeanne Rast seconded the motion. MOTION CARRIED: 4-0.

4.IV. 3226 Dogwood Drive Site Plan Review

Background:

Andre Payne, representative for Michele Keaton, requested site plan review to construct a new single-family dwelling at 3226 Dogwood Drive, Parcel Identification Number 14-0094-0001-015-5. The property is zoned V, Village and is subject to the zoning regulations of the City of Hapeville.

Findings

The site plan proposes the construction of a 2,103-square-foot single-family dwelling. The dwelling is designed as a two-story structure with a maximum height of 28 feet, 6 inches. A rear parking pad is proposed to satisfy the two-space parking requirement.

The project site is located within the Dogwood Gateway Corridor identified in the Livable Centers Initiative (LCI) Study and Comprehensive Plan adopted by the City in 2017. The property is zoned V (Village District), lies within the A-D (Arts District) Overlay, and is subject to the Neighborhood Conservation provisions of the City's Architectural Design Standards.

Recommendation:

The site plan is deficient for zoning in the following areas:

- Timeline still not provided.
- The front yard fence is shown across the driveway. Please adjust.
- Asphalt parking pad may be not be large enough to maneuver / turn around so as to not have to back out onto Dogwood (US 41)
- Is there an agreement with the property owner to the north for their use of the driveway?
- Applicant may want to check into driveway abutting foundation because of runoff/water damage.
- How will removal of existing driveway on the south property impact the adjacent neighbor?
- Dimensions from property line to the dwelling (roof eave) should be provided for rear setbacks.

- The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards which could impact design and site layout.

Please note: carports are regulated by the Architectural Design Standards and may not be allowed if desired at a future date.

Discussion:

Mr. Payne explained that the previous comments related to the driveway and other minor revisions have been addressed.

Dr. Patterson stated that, because the driveways on both the northern and southern sides of the property straddle property lines, access rights must be clarified. The applicant must either provide a recorded shared access agreement or a letter from an attorney verifying whether the adjacent property owners do or do not have legal access rights.

Mr. Payne noted that attempts have been made to contact the property owner to the north of the tract; however, those efforts have been unsuccessful.

Chairman Cliff Thomas stated that the Commission's options to move forward are to allow the applicant to withdraw the application, or for the Commission to table or deny the site plan request.

The applicant requested withdrawal of the application and indicated that it will be resubmitted once the required documentation has been obtained.

MOTION ITEM: Jeanne Rast made a motion to accept the withdrawal of the site plan application for 3226 Dogwood Drive. Miller Radford seconded the motion.

MOTION CARRIED: 5-0.

4.V. 2026 Planning Commission Meeting Dates and Deadline Schedule

Background:

Consideration and action to approve the 2026 Planning Commission meeting schedule. The proposed schedule includes one key change: the September meeting will be held on the third Tuesday to accommodate the Labor Day holiday.

MOTION ITEM: Lucy Dolan made a motion to approve the 2026 Planning Commission meeting dates and deadline schedule, as submitted. Brittany Williams seconded the motion. MOTION CARRIED: 5-0.

5. Next Meeting Date: November 17, 2025 at 6:00 PM.

6. Adjourn

**MOTION ITEM: Jeanne Rast made a motion to adjourn the meeting at 7:19 p.m.
Miller Radford seconded the motion. MOTION CARRIED: 5-0.**

Respectfully submitted by,

Cliff Thomas, Chairman

Adrienne Senter, Secretary

DRAFT

South Fulton Neighbor

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

AFFIDAVIT OF PUBLICATION

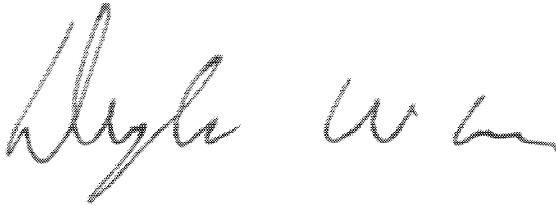
STATE OF GEORGIA
COUNTY OF FULTON

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: **FN9161 NOTICE** was published in the South Fulton Neighbor on the following date(s):

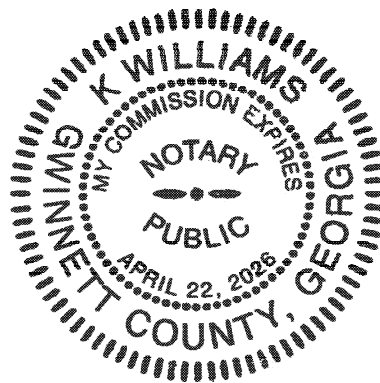
10/15/2025

Ad No.: **513803**

Subscribed and sworn to before me this 15th day of October, 2025



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



Notary Public

Ad text :
FN9161
GPN16
NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on Tuesday, November 18, 2025 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 Special Use Permit to allow a drive-through at 438 Porsche Avenue, Parcel Identification Number 14-0096-0005-019-1. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-3 (Permitted uses) of the City of Hapeville Zoning Ordinance.
Applicant: Nishant Suthar

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 17, 2025. 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.
#10:15
513803-AT

25-PC-10-13

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

Name of Applicant Taffinay Fowler

Mailing Address: 6001 Windhaven Pkwy, Ste 230, Plano, Texas 75093

Telephone _____ Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) GAU4511AA/Mini Mall US Storage Properties Master LP

Mailing Address 6001 Windhaven Pkwy, Ste 230, Plano, Texas 75093

Telephone [REDACTED] Mobile # _____

Address/Location of Property: 3118 Sylvan Rd., Hapeville, GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 009900041205

Present Zoning Classification: C-2 Size of Tract: 1.7158 acre(s)

Present Land Use: 396 - Mini Warehouse

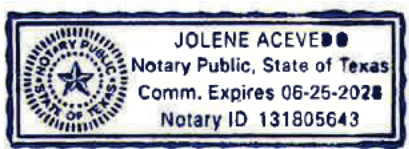
Please check the following as it applies to this application

- 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.

Taffinay Fowler
Applicant's signature
Date: 9/3/25

Sworn to and subscribed before me
This 3rd day of September, 2025
Jolene Acevedo
Notary Public



**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:

3118 Sylvan Road

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 Taffinay Fowler

Address of Applicant
6001 Windhaven Pkwy, Ste 230, Plano, Texas 75093

Telephone of Applicant
[REDACTED]

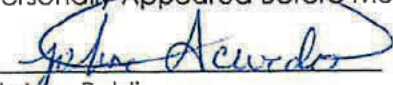


Signature of Owner

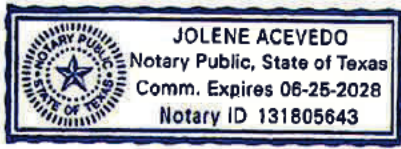
Joe Colavecchia

Print Name of Owner

Personally Appeared Before Me this 3rd day of September, 2025.



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)

JJC

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.

JJC

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

JJC

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.

JJC

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).

JJC

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.

JJC

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.

JJC

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

JJC

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).

JJC

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.

JJC

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.

JJC

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.

JJC

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.

JJJC

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

JJJC

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

JJJC

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.

JJJC

Site area (square feet and acres).

JJJC

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.

JJJC

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

JJJC

Total floor area ratio and/or residential density distribution.

JJJC

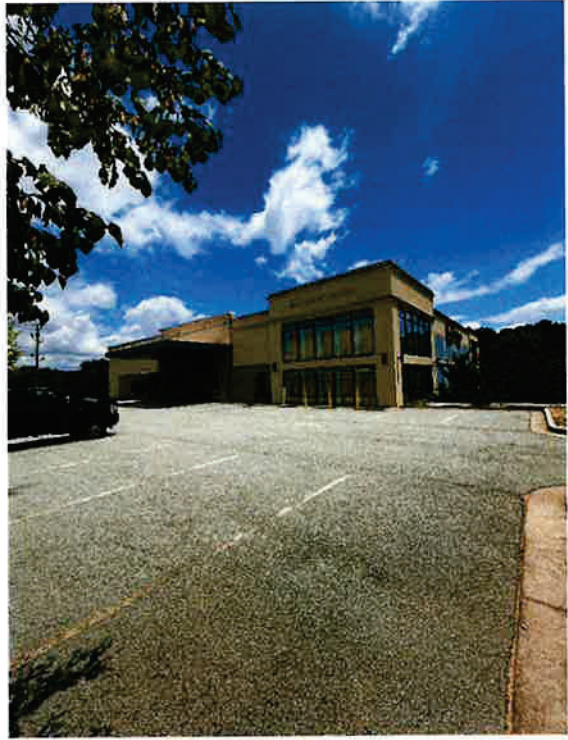
Number of parking spaces and area of paved surface for parking and circulation

JJJC

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.

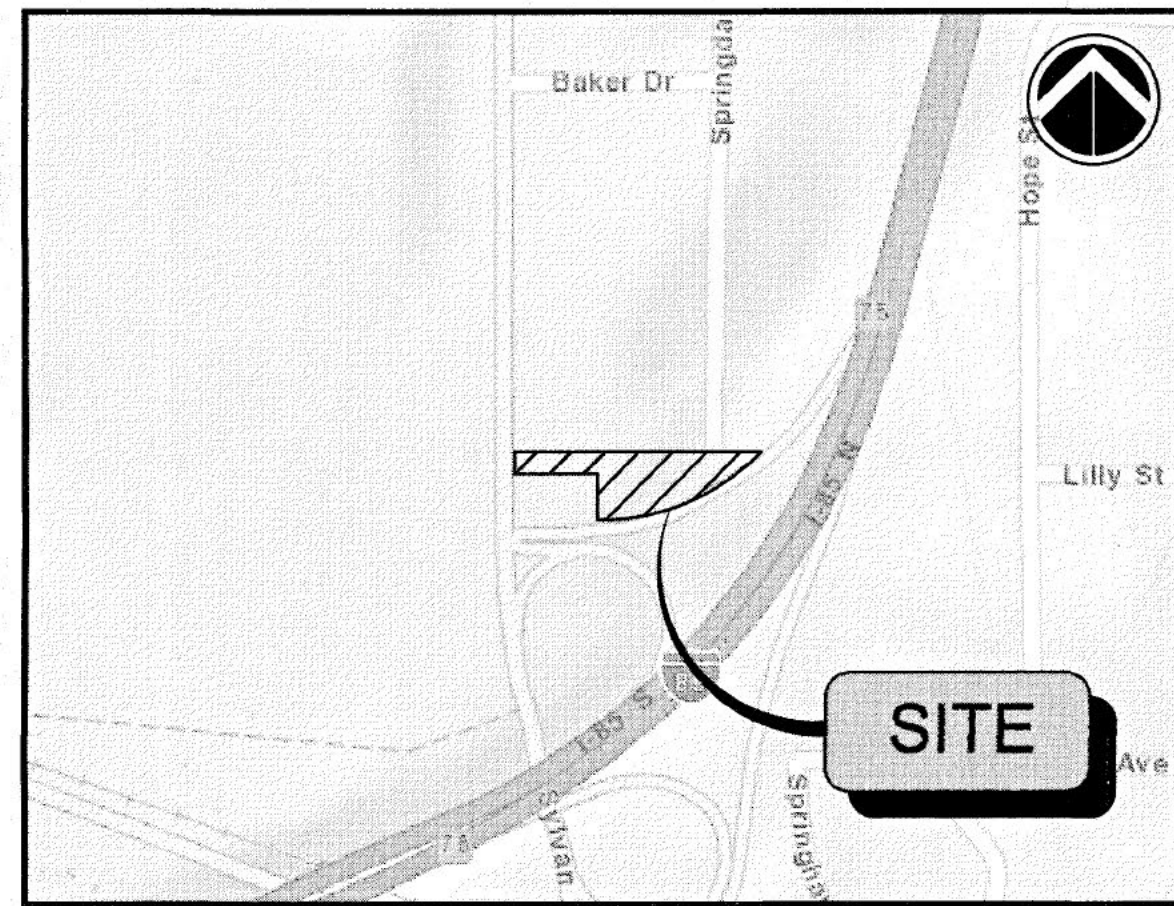
Applicant Signature: Jeffrey J. Jule
Date 9/3/2025



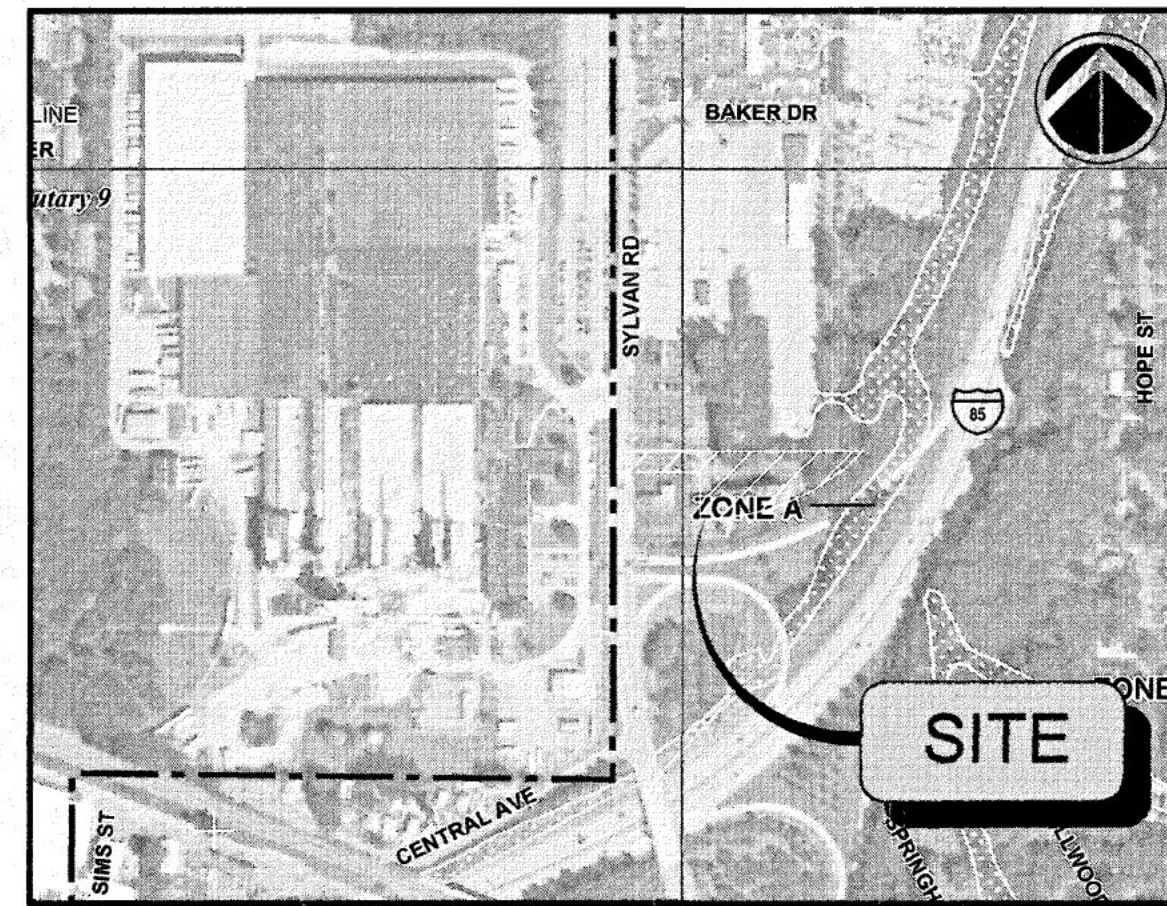


Mini Mall Storage

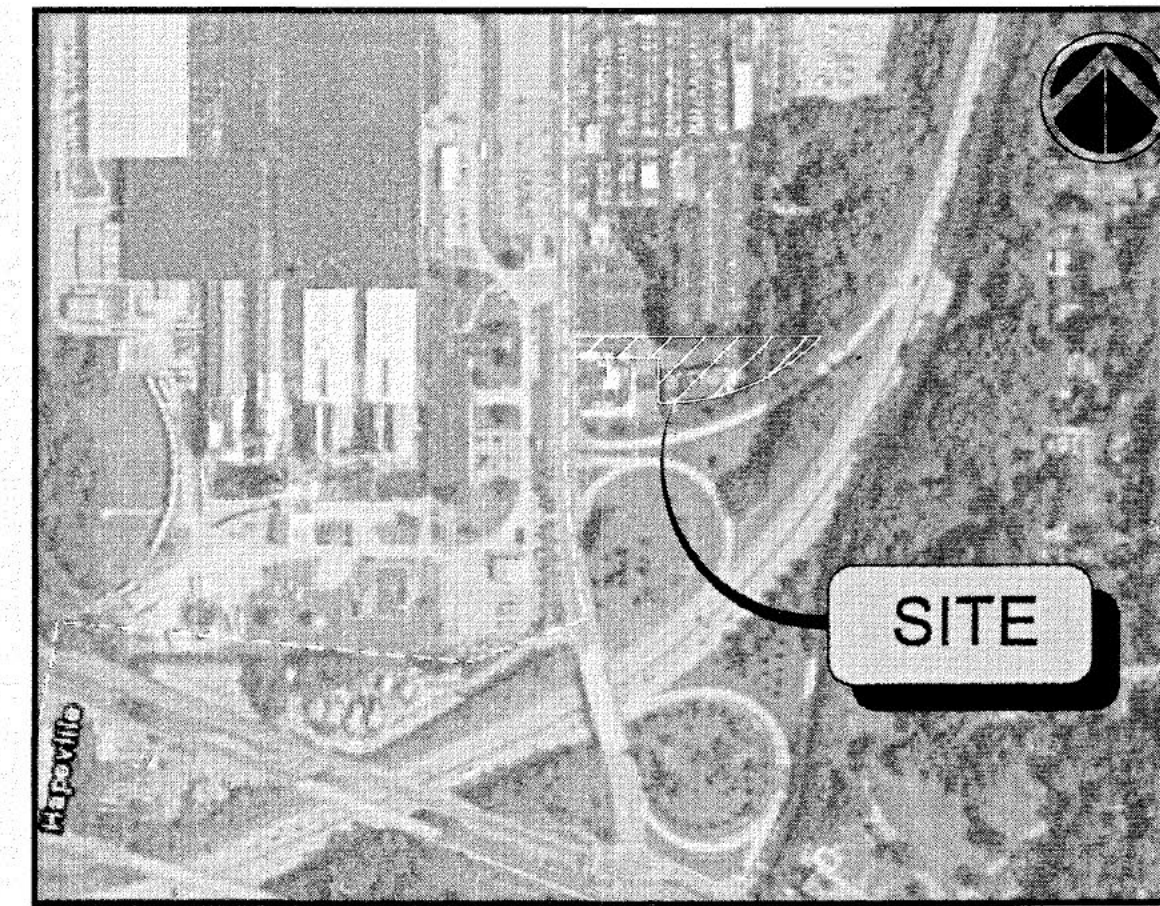
3118 SYLVAN ROAD
 CITY OF HAPEVILLE, GA 30354, FULTON COUNTY, GEORGIA
 TAX PARCEL ID: 14 009900041205



VICINITY MAP
 N.T.S.



FEMA MAP
 N.T.S.



AERIAL MAP
 N.T.S.

NOTE: BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE IN A F.E.M.A./F.I.R.M. SPECIAL FLOOD HAZARD AREA (ZONE "X") PER COMMUNITY PANEL NO. 13121C0386F DATED SEPTEMBER 18, 2013.

DEVELOPMENT TEAM

APPLICANT / DEVELOPER

Mini Mall Storage Properties
 6001 Windhaven P kwy, Ste 230
 Plano, Texas 75093
 PHONE: (407) 907-5869
 CONTACT: Scott Clafflin

CIVIL ENGINEER

ATWELL, LLC
 1800 PARKWAY PLACE, SUITE 700
 MARIETTA, GA 30067
 PHONE: (770) 423-0807
 FAX: (770) 423-1262
 CONTACT: BRIAN PELHAM, P.E.

ARCHITECT

PATRICK HIGGINS & ASSOCIATES, PC
 605 WAYT ROAD
 ROSWELL, GA 30076
 PHONE: (770) 641-7583
 CONTACT: PAT HIGGINS

GOVERNING AGENCIES AND UTILITY CONTACTS

CITY OF CITY OF HAPEVILLE, GA 30354

3468 N. FULTON AVENUE
 HAPEVILLE, GA 30354
 PHONE: (404) 669-2100

PLANNING & ZONING DEPARTMENT
 PHONE: (404) 684-6588
 CONTACT: BILL JOHNSTON

COMMUNITY SERVICES DEPARTMENT
 3474 N. FULTON AVENUE
 HAPEVILLE, GA 30354
 PHONE: (404) 669-2120

WATER & SEWER DIVISION
 PHONE: (404) 669-2122
 CONTACT: LEMUEL EUBANKS

GAS

ATLANTA GAS LIGHT COMPANY
 CONTACT: ENERGY CONNECTION SERVICE
 PHONE: (800) 599-3770
 FAX: (678) 797-8037
 EMAIL: atlantagaslight@aglresources.com

ELECTRIC

GEORGIA POWER
 PHONE: (877) 365-3276

PHONE

AT & T
 PHONE: (404) 629-2195

SUBMITTAL DATE

CITY OF HAPEVILLE PLANNING & ZONING DEPARTMENT - 02/29/2016
 CITY OF HAPEVILLE PLANNING & ZONING DEPARTMENT - 04/05/2016
 GEORGIA SOIL WATER CONSERVATION DISTRICT - 04/05/2016

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C400	UTILITY PLAN
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C510	ESPC PLAN PHASE II
C520	ESPC PLAN PHASE III
C600	STORM PROFILES
C610	SEWER PROFILES
C700	EROSION NOTES
C701	EROSION NOTES
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C801	CONSTRUCTION DETAILS
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C805	EROSION DETAILS
C806	EROSION DETAILS
C807	EROSION DETAILS
C808	EROSION DETAILS
L000	TREE SURVEY PLAN
L100	LANDSCAPE PLAN
L110	TREE PROTECTION - STC PLAN

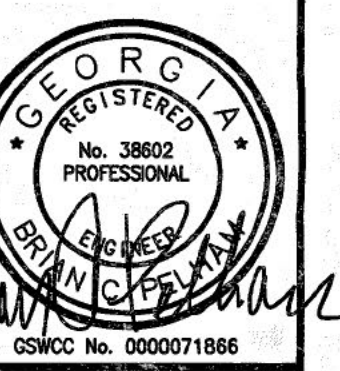
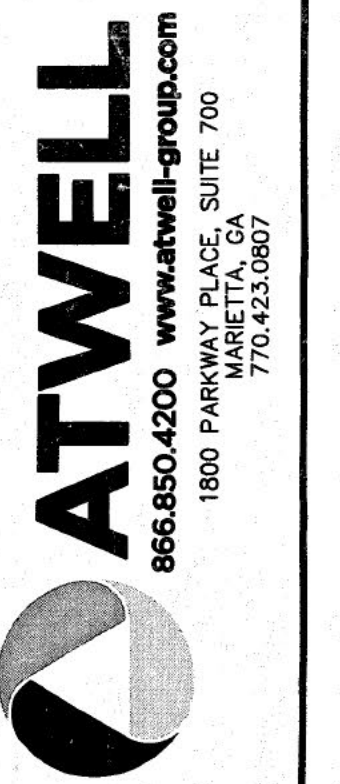
REVISIONS

1	OF 1	CITY AND ENGINE COMMENTS

FULTON COUNTY

Mini Mall Storage
 3118 SYLVAN ROAD
 CITY OF HAPEVILLE, GA 30354
 PREPARED FOR
 Mini Mall Storage

PARCEL ID: 14 009900041205



JOB NO: 15001831
 DWG NAME: 15001831-FRCD

COVER

SHEET:
C000

DATE: 02-29-2016
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NOT ISSUED FOR CONSTRUCTION

LEGEND

- A - AMM
- AC - ACCESS
- AG - ALUMINUM
- AL - ALUMINUM LIGHT COMPANY
- AP - ASPHALT
- BB - BOTTOM OF BANK
- BC - BACK OF CURB
- BE - BASE ELEVATION
- BF - BASE FLOOR ELEVATION
- BL - BOUNDARY LINE
- BM - BLUE PAINT MARK
- BN - BLUE PAINT MARK
- BO - BOTTOM OF BANK
- BR - BRICK
- BS - BRICK
- BT - BOTTOM OF TRENCH
- BU - BURIED UTILITY
- CA - CONCRETE
- CB - CONCRETE
- CC - CONCRETE
- CD - CONCRETE
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SURVEYOR'S NOTES:

- THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNMENTIONED ENTITIES WITHOUT AN EXPRESSED REPERCUSSION BY THE SURVEYOR NAMED SAID ENTITIES.
- ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS, WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXTENT, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON RECORDS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.
- THE REFERENCED MUNICIPALITY SUPPLIED THE ZONING INFORMATION STATED ON THIS PLAN. ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED. THE SURVEYOR OFFERS NO CERTIFICATION AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES.
- ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, POND, ETC.) SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NON-EXISTENCE OF SUCH FEATURES. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL ENGINEERS. ANY DEPICTION OF GROUNDWATER FEATURES OR NON-EXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS, PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY, OR MAY NOT, BE AFFECTED BY ENVIRONMENTAL ISSUES.
- THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 1807 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 14-8-87.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING, WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF ANY STREET OR SEWERAL CONSTRUCTION OR REPAIR.
- AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE LOCATED AS A SOLID WASTE DUMP, BARRIAGE, OR SANITARY LANDFILL.
- THE ZONING CLASSIFICATION AND BULK RESTRICTIONS FOR SAID ZONING CLASSIFICATION HAVE NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW AS REQUIRED BY SECTION 18-2-11 OF THE 2011 ALTAZONING MINIMUM STANDARD DETAIL REQUIREMENTS, EFFECTIVE FEBRUARY 23, 2011. THE ZONING CLASSIFICATION AND BULK RESTRICTIONS REFERENCES SHOWN HEREON WERE RESEARCHED BY THE SURVEYOR.
- THE DEEDS OF ADJOINING PROPERTIES HAVE NOT BEEN FURNISHED TO THE SURVEYOR FOR REVIEW AS REQUIRED BY SECTION 18-2-11 OF THE 2011 ALTAZONING MINIMUM STANDARD DETAIL REQUIREMENTS, EFFECTIVE FEBRUARY 23, 2011. THE ADJOINING OWNERSHIP AND DEED REFERENCES SHOWN HEREON WERE RESEARCHED BY THE SURVEYOR.
- THE UNDERGROUND UTILITIES WAS NOT MARKED WHEN THIS SURVEY WAS CONDUCTED ON 08/15/2018.
- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTAZONING SPECIFICATIONS UNLESS OTHERWISE SHOWN.

SURVEY DESCRIPTION OF PROPERTY

3118 SYLVAN ROAD - TRACT 1

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

BEGINNING AT AN IRON PIN FOUND WITH CAP AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (DUFOUR RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 85 (DUFOUR RIGHT-OF-WAY) AND PROCEEDING NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (DUFOUR RIGHT-OF-WAY) FOR A DISTANCE OF 149.55 FEET TO AN IRON PIN FOUND (1/2" REBAR) ON THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (DUFOUR RIGHT-OF-WAY); THENCE SOUTH 89°12'23" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (DUFOUR RIGHT-OF-WAY) FOR A DISTANCE OF 75.53 FEET TO THE POINT OF BEGINNING.

(1) 110.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 804.6 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 89°12'23" WEST, 109.82 FEET TO A CONCRETE MONUMENT FOUND.

(2) SOUTH 27°09'58" EAST FOR A DISTANCE OF 25.26 FEET TO A CONCRETE MONUMENT FOUND.

(3) 262.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 859.8 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 78°03'27" WEST, 211.01 FEET TO AN IRON PIN FOUND (1/2" REBAR).

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF I-85 AND PROCEEDING NORTH 09°49'57" EAST FOR A DISTANCE OF 149.55 FEET TO AN IRON PIN FOUND (1/2" REBAR) WITH CAP; THENCE NORTH 09°49'57" EAST FOR A DISTANCE OF 25.26 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 89°12'23" EAST FOR A DISTANCE OF 75.53 FEET TO AN IRON PIN FOUND (1/2" REBAR) ON THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (DUFOUR RIGHT-OF-WAY); THENCE SOUTH 89°12'23" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE FOR A DISTANCE OF 149.55 FEET TO THE POINT OF BEGINNING.

SAY TRACT OR PARCEL CONTAINING 1.2857 ACRES OR 55,417 SQUARE FEET.

SURVEY DESCRIPTION OF PROPERTY

3118 SYLVAN ROAD - TRACT 2

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

TO REACH THE POINT OF BEGINNING COMMENCE AT AN IRON PIN FOUND WITH CAP AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (DUFOUR RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 85 (DUFOUR RIGHT-OF-WAY) AND PROCEEDING NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (DUFOUR RIGHT-OF-WAY) FOR A DISTANCE OF 149.55 FEET TO AN IRON PIN FOUND (1/2" REBAR) ON THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (DUFOUR RIGHT-OF-WAY); THENCE SOUTH 89°12'23" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (DUFOUR RIGHT-OF-WAY) FOR A DISTANCE OF 75.53 FEET TO THE POINT OF BEGINNING.

(1) 110.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 804.6 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 89°12'23" WEST, 109.82 FEET TO A CONCRETE MONUMENT FOUND.

(2) SOUTH 27°09'58" EAST FOR A DISTANCE OF 25.26 FEET TO A CONCRETE MONUMENT FOUND.

(3) 262.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 859.8 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 78°03'27" WEST, 211.01 FEET TO AN IRON PIN FOUND (1/2" REBAR).

THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF I-85 AND PROCEEDING NORTH 09°49'57" EAST FOR A DISTANCE OF 149.55 FEET TO AN IRON PIN FOUND (1/2" REBAR) WITH CAP; THENCE NORTH 09°49'57" EAST FOR A DISTANCE OF 25.26 FEET TO AN IRON PIN FOUND (1/2" REBAR); THENCE SOUTH 89°12'23" EAST FOR A DISTANCE OF 75.53 FEET TO AN IRON PIN FOUND (1/2" REBAR) ON THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (DUFOUR RIGHT-OF-WAY); THENCE SOUTH 89°12'23" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE FOR A DISTANCE OF 149.55 FEET TO THE POINT OF BEGINNING.

SAY TRACT OR PARCEL CONTAINING 0.9353 OF AN ACRE OR 40,656 SQUARE FEET.

SURVEY DESCRIPTION OF PROPERTY

OVERALL: BELLING TRACT 1 & 2

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

BEGINNING AT AN IRON PIN FOUND WITH CAP AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (DUFOUR RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 85 (DUFOUR RIGHT-OF-WAY) AND PROCEEDING NORTHERLY ALONG THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (DUFOUR RIGHT-OF-WAY) FOR A DISTANCE OF 149.55 FEET TO AN IRON PIN FOUND (1/2" REBAR) ON THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (DUFOUR RIGHT-OF-WAY); THENCE SOUTH 89°12'23" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF SPRINGDALE DRIVE (DUFOUR RIGHT-OF-WAY) FOR A DISTANCE OF 75.53 FEET TO THE POINT OF BEGINNING.

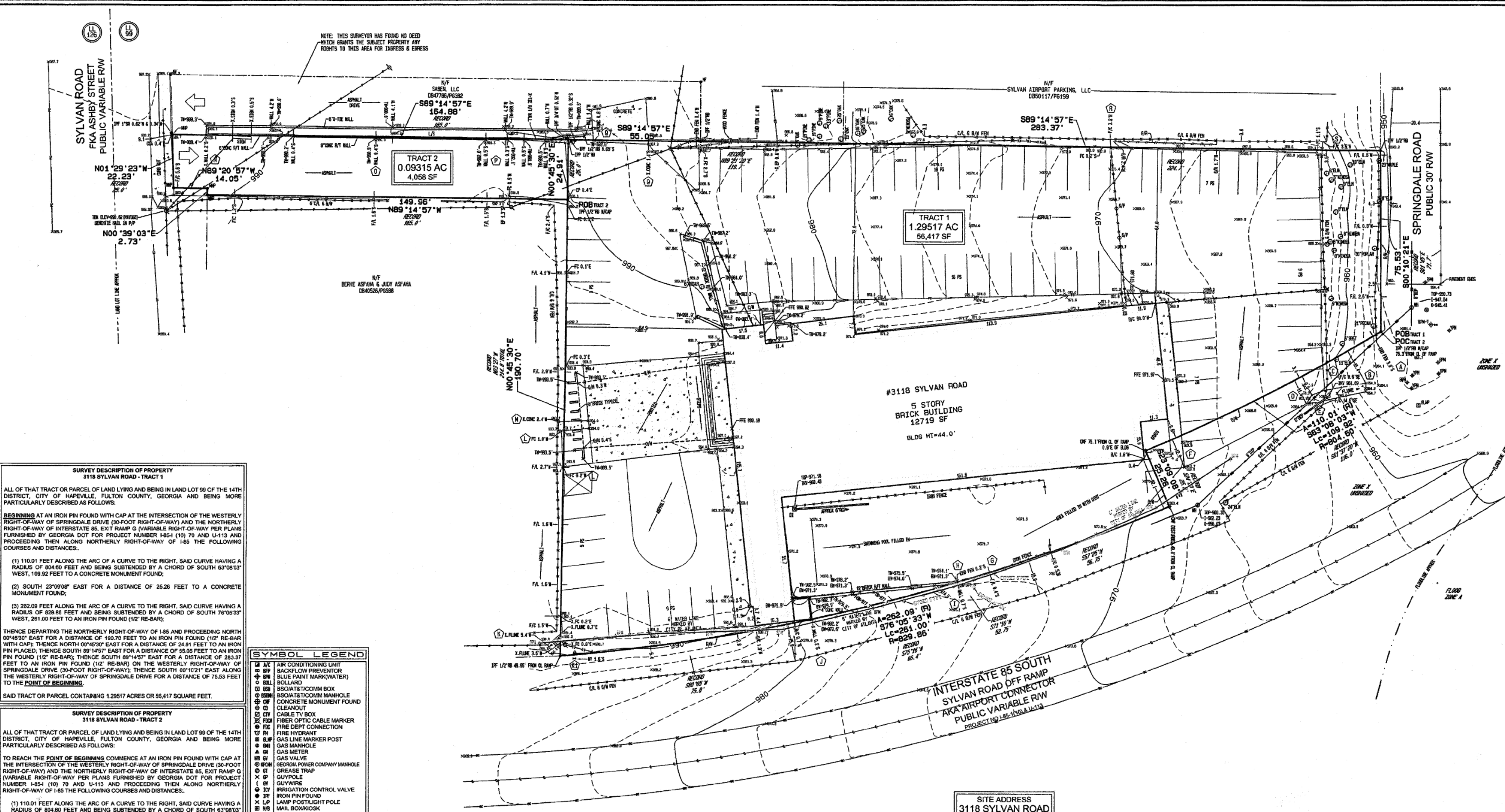
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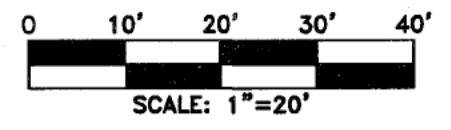
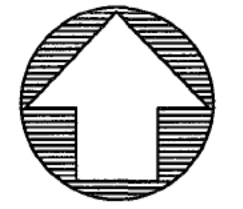
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SAY TRACT OR PARCEL CONTAINING 1.3882 ACRES OR 60,475 SQUARE FEET.



SYMBOL LEGEND

- 1. IRON PIN FOUND WITH CAP
- 2. IRON PIN FOUND (1/2" REBAR)
- 3. CONCRETE MONUMENT FOUND
- 4. CONCRETE MONUMENT FOUND (SMALL)
- 5. CONCRETE MONUMENT FOUND (SMALL)
- 6. CONCRETE MONUMENT FOUND (SMALL)
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- 85. CONCRETE MONUMENT FOUND (SMALL)
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F L

SYLVAN ROAD
FKA ASHBY STREET
PUBLIC VARIABLE RW

SPRINGDALE ROAD
PUBLIC 30' RW

70M BENCHMARK
NAIL IN P/P
ELEVATION=965.62
(NAVD83)
N00°38'03"E
2.73'

EXISTING 12" BRICK
RETAINING WALL TO
BE REMOVED

EXISTING PORTICO
W/ 8" BRICK WALL
TO BE REMOVED

2,933 SF OF
EXISTING CONCRETE
TO BE REMOVED

EXISTING ASPHALT
TO BE REMOVED
(29,427 SF TOTAL)

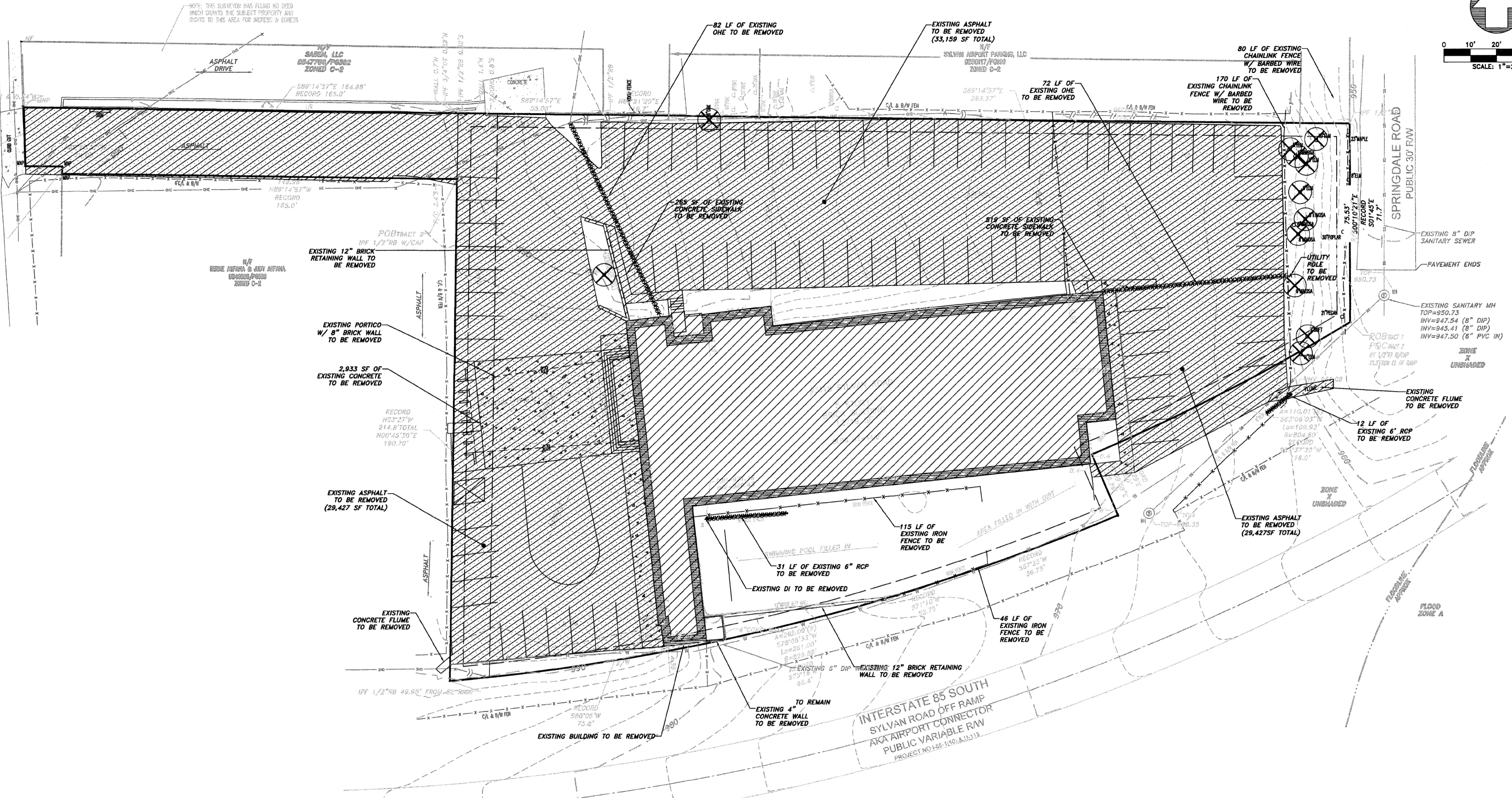
EXISTING CONCRETE
FLUME TO BE
REMOVED

EXISTING ASPHALT
TO BE REMOVED
(33,159 SF TOTAL)

82 LF OF EXISTING
ONE TO BE REMOVED

EXISTING ASPHALT
TO BE REMOVED
(29,427 SF TOTAL)

EXISTING ASPHALT
TO BE REMOVED
(29,427 SF TOTAL)



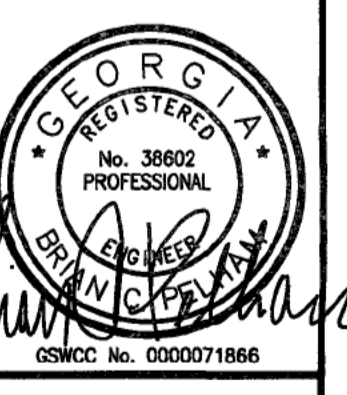
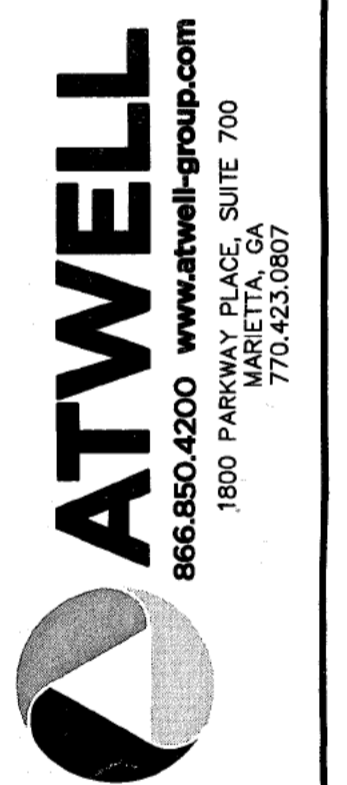
24-HR EMERGENCY CONTACT: BRIAN PELHAM - (770) 423-0807

DEMOLITION LEGEND

	PAVEMENT REMOVAL
	UTILITY REMOVAL
	BUILDING REMOVAL
	EX. TREE REMOVAL

DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING WHICH MIGHT INTERFERE WITH DEMOLITION. ANY DAMAGES TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS NOT ACCEPTABLE TO THE OWNER AND ENGINEER.
3. AT LOCATIONS TO RECEIVE NEW SIDEWALK, ASPHALT OR CURB & GUTTER, CONTRACTOR WILL SAW-CUT AND REMOVE EXISTING MATERIAL FROM SITE. CONTRACTOR WILL PREPARE SUBGRADE FOR INSTALLATION OF NEW MATERIAL.
4. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITIES BEFORE CONSTRUCTION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
5. SUB-GRADE SHALL BE COMPACTED TO 95% MAXIMUM DENSITY AND TEST RESULTS SHALL BE PROVIDED BEFORE INSTALLATION OF NEW STRUCTURES.
6. ALL NEW FINISH ELEVATIONS SHALL MATCH EXISTING ADJACENT CONCRETE AND ASPHALT ELEVATIONS.
7. TREE(S) TO BE DEMOLISHED SHALL BE CLEARED AND GRUBBED. NO BURNING SHALL BE ALLOWED ON OWNER'S PROPERTY.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT OF WAY AND ON THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO SIGNAL POLES, SIGNAL CONTROLS, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES, GUY WIRES, ETC.
9. CONTRACTOR SHALL ERECT A 4' ORANGE CONSTRUCTION FENCE AROUND THE CONSTRUCTION AREA. ALL WORK, INCLUDING MATERIAL STORAGE, SHALL BE KEPT WITHIN THIS AREA. CONTRACTOR SHALL RESTORE THE CONSTRUCTION AREA TO A CONDITION ACCEPTABLE TO OWNER.



JOB NO: 15001831
DWG NAME: 15001831-PROJ

DEMO PLAN

SHEET:
C100

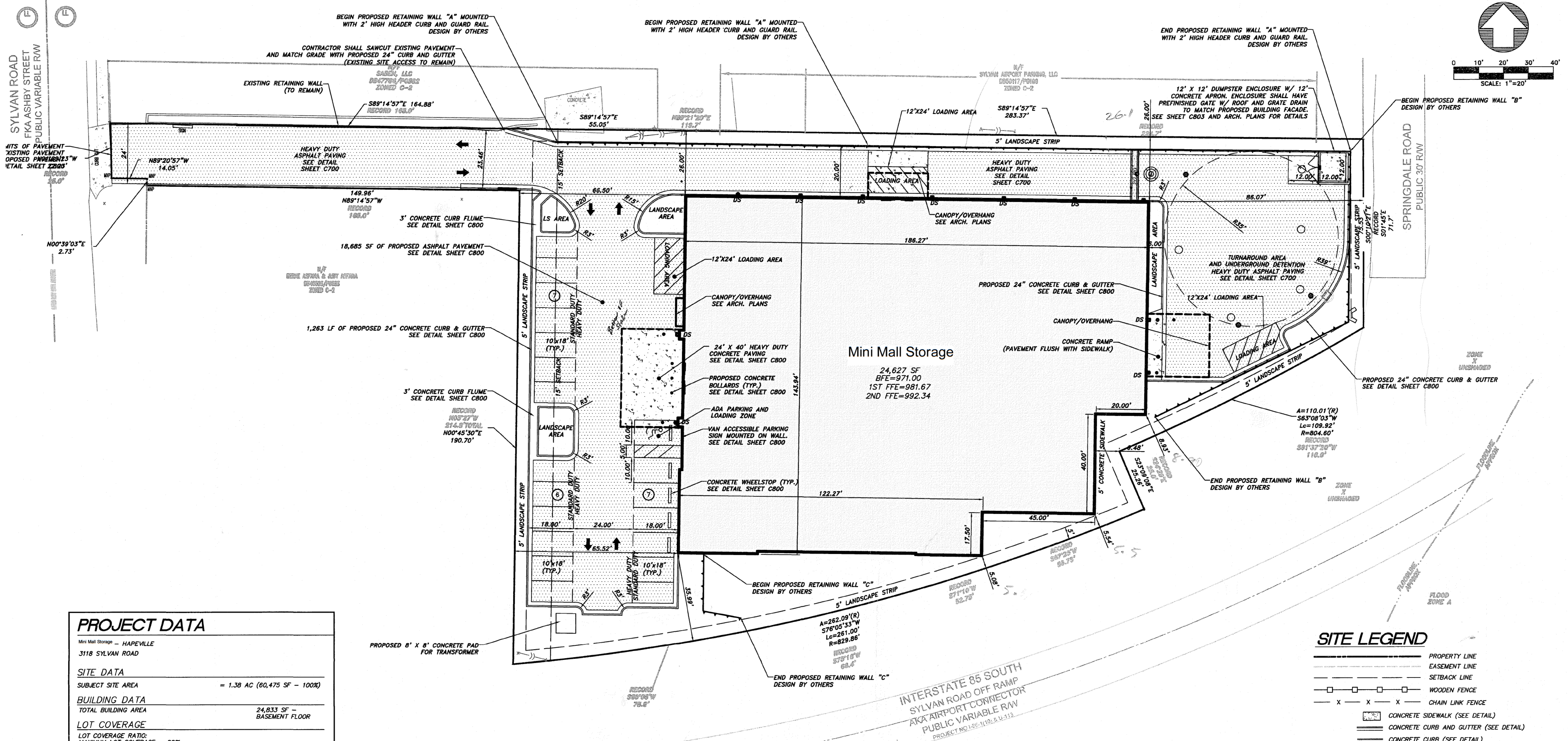
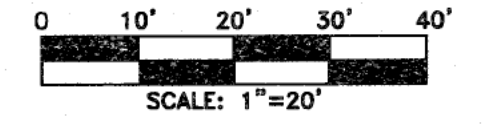
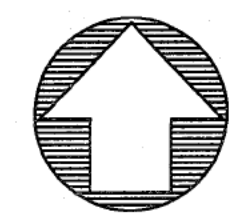
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FULTON COUNTY

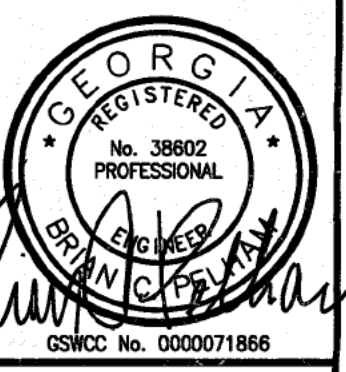
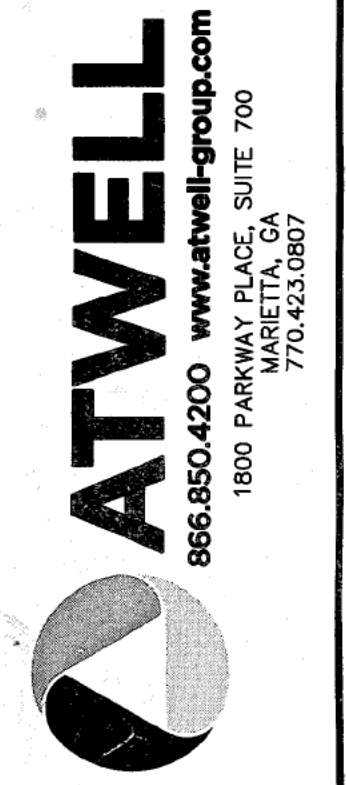
Mini Mall Storage
3118 SYLVAN ROAD
FULTON COUNTY
PREPARED FOR
Mini Mall Storage

PARCEL ID: 14 008900040205

NOT ISSUED FOR CONSTRUCTION



Mini Mall Storage
3118 SYLVAN ROAD
CITY OF HAPEVILLE, GA 30354
PREPARED FOR
Mini Mall Storage
PARCEL ID: 14 006600040205



JOB NO: 15001831
DWG NAME: 15001831-PROJ

SITE PLAN

SHEET:
C200

DATE: 02-29-2017
Copyright © 2016

PROJECT DATA	
Mini Mall Storage - HAPEVILLE 3118 SYLVAN ROAD	
SITE DATA	
SUBJECT SITE AREA	= 1.38 AC (80,475 SF - 100%)
BUILDING DATA	
TOTAL BUILDING AREA	24,633 SF - BASEMENT FLOOR
LOT COVERAGE	
LOT COVERAGE RATIO:	MAXIMUM LOT COVERAGE = 80%
COVERAGE ALLOWED	= 1.38 AC. X 0.80 = 1.10 (49,369 SF)
COVERAGE PROVIDED	= 0.57 AC. (24,833 SF - 41.1%)
PARKING DATA	
PARKING REQUIRED:	1/40 SPACES 715 RENTAL SPACES/40 = 18 + 2 EMPLOYEES = 20
PARKING PROVIDED:	20 SPACES (INCLUDES 1 ADA SPACE)
LOADING REQUIRED:	1/400 RENTAL SPACES 715 RENTAL SPACES/400 = 2
LOADING PROVIDED:	3 SPACES
SETBACKS	
1. SETBACKS LABELED ON PLAN PER CITY OF HAPEVILLE C-2 ZONING. FRONT B.S.L.=15-FT; SIDE B.S.L.=0-FT; AND REAR B.S.L.=0-FT;	
2. 5' MINIMUM WIDTH LANDSCAPE STRIP ADJACENT TO OTHER PROPERTIES	
NOTES	
1. BOUNDARY SURVEY PROVIDED BY WATTS AND BROWNING	
2. THE PROPERTY IS ZONED C2; BUILDING SETBACKS ARE SHOWN ON THE SITE PLAN	

SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY: WATTS & BROWNING ENGINEERS, INC. BOUNDARY & TOPOGRAPHY: DATED 9/16/2015.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- CONCRETE TRUCK DOCKS ARE BY THE BUILDING CONTRACTOR.
- ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND THE STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION.
- ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- SITE LIGHTING SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING POLES, BASES AND FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH.
- PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 18" AND 24". IT SHALL BE 30" WITHIN THE R.O.W. UNLESS NOTED OTHERWISE.
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
- LIGHT POLE BASES SHALL BE PAINTED TRAFFIC YELLOW PER SITE WORK SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR AVOIDANCE OF ALL WETLANDS AREAS AS ILLUSTRATED IN THE WETLANDS DELINEATION PACKAGE.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.
- THE SITE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL WORK AND APPURTENANCE TO WITHIN 5' OF THE BUILDING. THIS INCLUDES TRANSFORMER AND DUMPSTER PADS AS WELL AS ALL UTILITY CONDUITS.

SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- WOODEN FENCE
- CHAIN LINK FENCE
- CONCRETE SIDEWALK (SEE DETAIL)
- CONCRETE CURB AND GUTTER (SEE DETAIL)
- CONCRETE CURB (SEE DETAIL)
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- "NO PARKING FIRE LANE" SIGN
- "YIELD" (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROW (PAVEMENT MARKING)
- "STOP" SIGN (R1-1)
- VAN HANDICAP STALL AND DESIGNATED VAN STALL
- WHEEL STOP
- A.D.A. STD HANDICAP RAMP
- RELOCATED LIGHT POLE
- GROUP OF FOUR GUARD POSTS
- RETAINING WALL (LENGTH AT SYMBOL) BY OTHERS
- HEAVY DUTY PAVING
- CONCRETE DUMPSTER PAD LOCATION (6" THICK)
- PARKING SPACE COUNT 9'x18'
- COMPACT PARKING SPACE 8'x18' & 8'x16'
- STORM SEWER GRATE
- SITE LIGHTING FIXTURES
- RIGHT-OF-WAY TO BE DEDICATED

24-HR EMERGENCY CONTACT: BRIAN PELHAM - (770) 423-0807



FILE NAME: A:\31015 Project\31015-1501831-PROJ.dwg LAST SAVED BY: bhpelham 4/2/2016 11:01 AM PLOTTED BY: bhpelham 4/2/2016 11:01 AM PLOTTER: HP DesignJet 2400 Plotter PLOT DATE: 4/2/2016 11:01 AM PLOTTER: HP DesignJet 2400 Plotter PLOT DATE: 4/2/2016 11:01 AM



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

DATE: October 6, 2025
TO: Adrienne Senter
FROM: Lynn M. Patterson
SUBJECT: **Special Use Permit – 3118 Sylvan Road**

BACKGROUND

The City of Hapeville received a special use permit application from Taffinay Fowler on behalf of GAU4511AA/Mini Mall US Storage Properties Master LP that would allow a climate controlled storage facility at 3118 Sylvan Road. This property is zoned C-2, General Commercial as are all surrounding properties. A Special Use Permit was approved September 8, 2015 for SpaceMax when the property was originally developed.

Per the application, operating hours will be from 8am to 530pm, Monday through Saturday. Though the application states there are 8 parking spaces, the site plan submitted with the conditional use application site plan that was approved with the development indicates 20 parking spaces (18 for customers, 2 for employees), and an additional 3 loading spaces (12' x 24') for 715 storage units.

CODE

Article 14. C-2, General Commercial

Sec. 93-14-6. - Uses requiring a special use permit.

The following uses require a special use permit, in accordance with section 93-3.2-5 and 93-3.2-6, in any C-2 zone:
(2) Climate-controlled storage facilities. Climate-controlled storage facilities may be permitted in any C-2 zone, subject to special use permit and the following conditions:

a. Parking and loading requirements.

1. Parking spaces—One space for every 40 rental spaces and one space for each employee who may be working or arriving to work.
2. Loading spaces—One space for every 400 rental spaces or majority fraction thereof.
3. Customer and employee parking spaces shall be full size spaces; loading spaces shall be a minimum of 12 feet by 24 feet and have 14 feet of vertical clearance. No part of any parking and loading spaces or maneuvering space shall encroach into a public right-of-way.

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 days from receipt of the notice in which to petition the Superior Court of Fulton County for writ of mandamus.

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: The following six criteria are to be considered in deciding an application for Special Use approval:
 - (1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns public

health, safety or general welfare

The property has been developed as a climate-controlled facility. A previous entity-maintained ownership of the property. The property has not had a deleterious effect on surrounding properties.

- (2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance
The approved site plan and subsequent approvals accommodated the required City development standards to allow the use.
- (3) Compatibility with adjacent properties and other land uses in the vicinity
Adjacent properties include airport parking and a car rental facility. The lot between the building and Sylvan Road is currently vacant/unoccupied. There is a single residential use located on Springdale Road, but this residence is the exception among these commercial uses. As no access via Springdale is planned and buffering intervening, vacant properties, the impact on the residential property is deemed to be minimal.
- (4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity.
The number of customers using the facility at any one time is fairly low. Hours are limited to Monday through Saturday, 8am to 530pm. No hazardous materials will be stored on the property. The potential for nuisance characteristics generated by the proposed use is very low.
- (5) Impact on traffic movement, availability of off-street parking, options for buffering or protective screening, hours and manner of operation, lighting, signs and access to the property.
The volume of traffic to be generated by the proposed operation and the transportation system serving the property, including the interstate system, indicate that the impact on traffic movement will be minimal. Off-street parking is available to fully conform to the Ordinance standard. The property is located adjacent to the I-85 right-of way and buffered by vacant lots having heavy tree cover from a nearby residential use. This is an indoor use featuring limited customer visits between the hours of 8am to 530pm 6 days per week. Relative to the 24-hour uses in the vicinity, the hours and manner of operation are not expected to create adverse impacts. Lighting impacts are mitigated by the location of existing light installations. All signs on the property will be subject to the provisions of the City's Sign Ordinance. Access to the property is via a 25-foot vehicle lane on the smaller property and an approximately 25-foot "access easement" on the adjacent, 3116 Sylvan Road property. These two vehicle lanes will provide entrance and exit points to the property.
- (6) Conformance of the special use to other requirements of the ordinance.
The property was developed in 2016 in accordance to the standards set forth in the City's Ordinance.

FINDINGS

As the climate-controlled storage facility has been in operation for approximately 8 years in conformance with City Code, it has not taxed City services or created any nuisances. Staff recommends approval of the Special Use Permit with no additional conditions.

Findings:

The Special Use Permit application proposes the operation of a climate-controlled storage facility at 3118 Sylvan Road. The property is zoned C-2 (General Commercial), consistent with all surrounding parcels. A Special Use Permit for the site was previously approved on September 8, 2015, for SpaceMax when the property was originally developed.

According to the application, operating hours are proposed to be 8:00 a.m. to 5:30 p.m., Monday through Saturday. While the application notes eight parking spaces, the site plan submitted with the original conditional use application—which was approved with the development—indicates a total of 20 parking spaces (18 designated for customers and 2 for employees), as well as three loading spaces measuring 12 feet by 24 feet each, serving 715 storage units.

Recommendation:

As the climate-controlled storage facility has been in operation for approximately 8 years in conformance with City Code, it has not taxed City services or created any nuisances. Staff recommended approval of the Special Use Permit with no additional conditions.

Discussion:

The City Planner, Dr. Lynn Patterson, stated that the site plan is pending review by the City Arborist to ensure compliance with landscaping and tree requirements.

MOTION ITEM: Lucy Dolan made a motion to recommend approval to the Mayor and Council for the Special Use Permit request at 3118 Sylvan Road to operate a storage facility. Carol Cobb seconded the motion. MOTION CARRIED: 5-0.

4.II. 438 Porsche Avenue Special Use Permit

Background:

Nishant Suthar requested a Special Use Permit to allow a drive-through at 438 Porsche Avenue, Parcel Identification Number 14-0096-0005-019-1. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-3 (Permitted uses) of the City of Hapeville Zoning Ordinance.

Findings:

The special use permit request proposes the addition of a rear drive through to an existing building located at 438 Porsche Drive (Parcel ID 14 0096 0005 0191) to accommodate a Dunkin Donuts restaurant.

The proposed site plan proposes converting an existing 2500 SF single-story building into a multi-tenant space. The restaurant requesting the drive through is approximately 1,585 SF with the additional space leased to another entity. The property is accessed from Porsche

Avenue to the north and South Street to the east. The .48-acre property is zoned U-V, Urban Village. Surrounding properties are zoned U-V (undeveloped property) and B-P, Business Park (APCU Credit Union). In addition to the City's zoning standards, the property is subject to the Commercial Mixed Use Area requirements of the Architectural Design Standards.

The existing property will be modified to include perimeter landscape, trees, restriping of the parking lot to address circulation, the building will be refaced, and a parapet roof will be added to a portion to increase the façade height.

Through the Special Exceptions section of the Code of Ordinances, Mayor & Council can approve a drive through.

Recommendation:

Given the location and character of the proposed development, Staff recommends approval of the special exception to locate the drive through at this location.

Discussion:

Commissioner Carol Cobb asked whether the proposal includes a dine-in option or if it would operate as drive through only. The applicant stated that both drive through and dine-in options will be available.

Commissioner Lucy Dolan inquired whether the site plan accommodates vehicle stacking in the drive through and whether there would be one or two exit points. The applicant explained that vehicle stacking would be minimal, as service time per customer averages approximately 140 seconds, helping to prevent extended wait times. Vehicles will be able to exit onto either South Street or Porsche Avenue.

Chairman Cliff Thomas asked whether there is an access lane around the interior lot area to allow vehicles to maneuver around the building. The applicant confirmed that such access is provided.

Commissioner Miller Radford asked for clarification on site access points, the location of the loading space, parking orientation, and whether parallel parking is proposed. The applicant confirmed that the site is accessible from both Porsche Avenue and South Street, with the loading area located along the side entrance off South Street. The configuration provides sufficient space for vehicle circulation around the building and includes parallel parking.

Commissioner Brittany Williams inquired whether vehicle circulation on-site is one-way and whether the 16 parking spaces shown on the site plan account for the future tenant

space. Dr. Patterson confirmed that parking requirements are met, noting that the City's standard is three spaces per 1,000 square feet. The future tenant space is approximately 900 square feet, requiring three spaces, while the proposed Dunkin' requires six spaces.

Commissioner Lucy Dolan referenced the City Engineer's report and asked about garbage truck accessibility. Dr. Patterson stated that the applicant proposes to modify the parking layout to include parallel spaces, which will increase lane width and allow for garbage truck access. The applicant added that garbage pickup will occur outside of peak business hours.

There being no further discussion, the following action was taken.

MOTION ITEM:

Jeanne Rast made a motion to recommend approval to the Mayor and Council for the Special Use Permit for the installation of a drive through at 438 Porsche Avenue.

Miller Radford seconded the motion. MOTION CARRIED: 4-0

4.III. 3046 Gordon Circle

Site Plan Review

Background:

Phillip B. Belt., Jr requested site plan review to construct a new single-family dwelling at 3046 Gordon Circle, Hapeville, Georgia 30354, Parcel Identification Number 14-0099-0002-050-6. The property is zoned R-1, One Family Detached and is subject to the zoning regulations for the City of Hapeville.

Findings:

The proposed one-story 3,416 SF dwelling will have three bedrooms and three bathrooms, a front porch, and a rear entry attached garage. A house was recently demolished that had been on the site.

Recommendation:

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

- Development schedule
- Correct number of bedrooms on all sheets.
- Any Outstanding items on the arborist report.

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

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

MOTION ITEM: Lucy Dolan made a motion to approve the site plan request for 3046 Gordon Circle subject to the deficiencies outlined in the Staff reports. Jeanne Rast seconded the motion. MOTION CARRIED: 4-0.

4.IV. 3226 Dogwood Drive Site Plan Review

Background:

Andre Payne, representative for Michele Keaton, requested site plan review to construct a new single-family dwelling at 3226 Dogwood Drive, Parcel Identification Number 14-0094-0001-015-5. The property is zoned V, Village and is subject to the zoning regulations of the City of Hapeville.

Findings

The site plan proposes the construction of a 2,103-square-foot single-family dwelling. The dwelling is designed as a two-story structure with a maximum height of 28 feet, 6 inches. A rear parking pad is proposed to satisfy the two-space parking requirement.

The project site is located within the Dogwood Gateway Corridor identified in the Livable Centers Initiative (LCI) Study and Comprehensive Plan adopted by the City in 2017. The property is zoned V (Village District), lies within the A-D (Arts District) Overlay, and is subject to the Neighborhood Conservation provisions of the City's Architectural Design Standards.

Recommendation:

The site plan is deficient for zoning in the following areas:

- Timeline still not provided.
- The front yard fence is shown across the driveway. Please adjust.
- Asphalt parking pad may be not be large enough to maneuver / turn around so as to not have to back out onto Dogwood (US 41)
- Is there an agreement with the property owner to the north for their use of the driveway?
- Applicant may want to check into driveway abutting foundation because of runoff/water damage.
- How will removal of existing driveway on the south property impact the adjacent neighbor?
- Dimensions from property line to the dwelling (roof eave) should be provided for rear setbacks.

- The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards which could impact design and site layout.

Please note: carports are regulated by the Architectural Design Standards and may not be allowed if desired at a future date.

Discussion:

Mr. Payne explained that the previous comments related to the driveway and other minor revisions have been addressed.

Dr. Patterson stated that, because the driveways on both the northern and southern sides of the property straddle property lines, access rights must be clarified. The applicant must either provide a recorded shared access agreement or a letter from an attorney verifying whether the adjacent property owners do or do not have legal access rights.

Mr. Payne noted that attempts have been made to contact the property owner to the north of the tract; however, those efforts have been unsuccessful.

Chairman Cliff Thomas stated that the Commission's options to move forward are to allow the applicant to withdraw the application, or for the Commission to table or deny the site plan request.

The applicant requested withdrawal of the application and indicated that it will be resubmitted once the required documentation has been obtained.

MOTION ITEM: Jeanne Rast made a motion to accept the withdrawal of the site plan application for 3226 Dogwood Drive. Miller Radford seconded the motion.

MOTION CARRIED: 5-0.

4.V. 2026 Planning Commission Meeting Dates and Deadline Schedule

Background:

Consideration and action to approve the 2026 Planning Commission meeting schedule. The proposed schedule includes one key change: the September meeting will be held on the third Tuesday to accommodate the Labor Day holiday.

MOTION ITEM: Lucy Dolan made a motion to approve the 2026 Planning Commission meeting dates and deadline schedule, as submitted. Brittany Williams seconded the motion. MOTION CARRIED: 5-0.

5. Next Meeting Date: November 17, 2025 at 6:00 PM.

6. Adjourn

**MOTION ITEM: Jeanne Rast made a motion to adjourn the meeting at 7:19 p.m.
Miller Radford seconded the motion. MOTION CARRIED: 5-0.**

Respectfully submitted by,

Cliff Thomas, Chairman

Adrienne Senter, Secretary

DRAFT

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ORDER CONFIRMATION

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CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
HAPEVILLE GA 30354

Start: 10/15/2025 Stop: 10/15/2025

Times Ord: 1

Times Run: ***

LEGLV 1.00 X 5.93 Words: 300

Total LEGLV 5.93

Class: 9000 MISCELLANEOUS LEGALS

Rate: LEGL

Cost: 55.00

Affidavits: 1

Ad Descrpt: FN8247 NOVEMBER 18, 2025

Descr Cont: FN8247 GPN14 NOTICE CITY

Given by: ADRIENNE SENTER

P.O. #:

Created: eport 09/16/25 13:17

Last Changed: eport 09/16/25 13:20

Contact: TONYA HUTSON
Phone: (404)669-2120
Fax#:
Email: thutson@hapeville.org
Agency:

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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.

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ORDER CONFIRMATION (CONTINUED)

Salesperson: EDDIE PORTER

Printed at 09/16/25 13:20 by eport-tj

Acct #: 243567

Ad #: 508912

Status: New

FN8247
gpn14
NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on **Tuesday, November 18, 2025 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 Special Use Permit to operate a storage facility at 3118 Sylvan Road, Hapeville, Georgia 30354, Parcel Identification Number 14 0099-0004-1205. The property is zoned C-2, General Commercial and is subject to the zoning regulations under Section 93-14-6 (Uses requiring a special use permit) of the City of Hapeville Zoning Ordinance.
Applicants: Taffinay Fowler, Mini Mall Storage

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at ssteed@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on November 17, 2025. 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.

10:15ep

CITY OF HAPEVILLE
FISCAL YEAR 2024-2025 FOURTH QUARTER PROPOSED BUDGET AMENDMENT REQUESTS SUMMARY - ALL FUNDS

EXHIBIT A-1

	Current Approved Budget 2024-25	Current Y-T-D Actual 11/14/2025	Proposed Budget Request 2024-25
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REVENUE/EXPENDITURES SUMMARY:

REVENUE:

GENERAL FUND:

REVENUE DESCRIPTION			
TOTAL TAXES	16,238,553	16,911,363	17,143,128
TOTAL LICENSES & PERMITS	1,079,650	1,146,094	1,147,000
TOTAL INTERGOVERNMENTAL REV	8,000	50,560	50,600
TOTAL CHARGES FOR SERVICES	545,649	646,304	648,494
TOTAL FINES AND FORFEITURES	395,000	415,325	415,400
TOTAL INVESTMENT INCOME	100	11	100
TOTAL CONTRIBUTIONS	27,500	25,012	25,130
TOTAL MISC REVENUE	65,000	44,553	44,661
TOTAL OTHER FINANCING SOURCES - (LESS FUND BAL ALLOC)	1,718,781	1,889,647	1,889,647
TOTAL REVENUE-GF: (NOT INCLUDING FUND BALANCE ALLOC)	20,078,233	21,128,869	21,364,160
PROJECTED FUND BALANCE ALLOCATION - GENERAL FUND	0	0	0

REVENUE SUMMARY - ALL FUNDS:

FUND #	FUND DESCRIPTION			
100	GENERAL FUND - (FUND BALANCE ALLOCATION NOT INCLUDED)	20,078,233	21,128,869	21,364,160
201	SPECIAL REVENUE FUNDS	7,000	13,839	13,839
205	TAX ALLOCATION DISTRICT	43,345	43,345	43,345
210	ASSET FORFEITURE FUND	0	1	0
215	E-911 FUND	676,391	591,401	606,201
220	ARP GRANT FUND	70,000	0	0
275	HOTEL & MOTEL TAX FUND	3,080,000	3,516,276	3,516,276
280	VEHICLE EXCISE FUND	200,000	124,146	124,146
290	TRADE & TOURISM FUND	911,700	784,030	784,030
301	CAPITAL PROJECTS FUND	378,458	438,028	438,028
350	T-SPLOST FUND	1,926,655	1,472,268	1,472,268
505	WATER & SEWER FUND	6,649,600	6,589,843	6,592,485
506	STORMWATER UTILITY FUND	310,000	251,819	253,000
540	SOLID WASTE/RECYCLING FUND	736,150	788,039	788,370
TOTAL REVENUE - ALL FUNDS:		35,067,532	35,741,905	35,996,149

CITY OF HAPEVILLE
FISCAL YEAR 2024-2025 FOURTH QUARTER PROPOSED BUDGET AMENDMENT REQUESTS SUMMARY - ALL FUNDS

EXHIBIT A-1

REVENUE/EXPENDITURES SUMMARY:	Current Approved Budget 2024-25	Current Y-T-D Actual 11/14/2025	Proposed Budget Request 2024-25
EXPENDITURES BY DEPARTMENT & FUND			
GENERAL FUND - EXPENDITURES - BY DEPARTMENT			
DEPT# DEPT NAME			
1110 CITY COUNCIL	56,887	49,986	50,808
1310 MAYOR	28,043	30,559	31,166
1320 CITY MANAGER	944,479	1,112,514	1,116,281
1330 CITY CLERK	254,319	270,084	277,845
1400 ELECTIONS	70	70	70
1510 FINANCE & ADMINISTRATION	551,662	498,244	508,128
1515 CUSTOMER FINANCIAL SERVICES	526,958	458,391	462,313
1530 LEGAL SERVICES	160,000	366,970	367,200
1540 HUMAN RESOURCES	650,040	594,918	598,501
1565 INFORMATION TECHNOLOGY	481,500	556,137	556,200
2650 MUNICIPAL COURT	418,054	449,650	457,872
3210 POLICE ADMINISTRATION	5,149,271	4,797,981	4,806,348
3510 FIRE ADMINISTRATION	4,758,955	5,001,741	5,009,513
4100 PUBLIC WORKS ADMINISTRATION	2,175,191	2,153,470	2,157,736
4210 HIGHWAY AND STREETS	1,237,748	1,443,073	1,445,657
6120 PARTICIPANT RECREATION	1,041,303	1,056,581	1,060,627
7400 PLANNING & ZONING	105,475	38,517	38,925
7450 CODE ENFORCEMENT	234,743	253,138	254,818
7520 ECONOMIC DEVELOPMENT	573,038	467,850	473,709
7550 MAIN STREET	82,800	101,389	102,120
9100 OTHER FINANCING USES/TRANSFERS	647,697	100,739	1,588,324
TOTAL: GENERAL FUND EXPENDITURES	19,562,486	19,802,002	19,876,576
PROJECTED FUND BALANCE ADDITION - GENERAL FUND	515,747	0	1,487,585
FUND # DESCRIPTION			
100 GENERAL FUND (NET) - (EXCLUDING PROJECTED FUND BALANCE ADDITION)	19,562,486	19,802,002	19,876,576
201 SPECIAL REVENUE FUNDS	7,000	13,815	13,839
205 TAX ALLOCATION DISTRICT	43,345	0	43,345
210 ASSET FORFEITURE FUND	0	0	0
215 E-911 FUND	676,390	606,202	606,201
220 ARP GRANT FUND	70,000	0	0
275 HOTEL & MOTEL TAX FUND	3,080,000	3,516,276	3,516,276
280 VEHICLE EXCISE FUND	200,000	124,146	124,146
290 TRADE & TOURISM FUND	911,699	734,964	784,030
301 CAPITAL PROJECTS FUND	378,458	438,028	438,028
350 T-SPLOST FUND	1,926,655	460,880	1,472,268
505 WATER & SEWER FUND	7,531,697	7,323,694	7,819,353
506 STORMWATER UTILITY FUND	289,975	359,795	393,604
540 SOLID WASTE/RECYCLING FUND	734,247	568,367	572,830
TOTAL EXPENDITURES - ALL FUNDS	35,411,952	33,948,170	35,660,497
TOTAL REVENUE OVER/(UNDER) TOTAL EXPENDITURES-ALL FUNDS	(344,420)	1,793,735	335,651

CITY OF HAPEVILLE
FISCAL YEAR 2024-2025 FOURTH QUARTER PROPOSED BUDGET AMENDMENT REQUESTS SUMMARY - ALL FUNDS

EXHIBIT A-1

REVENUE/EXPENDITURES SUMMARY:	Current Approved Budget 2024-25	Current Y-T-D Actual 11/14/2025	Proposed Budget Request 2024-25
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* Explanation - Excess Expenditures Over Revenue			
100 GENERAL FUND - Projected Fund Balance Addition	515,747	1,326,867	1,487,585
201 SPECIAL REVENUE FUNDS	0	24	0
205 TAX ALLOCATION DISTRICT	0	43,345	0
210 ASSET FORFEITURE FUND	0	1	0
215 E-911 FUND	1	(14,801)	(0)
220 ARP GRANT FUND	0	0	0
275 HOTEL & MOTEL TAX FUND	0	(0)	0
280 VEHICLE EXCISE FUND	0	0	0
290 TRADE & TOURISM FUND	1	49,066	(0)
301 CAPITAL PROJECTS FUND	0	0	0
350 T-SPLOST FUND	0	1,011,388	0
* 505 WATER & SEWER FUND	(882,097)	(733,851)	(1,226,868)
506 STORMWATER FUND	20,025	(107,976)	(140,604)
540 SOLID WASTE FUND	1,903	219,672	215,540
TOTAL	(344,420)	1,793,735	335,651

CITY OF HAPEVILLE

FISCAL YEAR 2024-2025 FOURTH QUARTER PROPOSED BUDGET AMENDMENT REQUESTS SUMMARY - ALL FUNDS - 1st Reading vs 2nd Reading

EXHIBIT A-2

		Current Approved Budget 2024-25	Proposed Budget Request 2024-25	Current Y-T-D Actual 11/10/2025	Proposed Budget Request 2024-25	1st Reading vs 2nd Reading Variance
REVENUE/EXPENDITURES SUMMARY:		1st Reading	10/17/2025	2nd Reading	11/18/2025	
REVENUE:						
GENERAL FUND:						
REVENUE DESCRIPTION						
	TOTAL TAXES	16,238,553	17,141,558	16,911,363	17,143,128	1,570
	TOTAL LICENSES & PERMITS	1,079,650	1,146,000	1,146,094	1,147,000	1,000
	TOTAL INTERGOVERNMENTAL REV	8,000	50,600	50,560	50,600	0
	TOTAL CHARGES FOR SERVICES	545,649	650,594	646,304	648,494	(2,100)
	TOTAL FINES AND FORFEITURES	395,000	416,900	415,325	415,400	(1,500)
	TOTAL INVESTMENT INCOME	100	100	11	100	0
	TOTAL CONTRIBUTIONS	27,500	25,130	25,012	25,130	0
	TOTAL MISC REVENUE	65,000	54,011	44,553	44,661	(9,350)
	TOTAL OTHER FINANCING SOURCES - (LESS FUND BALANCE ALLOC)	1,718,781	1,838,544	1,889,647	1,889,647	51,103
	TOTAL REVENUE-GF: (NOT INCLUDING FUND BALANCE ALLOC)	20,078,233	21,323,437	21,128,869	21,364,160	40,723
	PROJECTED FUND BALANCE ALLOCATION - GENERAL FUND	0	0	0	0	0
REVENUE SUMMARY - ALL FUNDS:						
FUND # FUND DESCRIPTION						
100	GENERAL FUND - (FUND BALANCE ALLOCATION NOT INCLUDED)	20,078,233	21,323,437	21,128,869	21,364,160	40,723
201	SPECIAL REVENUE FUNDS	7,000	13,815	13,839	13,839	24
205	TAX ALLOCATION DISTRICT	43,345	43,345	43,345	43,345	0
210	ASSET FORFEITURE FUND	0	0	1	0	0
215	E-911 FUND	676,391	605,357	591,401	606,201	844
220	ARP GRANT FUND	70,000	0	0	0	0
275	HOTEL & MOTEL TAX FUND	3,080,000	3,380,000	3,516,276	3,516,276	136,276
280	VEHICLE EXCISE FUND	200,000	120,000	124,146	124,146	4,146
290	TRADE & TOURISM FUND	911,700	754,332	784,030	784,030	29,698
301	CAPITAL PROJECTS FUND	378,458	461,609	438,028	438,028	(23,582)
350	T-SPLOST FUND	1,926,655	1,480,000	1,472,268	1,472,268	(7,732)
505	WATER & SEWER FUND	6,649,600	6,576,265	6,589,843	6,592,485	16,220
506	STORMWATER UTILITY FUND	310,000	253,000	251,819	253,000	0
540	SOLID WASTE/RECYCLING FUND	736,150	788,370	788,039	788,370	0
	TOTAL REVENUE - ALL FUNDS:	35,067,532	35,799,531	35,741,905	35,996,149	196,618

CITY OF HAPEVILLE

FISCAL YEAR 2024-2025 FOURTH QUARTER PROPOSED BUDGET AMENDMENT REQUESTS SUMMARY - ALL FUNDS - 1st Reading vs 2nd Reading

EXHIBIT A-2

		Current Approved Budget 2024-25	Proposed Budget Request 2024-25	Current Y-T-D Actual 11/10/2025	Proposed Budget Request 2024-25	1st Reading vs 2nd Reading Variance
REVENUE/EXPENDITURES SUMMARY:		1st Reading	10/17/2025	2nd Reading	11/18/2025	
EXPENDITURES BY DEPARTMENT & FUND						
GENERAL FUND - EXPENDITURES - BY DEPARTMENT						
DEPT#	DEPT NAME					
1110	CITY COUNCIL	56,887	51,808	49,986	50,808	(1,000) *
1310	MAYOR	28,043	32,166	30,559	31,166	(1,000) *
1320	CITY MANAGER	944,479	1,167,126	1,112,514	1,116,281	(50,845) *
1330	CITY CLERK	254,319	277,845	270,084	277,845	0
1400	ELECTIONS	70	70	70	70	0
1510	FINANCE & ADMINISTRATION	551,662	511,128	498,244	508,128	(3,000) *
1515	CUSTOMER FINANCIAL SERVICES	526,958	466,548	458,391	462,313	(4,235) *
1530	LEGAL SERVICES	160,000	367,200	366,970	367,200	0
1540	HUMAN RESOURCES	650,040	556,031	594,918	598,501	42,470
1565	INFORMATION TECHNOLOGY	481,500	552,000	556,137	556,200	4,200
2650	MUNICIPAL COURT	418,054	458,446	449,650	457,872	(574) *
3210	POLICE ADMINISTRATION	5,149,271	4,793,892	4,797,981	4,806,348	12,455
3510	FIRE ADMINISTRATION	4,758,955	5,031,050	5,001,741	5,009,513	(21,537) *
4100	PUBLIC WORKS ADMINISTRATION	2,175,191	2,159,910	2,153,470	2,157,736	(2,174) *
4210	HIGHWAY AND STREETS	1,237,748	1,447,472	1,443,073	1,445,657	(1,815) *
6120	PARTICIPANT RECREATION	1,041,303	1,057,877	1,056,581	1,060,627	2,750
7400	PLANNING & ZONING	105,475	42,725	38,517	38,925	(3,800) *
7450	CODE ENFORCEMENT	234,743	255,068	253,138	254,818	(250) *
7520	ECONOMIC DEVELOPMENT	573,038	478,764	467,850	473,709	(5,055) *
7550	MAIN STREET	82,800	102,620	101,389	102,120	(500) *
9100	OTHER FINANCING USES/TRANSFERS	647,697	1,513,691	100,739	1,588,324	74,633
TOTAL: GENERAL FUND EXPENDITURES		19,562,486	19,809,746	19,802,002	19,876,576	66,829
* Please note when comparing expenditures related to 1st Reading vs 2nd Reading, negative amounts represent decrease in expenditures.						
PROJECTED FUND BALANCE ADDITION - GENERAL FUND		515,747	1,513,691	0	1,487,585	(26,106)

CITY OF HAPEVILLE

FISCAL YEAR 2024-2025 FOURTH QUARTER PROPOSED BUDGET AMENDMENT REQUESTS SUMMARY - ALL FUNDS - 1st Reading vs 2nd Reading

EXHIBIT A-2

		Current Approved Budget 2024-25	Proposed Budget Request 2024-25	Current Y-T-D Actual 11/10/2025	Proposed Budget Request 2024-25	1st Reading vs 2nd Reading Variance
REVENUE/EXPENDITURES SUMMARY:		1st Reading	10/17/2025	2nd Reading	11/18/2025	
FUND # DESCRIPTION						
100	GENERAL FUND (NET) - (EXCLUDING PROJECTED FUND BAL ADDITION)	19,562,486	19,809,746	19,802,002	19,876,576	66,829
201	SPECIAL REVENUE FUNDS	7,000	13,815	13,815	13,839	24
205	TAX ALLOCATION DISTRICT	43,345	43,345	0	43,345	0
210	ASSET FORFEITURE FUND	0	0	0	0	0
215	E-911 FUND	676,390	605,357	606,202	606,201	844
220	ARP GRANT FUND	70,000	0	0	0	0
275	HOTEL & MOTEL TAX FUND	3,080,000	3,380,000	3,516,276	3,516,276	136,276
280	VEHICLE EXCISE FUND	200,000	120,000	124,146	124,146	4,146
290	TRADE & TOURISM FUND	911,699	754,332	734,964	784,030	29,698
301	CAPITAL PROJECTS FUND	378,458	461,609	438,028	438,028	(23,582)
350	T-SPLOST FUND	1,926,655	1,480,000	460,880	1,472,268	(7,732)
505	WATER & SEWER FUND	7,531,697	8,014,602	7,323,694	7,819,353	(195,248)
506	STORMWATER UTILITY FUND	289,975	642,104	359,795	393,604	(248,500)
540	SOLID WASTE/RECYCLING FUND	734,247	612,105	568,367	572,830	(39,275)
TOTAL EXPENDITURES - ALL FUNDS		35,411,952	35,937,017	33,948,170	35,660,497	(276,519)
					*	
TOTAL REVENUE OVER/(UNDER) TOTAL EXPENDITURES-ALL FUNDS		(344,420)	(137,486)	1,793,735	335,651	473,137
* Explanation - Excess Expenditures Over Revenue						
100	GENERAL FUND - Projected Fund Balance Addition	515,747	1,513,691	1,326,867	1,487,585	(26,106)
201	SPECIAL REVENUE FUNDS	0	0	24	0	0
205	TAX ALLOCATION DISTRICT	0	0	43,345	0	0
210	ASSET FORFEITURE FUND	0	0	1	0	0
215	E-911 FUND	1	(0)	(14,801)	(0)	0
220	ARP GRANT FUND	0	0	0	0	0
275	HOTEL & MOTEL TAX FUND	0	0	(0)	0	0
280	VEHICLE EXCISE FUND	0	0	0	0	0
290	TRADE & TOURISM FUND	1	(0)	49,066	(0)	0
301	CAPITAL PROJECTS FUND	0	(0)	0	0	0
350	T-SPLOST FUND	0	0	1,011,388	0	(0)
* 505	WATER & SEWER FUND	(882,097)	(1,438,337)	(733,851)	(1,226,868)	211,468
* 506	STORMWATER FUND	20,025	(389,104)	(107,976)	(140,604)	248,500
540	SOLID WASTE FUND	1,903	176,265	219,672	215,540	39,275
TOTAL		(344,420)	(137,486)	1,793,735	335,651	473,137

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	EXHIBIT B
				As of Date:	11/14/2025			
100 GENERAL FUND - REVENUE SUM								
DESCRIPTION								
TAXES			15,320,903	16,238,553	16,911,363	904,575	17,143,128	Increase in Real Property Taxes, Public Utilities & Local Option Sales Taxes (LOST)
LICENSES AND PERMITS			622,750	1,079,650	1,146,094	67,350	1,147,000	Increase Building Permits
INTERGOVERNMENTAL REV			8,000	8,000	50,560	42,600	50,600	
CHARGES FOR SERVICES			490,670	545,649	646,304	102,845	648,494	
FINES AND FORFEITURES			470,000	395,000	415,325	20,400	415,400	
INVESTMENT INCOME			100	100	11	0	100	
CONTRIBUTIONS			16,200	27,500	25,012	(2,370)	25,130	
MISC REVENUE			65,000	65,000	44,553	(20,339)	44,661	
OTHER FINANCING SOURCES			1,530,000	1,718,781	1,889,647	170,866	1,889,647	Increase in HM GF Revenue
TOTAL REVENUES			18,523,623	20,078,233	21,128,869	1,285,927	21,364,160	
100 GENERAL FUND - EXPENDITURE SUMMARY								
DEPARTMENTS								
1110 - CITY COUNCIL	General Government		55,587	56,887	49,986	(6,079)	50,808	
1310 - MAYOR	General Government		27,043	28,043	30,559	3,123	31,166	
1320 - CITY MANAGER	General Government		912,790	944,479	1,112,514	171,802	1,116,281	Increase in Liability Insurance - Georgia Interlocal (GIRMA) (\$141K) + Increase in Funding to Development Authority - 2022 Sinking Fund (\$58K)
1330 - CITY CLERK	General Government		229,454	254,319	270,084	23,526	277,845	
1400 - ELECTIONS	General Government		31,825	70	70	0	70	
1510 - FINANCE & ADMINISTRATION	General Government		556,384	551,662	498,244	(43,534)	508,128	
1515 - CUSTOMER FINANCIAL SERVICES	General Government		572,240	526,958	458,391	(64,645)	462,313	
1530 - LEGAL SERVICES	General Government		160,000	160,000	366,970	207,200	367,200	Increase in Legal Fees
1540 - HUMAN RESOURCES	General Government		625,967	650,040	594,918	(51,539)	598,501	
1565 - INFORMATION TECHNOLOGY	General Government		461,000	481,500	556,137	74,700	556,200	
2650 - MUNICIPAL COURT	Judicial		413,141	418,054	449,650	39,818	457,872	
3210 - POLICE ADMINISTRATION	Police Administration		5,242,243	5,149,271	4,797,981	(342,923)	4,806,348	
3510 - FIRE ADMINISTRATION	Fire Administration		4,229,768	4,758,955	5,001,741	250,558	5,009,513	Increase in Personnel Cost - Filled Vant Positions
4100 - PUBLIC WORKS ADMINISTRATION	Community Services		1,580,028	2,175,191	2,153,470	(17,455)	2,157,736	
4210 - HIGHWAY AND STREETS	Community Services		1,193,508	1,237,748	1,443,073	207,909	1,445,657	Includes increased Cost in Repairs & Maintenance (Aging Fleet), Increased Cost of Supplies and Electricity (GA Power), Personnel Cost
6120 - PARTICIPANT RECREATION	Participant Recreation		938,369	1,041,303	1,056,581	19,324	1,060,627	
7400 - PLANNING & ZONING	Development & Planning		115,475	105,475	38,517	(66,550)	38,925	
7450 - CODE ENFORCEMENT	Police Administration		261,981	234,743	253,138	20,075	254,818	
7520 - ECONOMIC DEVELOPMENT	Development & Planning		600,250	573,038	467,850	(99,329)	473,709	
7550 - MAIN STREET	Development & Planning		105,400	82,800	101,389	19,320	102,120	
9100 - OTHER FINANCING USES/TRANS	General Government		211,170	647,697	100,739	940,627	1,588,324	Includes Additional in Reserves (Projected Addition to General Fund - Fund Balance)
TOTAL EXPENDITURES:			18,523,623	20,078,233	19,802,002	1,285,927	21,364,160	
REVENUE OVER/(UNDER) EXPENDITURES			0	0	1,326,867	(0)	(0)	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		Current YTD	Current Budget	FY 2024-25	EXHIBIT B
		Current Head Count	Original Approved Budget	Current Approved Budget	Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025		
100 GENERAL FUND - REVENUE DETAIL							
REVENUES							
TAXES							
100-0-0000-311100 Real Property-Current			7,875,000	7,175,000	7,491,117	316,000	7,491,000
100-0-0000-311104 Real Property-Special			464,803	464,803	464,803	0	464,803
100-0-0000-311110 Special Tax Distr-Real			87,545	100,145	100,759	0	100,145
100-0-0000-311150 Public Utilities - CY			647,000	647,000	748,543	101,000	748,000
100-0-0000-311200 Real Property -Prior Y			53,200	53,200	37,262	(16,200)	37,000
100-0-0000-311300 Personal Property-Curr			1,285,455	2,935,455	2,938,156	2,545	2,938,000
100-0-0000-311310 Motor Vehicle			175,000	175,000	194,215	18,300	193,300
100-0-0000-311400 Personal Property-Prio			10,000	21,800	23,727	2,000	23,800
100-0-0000-311600 Real Estate Intangible			70,000	70,000	111,822	41,400	111,400
100-0-0000-311710 Franchise Tax-Georgia			675,000	758,100	758,013	0	758,100
100-0-0000-311730 Franchise Tax-Atlanta			70,000	70,000	74,558	4,600	74,600
100-0-0000-311750 Franchise Tax-Televisi			35,000	35,000	34,244	0	35,000
100-0-0000-311760 Franchise Tax-Bell Sou			30,000	30,000	28,213	(1,700)	28,300
100-0-0000-311770 Franchise Tax - Verizo			0	0	0	0	0
100-0-0000-311790 Franchise Tax-Other			20,000	20,000	22,329	2,500	22,500
100-0-0000-313100 Local Option Sales & U			2,350,000	2,200,000	2,168,421	200,000	2,400,000
100-0-0000-313910 Real Estate Transfer T			30,000	30,000	106,397	76,400	106,400
100-0-0000-313920 Railroad Tax			3,500	3,650	3,647	0	3,650
100-0-0000-314200 Alcoholic Beverage Exc			190,000	190,000	175,640	(14,000)	176,000
100-0-0000-314300 Local Option Mixed Dri			110,000	110,000	155,290	45,300	155,300
100-0-0000-316100 Occupational Tax Fee			450,000	450,000	559,404	109,430	559,430
100-0-0000-316200 Insurance Premium Taxe			630,400	640,400	634,589	(5,800)	634,600
100-0-0000-319100 Property Tax Penalties			40,000	40,000	50,788	10,800	50,800
100-0-0000-319500 Fi Fe			4,000	4,000	3,352	0	4,000
100-0-0000-319600 GTS Fees			15,000	15,000	26,074	12,000	27,000
TOTAL TAXES			15,320,903	16,238,553	16,911,363	904,575	17,143,128

Kimptom Payment Expected September 2025.

Averaging 200K Per Month - Projecting 2.4M - 200K Increase - Sep Not Post Posted

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		Current YTD	Current Budget	FY 2024-25	EXHIBIT B
		Current Head Count	Original Approved Budget	Current Approved Budget	Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025		
LICENSES AND PERMITS							
100-0-0000-321100 Alcoholic Beverage Lic			190,000	190,000	185,812	(4,000)	186,000
100-0-0000-321130 Liquor License Fee			0	100	34	0	100
100-0-0000-321140 Alcohol Server ID Card			15,250	15,250	14,650	0	15,250
100-0-0000-321200 Business Permits - Fee			0	0	1,350	1,350	1,350
100-0-0000-322400 Film Permit Fees			7,000	7,000	675	(6,300)	700
100-0-0000-322900 Building Permits			400,000	856,800	938,071	81,300	938,100
100-0-0000-323200 Notary Fees			0	0	2	0	0
100-0-0000-323301 ST Rental-(STR)-App Fe			5,000	5,000	750	(4,250)	750
100-0-0000-323303 ST Rental-(STR)-Renewa			5,500	5,500	4,750	(750)	4,750
TOTAL LICENSES AND PERMITS			622,750	1,079,650	1,146,094	67,350	1,147,000
INTERGOVERNMENTAL REV							
100-0-0000-331105 Fire Grant/Safety Equi			3,000	3,000	3,560	600	3,600
100-0-0000-334002 Parks Grant 100%			0	0	20,000	20,000	20,000
100-0-0000-335100 Arts Council Grant			5,000	5,000	0	(5,000)	0
100-0-0000-335400 GM Grant Rev-Main Stre			0	0	27,000	27,000	27,000
100-0-0000-335600 Georgia Power Grant			0	0	0	0	0
TOTAL INTERGOVERNMENTAL REV			8,000	8,000	50,560	42,600	50,600
CHARGES FOR SERVICES							
100-0-0000-341100 Court Costs			10	10	0	(10)	0
100-0-0000-341110 Technology Fee - Court			53,000	53,000	53,160	200	53,200
100-0-0000-341120 Probation Fees/Fines			130,000	130,000	180,928	51,000	181,000
100-0-0000-341130 Restitution			10	10	0	(10)	0
100-0-0000-341190 Other Charges for Serv			200	200	0	(200)	0
100-0-0000-341191 Return Check Fees			150	150	170	20	170
100-0-0000-341300 Planning & Dev Fees &			10,000	10,000	9,685	0	10,000
100-0-0000-341330 Tree Removal Fees			5,000	51,600	51,600	0	51,600
100-0-0000-341910 Election Qualifying Fe			1,000	1,000	936	0	1,000
100-0-0000-341920 Convenience Fees			15,000	15,000	18,878	3,880	18,880
100-0-0000-341930 Wrecker Fees			9,700	9,700	6,150	(3,550)	6,150
100-0-0000-342120 Accident Reports			2,000	2,000	1,705	0	2,000
100-0-0000-342125 VIN Check Fees			2,200	2,200	3,360	1,160	3,360
100-0-0000-342310 Fingerprinting Fee			1,000	1,000	0	(1,000)	0
100-0-0000-342330 Prisoner Housing Fee			700	700	0	(700)	0
100-0-0000-342400 Administrative/Technol			0	100	316	220	320
100-0-0000-342600 Ambulance Fees			200,000	200,000	239,863	39,950	239,950
100-0-0000-342660 Fire Department Report			0	5	5	0	5
100-0-0000-342670 Fire Dept Fees			250	250	70	0	250
100-0-0000-342675 Plan Review			300	700	602	0	700
100-0-0000-342680 Fire Dept Permits			100	100	5	0	100
100-0-0000-342900 Criminal History			5,000	5,000	4,240	0	5,000
100-0-0000-347200 Rec Activity Fee			250	250	0	(250)	0
100-0-0000-347400 Coach's Equipment Reim			0	5,000	0	(5,000)	0

FY2024-25 Budget Explanation
Justification for Major Increase Requests
STAFF COMMENTS

GM Main Street Grant Carry Over from Prior Period
New Georgia Power Grant - Hapeville Day Care Exploration Memorial-Moved to FY26

**CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS**

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
		Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025			
100-0-0000-347500 Rec Rental & Miscellan			5,700	5,700	4,583	(1,100)	4,600	
100-0-0000-347502 Rec Cheerleading/Dance			5,000	5,000	0	(5,000)	0	
100-0-0000-347503 Rec Football			6,000	6,000	9,976	4,020	10,020	
100-0-0000-347504 Rec Basketball			3,000	5,700	5,625	0	5,700	
100-0-0000-347505 Rec Tournaments			800	800	398	(400)	400	
100-0-0000-347506 Rec Baseball/Girls So			6,300	6,300	9,135	2,865	9,165	
100-0-0000-347507 Rec. Adult Softball			0	140	280	140	280	
100-0-0000-347508 Rec Children's Program			28,000	28,000	44,600	16,610	44,610	
100-0-0000-349300 Bad Check Fees			0	34	34	0	34	
TOTAL CHARGES FOR SERVICES			490,670	545,649	646,304	102,845	648,494	
FINES AND FORFEITURES								
100-0-0000-351100 Court Fines			450,000	375,000	415,325	40,400	415,400	
100-0-0000-351150 Code Enforcement Liens			20,000	20,000	0	(20,000)	0	
TOTAL FINES AND FORFEITURES			470,000	395,000	415,325	20,400	415,400	
INVESTMENT INCOME								
100-0-0000-361100 Interest Revenues			100	100	11	0	100	
TOTAL INVESTMENT INCOME			100	100	11	0	100	
CONTRIBUTIONS								
100-0-0000-373210 Contributions/Donation			0	6,000	7,004	1,005	7,005	
100-0-0000-375000 Festival Contributions			16,200	16,200	14,753	(1,400)	14,800	
100-0-0000-375110 Community Garden Reven			0	300	300	0	300	
100-0-0000-376000 Main Street Donations			0	5,000	500	(4,500)	500	
100-0-0000-377000 Main Street - Miscella			0	0	2,455	2,525	2,525	Butterfly Parade Receipts
TOTAL CONTRIBUTIONS			16,200	27,500	25,012	(2,370)	25,130	
MISC REVENUE								
100-0-0000-381001 Facilities Rental Fees			10,000	10,000	0	(10,000)	0	
100-0-0000-381110 Misc Revenue			25,000	25,000	31,491	6,500	31,500	
100-0-0000-381150 Insurance Reimbursemen			20,000	20,000	12,403	(7,500)	12,500	
100-0-0000-381200 Other Reimbursements			10,000	10,000	0	(10,000)	0	
100-0-0000-381550 Main Street-Misc/Photo Rev			0	0	659	661	661	
TOTAL MISC REVENUE			65,000	65,000	44,553	(20,339)	44,661	

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
OTHER FINANCING SOURCES								
100-0-0000-393200 Proceeds from Loans			0	338,781	338,781	0	338,781	
100-0-0000-395295 Transfer from Dev Auth			225,000	225,000	232,263	7,263	232,263	Includes 76,262.79 (TowerCom) + DA Bond Project Transfer - 156K GF - 37.50% of Total Hotel Motel Revenue
100-0-0000-395300 Transfer from Hotel/M			1,305,000	1,155,000	1,318,603	163,603	1,318,603	
TOTAL OTHER FINANCING SOURCES			1,530,000	1,718,781	1,889,647	170,866	1,889,647	
TOTAL REVENUE			18,523,623	20,078,233	21,128,869	1,285,927	21,364,160	

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
100-GENERAL FUND								
DEPARTMENTAL EXPENDITURES								
DEPARTMENT - COUNCIL								
PERSONNEL SERVICES	FULLY LOADED							
100-5-1110-511200 Part-time Employees	ACTIVE - FTE	0	31,200	31,200	31,307	771	31,971	
100-5-1110-512200 Social Security FICA C	ACTIVE - PT	4	1,934	1,934	1,941	48	1,982	
100-5-1110-512300 Medicare	VACANT - FTE	0	452	452	454	12	464	
	VACANT - PT	0						
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	4	33,587	33,587	33,702	831	34,418	
CONTRACTED SERVICES								
100-5-1110-522050 Meeting expenses			8,000	8,000	2,437	(5,500)	2,500	
100-5-1110-523500 Travel			8,000	8,000	5,167	(2,800)	5,200	
100-5-1110-523700 Education & Training			5,000	5,000	6,150	1,150	6,150	
TOTAL CONTRACTED SERVICES			21,000	21,000	13,754	(7,150)	13,850	
SUPPLIES & MINOR EQPT								
100-5-1110-531100 Supplies			1,000	2,300	2,530	240	2,540	
TOTAL SUPPLIES & MINOR EQPT			1,000	2,300	2,530	240	2,540	
TOTAL COUNCIL			55,587	56,887	49,986	(6,079)	50,808	

**CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS**

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
DEPARTMENT - MAYOR								
PERSONNEL SERVICES	FULLY LOADED							
100-5-1310-511200 Part-time Employees	ACTIVE - FTE	0	8,400	8,400	8,429	208	8,608	
100-5-1310-512200 Social Security FICA C	ACTIVE - PT	1	521	521	523	13	534	
100-5-1310-512300 Medicare	VACANT - FTE	0	122	122	122	3	125	
	VACANT - PT	0						
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	1	9,043	9,043	9,074	223	9,266	
CONTRACTED SERVICES								
100-5-1310-523500 Travel			3,500	3,500	2,581	(900)	2,600	
100-5-1310-523700 Education & Training			1,500	1,500	1,470	0	1,500	
TOTAL CONTRACTED SERVICES			5,000	5,000	4,051	(900)	4,100	
SUPPLIES & MINOR EQPT								
100-5-1310-531100 Supplies			6,000	7,000	10,745	3,800	10,800	Includes 2025 Board Appreciation Dinner
100-5-1310-531700 Supplies - Other			7,000	7,000	6,689	0	7,000	
TOTAL SUPPLIES & MINOR EQPT			13,000	14,000	17,434	3,800	17,800	
TOTAL MAYOR			27,043	28,043	30,559	3,123	31,166	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
		Current Head Count	Original Approved Budget	Current Approved Budget		Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025		
DEPARTMENT - CITY MANAGER							
PERSONNEL SERVICES	FULLY LOADED						
100-5-1320-511100 Regular Employees	ACTIVE - FTE	1	100,000	125,577	137,048	14,348	139,925
100-5-1320-511335 Incentive Wages-(1TP)	ACTIVE - PT	0	2,000	2,000	2,000	0	2,000
100-5-1320-512100 Group Insurance	VACANT - FTE	0	8,337	8,395	14,931	6,536	14,931
100-5-1320-512200 Social Security - FICA	VACANT - PT	0	6,324	7,910	8,408	671	8,581
100-5-1320-512300 Medicare			1,479	1,850	1,966	157	2,007
100-5-1320-512500 Money Purchase Pension			12,750	15,947	17,324	1,595	17,542
100-5-1320-512740 Auto Allowance			4,800	4,800	4,818	20	4,820
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	1	135,690	166,479	186,495	23,327	189,806
CONTRACTED SERVICES							
100-5-1320-521200 Professional			10,000	10,000	31,900	22,000	32,000
100-5-1320-523110 Insurance - Liability			375,000	375,000	465,953	91,000	466,000
100-5-1320-523115 Insurance - Worker's C			240,000	240,000	228,472	(11,500)	228,500
100-5-1320-523200 Communications			1,600	2,500	2,189	(300)	2,200
100-5-1320-523210 Information Technology			5,000	5,000	0	(5,000)	0
100-5-1320-523300 Advertising			500	500	0	(500)	0
100-5-1320-523500 Travel			4,000	4,000	10,004	6,025	10,025
100-5-1320-523600 Dues & Fees			5,000	5,000	5,001	0	5,000
100-5-1320-523700 Education & Training			15,000	15,000	2,889	(12,000)	3,000
TOTAL CONTRACTED SERVICES			656,100	657,000	746,409	89,725	746,725
SUPPLIES & MINOR EQPT							
100-5-1320-531100 Supplies			1,000	1,000	1,122	200	1,200
100-5-1320-531300 Operating Lease			2,700	2,700	2,688	50	2,750
TOTAL SUPPLIES & MINOR EQPT			3,700	3,700	3,810	250	3,950

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
DEBT SERVICE								
100-5-1320-582022 Trf to DA-2022 Bond			117,300	117,300	175,800	58,500	175,800	Increase in Funding to Development Authority - 2022 Sinking Fund
TOTAL DEBT SERVICE			117,300	117,300	175,800	58,500	175,800	
TOTAL CITY MANAGER			912,790	944,479	1,112,514	171,802	1,116,281	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
		Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025			
DEPARTMENT - CITY CLERK								
PERSONNEL SERVICES	FULLY LOADED							
100-5-1330-511100 Regular Employees	ACTIVE - FTE	2	113,151	127,269	127,970	2,008	129,277	
100-5-1330-511300 Overtime	ACTIVE - PT	0	100	300	278	0	300	
100-5-1330-511335 Incentive Wages-(1TP)	VACANT - FTE	0	2,237	2,237	2,237	0	2,237	
100-5-1330-512100 Group Insurance	VACANT - PT	0	16,674	16,791	18,417	1,626	18,417	
100-5-1330-512200 Social Security FICA C			7,160	8,048	7,911	32	8,080	
100-5-1330-512300 Medicare			1,675	1,882	1,850	8	1,890	
100-5-1330-512400 Retirement Contributio			25,828	29,597	29,939	342	29,939	
100-5-1330-512700 Worker's Compensation			503	591	0	(591)	0	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	2	167,329	186,714	188,604	3,426	190,140	
CONTRACTED SERVICES								
100-5-1330-521100 Contract Services			0	2,400	2,160	0	2,400	
100-5-1330-521200 Professional			1,000	100	530	450	550	
100-5-1330-523200 Communications			1,200	1,500	928	(500)	1,000	
100-5-1330-523210 Information Technology			14,750	14,750	24,206	9,800	24,550	Includes Codifying ordinance - Municode / Civic Clerk Annual Increase
100-5-1330-523300 Advertising			500	500	170	0	500	
100-5-1330-523400 Printing & Binding			1,500	1,500	905	0	1,500	
100-5-1330-523500 Travel			2,500	2,500	3,041	600	3,100	
100-5-1330-523600 Dues & Fees			3,800	3,800	6,380	2,600	6,400	
100-5-1330-523700 Education & Training			2,000	4,580	7,774	3,950	8,530	
TOTAL CONTRACTED SERVICES			27,250	31,630	46,093	16,900	48,530	
SUPPLIES & MINOR EQPT								
100-5-1330-531100 Supplies			3,525	4,525	6,130	1,650	6,175	
100-5-1330-531300 Operating Lease			2,900	3,000	2,929	(50)	2,950	
100-5-1330-531600 Small Eqpmt/Furn<5000			1,950	3,450	5,030	1,600	5,050	
TOTAL SUPPLIES & MINOR EQPT			8,375	10,975	14,088	3,200	14,175	
CAPITAL OUTLAYS > \$5000								
100-5-1330-542300 Furniture & Fixtures			1,500	0	0	0	0	
100-5-1330-542410 Technology			25,000	25,000	21,299	0	25,000	
TOTAL CAPITAL OUTLAYS > \$5000			26,500	25,000	21,299	0	25,000	
TOTAL CITY CLERK			229,454	254,319	270,084	23,526	277,845	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
DEPARTMENT - ELECTIONS								
100-5-1400-523300 Advertising			0	70	70	0	70	
100-5-1400-523850 Contract Labor			31,825	0	0	0	0	
TOTAL CONTRACTED SERVICES			31,825	70	70	0	70	
TOTAL ELECTIONS			31,825	70	70	0	70	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
DEPARTMENT - FINANCIAL ADMINISTRATION								
PERSONNEL SERVICES	FULLY LOADED							
100-5-1510-511100 Regular Employees	ACTIVE - FTE	3	220,338	224,307	215,996	(7,983)	216,324	
100-5-1510-511300 Overtime	ACTIVE - PT	0	3,000	1,500	5,221	4,000	5,500	
100-5-1510-511335 Incentive Wages-(1TP)	VACANT - FTE	0	4,357	4,125	4,125	(0)	4,125	
100-5-1510-512100 Group Insurance	VACANT - PT	0	25,012	25,186	25,678	492	25,678	
100-5-1510-512200 Social Security FICA C			14,117	14,256	13,450	(514)	13,742	
100-5-1510-512300 Medicare			3,302	3,334	3,146	(120)	3,214	
100-5-1510-512400 Retirement Contributio			50,897	52,426	52,944	518	52,944	
100-5-1510-512700 Worker's Compensation			956	1,023	0	(1,023)	0	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	3	321,979	326,157	320,558	(4,630)	321,527	
CONTRACTED SERVICES								
100-5-1510-521100 Contract Services			15,000	0	0	0	0	
100-5-1510-521200 Professional Services			160,000	160,000	112,247	(39,753)	120,247	Expecting 8K additional from Future Plan
100-5-1510-522200 Repairs & Maintenance			200	200	0	(200)	0	
100-5-1510-523115 Insurance-Worker's Com			1,205	1,205	1,121	0	1,205	
100-5-1510-523200 Communications			4,200	6,600	5,979	(600)	6,000	
100-5-1510-523210 Information Technology			0	3,600	3,590	0	3,600	
100-5-1510-523300 Advertising			1,000	1,000	0	(1,000)	0	
100-5-1510-523600 Dues & Fees			27,000	27,000	27,575	600	27,600	
100-5-1510-523700 Education & Training			3,000	3,000	1,258	(1,740)	1,260	
100-5-1510-523900 Other			1,600	1,600	0	(1,600)	0	
TOTAL CONTRACTED SERVICES			213,205	204,205	151,769	(44,293)	159,912	

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget	As of Date:	Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
					11/14/2025			
SUPPLIES & MINOR EQPT								
100-5-1510-531100 Supplies			7,500	7,500	9,119	1,700	9,200	
100-5-1510-531220 Natural Gas			1,600	2,200	2,363	200	2,400	
100-5-1510-531230 Electricity			7,200	6,500	6,559	600	7,100	
100-5-1510-531300 Operating Lease			2,700	2,800	2,688	(111)	2,689	
100-5-1510-531400 Books & Periodicals			500	600	595	0	600	
100-5-1510-531600 Small Eqpmt/Furn<5000			1,500	1,500	4,510	3,100	4,600	
100-5-1510-531700 Other Supplies			200	200	83	(100)	100	
TOTAL SUPPLIES & MINOR EQPT			21,200	21,300	25,917	5,389	26,689	
TOTAL FINANCIAL ADMINISTRATION			556,384	551,662	498,244	(43,534)	508,128	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025			
DEPARTMENT - CUSTOMER FINANCIAL SVCS								
PERSONNEL SERVICES	FULLY LOADED							
100-5-1515-511100 Regular Employees	ACTIVE - FTE	3	218,890	143,427	135,230	(7,749)	135,678	
100-5-1515-511200 Part-time Employees	ACTIVE - PT	1	0	0	2,865	3,504	3,504	
100-5-1515-511300 Overtime	VACANT - FTE	0	2,000	2,000	1,387	0	2,000	
100-5-1515-511335 Incentive Wages-(1TP)	VACANT - PT	0	1,732	2,833	2,833	(0)	2,833	
100-5-1515-512100 Group Insurance			33,349	25,186	23,462	(1,724)	23,462	
100-5-1515-512200 Social Security FICA C			13,803	9,192	7,912	(1,072)	8,120	
100-5-1515-512300 Medicare			3,228	2,150	1,850	(251)	1,899	
100-5-1515-512400 Retirement Contributio			49,764	33,804	28,866	(4,938)	28,866	
100-5-1515-512600 Unemployment Insurance			1,825	1,825	0	(1,825)	0	
100-5-1515-512700 Worker's Compensation			950	663	0	(663)	(0)	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	4	325,540	221,080	204,404	(14,718)	206,362	
CONTRACTED SERVICES								
100-5-1515-521100 Contract Services			50,000	50,000	46,389	(3,600)	46,400	
100-5-1515-521200 Professional Services			18,000	9,000	3,611	(5,300)	3,700	
100-5-1515-522200 Repairs & Maintenance			100	100	0	(100)	0	
100-5-1515-523100 Insurance - Other			0	1,578	0	(1,578)	0	
100-5-1515-523200 Communications			5,000	9,000	4,485	(4,500)	4,500	
100-5-1515-523210 Information Technology			0	2,000	1,649	0	2,000	
100-5-1515-523300 Advertising			21,000	21,000	4,515	(16,460)	4,540	
100-5-1515-523400 Printing & Binding			7,000	7,000	6,111	(800)	6,200	
100-5-1515-523500 Travel			300	300	866	600	900	
100-5-1515-523600 Dues & Fees			110,000	175,000	160,756	(14,000)	161,000	
100-5-1515-523700 Education & Training			2,000	2,000	1,049	0	2,000	
100-5-1515-523750 Misc Expense			1,000	1,000	0	(1,000)	0	
100-5-1515-523900 Other			300	300	0	(300)	0	
TOTAL CONTRACTED SERVICES			214,700	278,278	229,431	(47,038)	231,240	
SUPPLIES & MINOR EQPT								
100-5-1515-531100 Supplies			9,000	9,000	9,535	550	9,550	
100-5-1515-531220 Natural Gas			2,000	2,300	2,363	100	2,400	
100-5-1515-531230 Electricity			7,000	6,500	6,559	100	6,600	
100-5-1515-531300 Operating Lease			3,000	2,800	2,688	(50)	2,750	
100-5-1515-531600 Small Eqpmt/Furn<5000			5,000	5,000	3,410	(1,589)	3,411	
100-5-1515-531700 Other Supplies			2,000	2,000	0	(2,000)	0	
TOTAL SUPPLIES & MINOR EQPT			28,000	27,600	24,556	(2,889)	24,711	
CAPITAL OUTLAYS > \$5000								
100-5-1515-542410 Technology			4,000	0	0	0	0	
TOTAL CAPITAL OUTLAYS > \$5000			4,000	0	0	0	0	
TOTAL CUSTOMER FINANCIAL SVCS			572,240	526,958	458,391	(64,645)	462,313	

EXHIBIT B

FY2024-25 Budget Explanation
Justification for Major Increase Requests
STAFF COMMENTS

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
DEPARTMENT - LAW								
CONTRACTED SERVICES								
100-5-1530-521200 Professional - City At			160,000	160,000	366,970	207,200	367,200	Increase in Legal Fees
TOTAL CONTRACTED SERVICES			160,000	160,000	366,970	207,200	367,200	
TOTAL LAW			160,000	160,000	366,970	207,200	367,200	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
		Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025			
DEPARTMENT - HUMAN RESOURCES								
PERSONNEL SERVICES	FULLY LOADED							
100-5-1540-511100 Regular Employees	ACTIVE - FTE	2	131,664	148,509	148,810	894	149,403	
100-5-1540-511300 Overtime	ACTIVE - PT	0	600	1,000	1,258	500	1,500	
100-5-1540-511335 Incentive Wages-(1TP)	VACANT - FTE	0	2,603	2,884	2,884	(0)	2,884	
100-5-1540-512100 Group Insurance	VACANT - PT	0	1,744	1,857	3,011	1,154	3,011	
100-5-1540-512150 Group Insurance - Reti			175,000	175,000	168,565	(5,000)	170,000	
100-5-1540-512160 Medicare Reim/Stipends			90,000	90,000	117,660	28,000	118,000	
100-5-1540-512200 Social Security FICA C			8,362	9,448	8,926	(337)	9,111	
100-5-1540-512300 Medicare			1,956	2,210	2,088	(79)	2,131	
100-5-1540-512400 Retirement Contributio			30,158	34,747	35,235	488	35,235	
100-5-1540-512700 Worker's Compensation			581	685	0	(685)	(0)	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	2	442,667	466,340	488,435	24,934	491,274	
CONTRACTED SERVICES								
100-5-1540-521200 Professional			120,000	120,000	76,803	(43,000)	77,000	
100-5-1540-521203 W/C - Professional Svc			10,000	10,000	5,809	(4,000)	6,000	
100-5-1540-523200 Communications			1,600	1,600	1,936	400	2,000	
100-5-1540-523300 Advertising			1,500	1,500	0	(1,500)	0	
100-5-1540-523400 Printing & Binding			500	500	0	(500)	0	
100-5-1540-523500 Travel			4,000	4,000	1,546	(2,453)	1,547	
100-5-1540-523600 Dues & Fees			2,000	2,300	1,289	(1,000)	1,300	
100-5-1540-523700 Education & Training			3,500	3,500	1,630	(1,870)	1,630	
TOTAL CONTRACTED SERVICES			143,100	143,400	89,012	(53,923)	89,477	

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget	As of Date:	Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
					11/14/2025			
SUPPLIES & MINOR EQPT								
100-5-1540-531100 Supplies			2,200	2,200	1,750	(400)	1,800	
100-5-1540-531300 Operating Lease			2,700	2,800	2,688	(100)	2,700	
100-5-1540-531400 Books & Periodicals			300	300	104	(150)	150	
100-5-1540-531600 Small Eqpmt/Furn<5000			5,000	5,000	8,592	3,600	8,600	
TOTAL SUPPLIES & MINOR EQPT			10,200	10,300	13,135	2,950	13,250	
CAPITAL OUTLAYS > \$5000								
100-5-1540-542410 Technology			15,000	15,000	0	(15,000)	0	
100-5-1540-542525 Equipment Lease			15,000	15,000	4,337	(10,500)	4,500	
TOTAL CAPITAL OUTLAYS > \$5000			30,000	30,000	4,337	(25,500)	4,500	
TOTAL HUMAN RESOURCES			625,967	650,040	594,918	(51,539)	598,501	

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
DEPARTMENT - INFORMATION TECHNOLOGY								
CONTRACTED SERVICES								
100-5-1565-521100 Contract Services			400,000	400,000	470,679	70,700	470,700	
100-5-1565-521200 Professional			0	500	500	0	500	
100-5-1565-523200 Communications			60,000	80,000	84,958	5,000	85,000	
100-5-1565-523210 Information Technology			1,000	1,000	0	(1,000)	0	
TOTAL CONTRACTED SERVICES			461,000	481,500	556,137	74,700	556,200	
TOTAL INFORMATION TECHNOLOGY			461,000	481,500	556,137	74,700	556,200	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	Current Head Count	FY 2024-25 Original Approved Budget	FY 2024-25 Current Approved Budget	Current YTD	Current Budget Increase (Decrease)	FY 2024-25 Proposed Amendment Requests	EXHIBIT B FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
DEPARTMENT - MUNICIPAL COURT								
PERSONNEL SERVICES	FULLY LOADED							
100-5-2650-511100 Regular Employees	ACTIVE - FTE	2	96,111	96,987	97,250.54	781	97,768	
100-5-2650-511300 Overtime	ACTIVE - PT	0	2,000	3,000	5,491.94	2,550	5,550	
100-5-2650-511325 Incentive Wages	VACANT - FTE	0	0	0	0.00	0	0	
100-5-2650-511335 Incentive Wages-(1TP)	VACANT - PT	0	1,900	1,900	1,900.28	0	1,900	
100-5-2650-512100 Group Insurance			16,674	16,791	18,011.10	1,220	18,011	
100-5-2650-512200 Social Security FICA C			6,201	6,317	6,237.27	43	6,360	
100-5-2650-512300 Medicare			1,450	1,477	1,458.72	11	1,488	
100-5-2650-512400 Retirement Contributio			22,370	23,231	23,993.92	763	23,994	
100-5-2650-512700 Worker's Compensation			431	456	0.00	(456)	(0)	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	2	147,137	150,160	154,344	4,912	155,072	
CONTRACTED SERVICES								
100-5-2650-521200 Professional			95,000	95,000	96,500	1,500	96,500	
100-5-2650-523200 Communications			0	610	3,647	3,390	4,000	
100-5-2650-523210 Information Technology			8,204	8,204	36,982	28,796	37,000	
100-5-2650-523400 Printing & Binding			500	500	0	(500)	0	
100-5-2650-523600 Dues & Fees			300	1,300	2,476	1,200	2,500	
100-5-2650-523700 Education & Training			500	780	780	0	780	
TOTAL CONTRACTED SERVICES			104,504	106,394	140,385	34,386	140,780	
SUPPLIES & MINOR EQPT								
100-5-2650-531100 Supplies			1,000	1,000	1,385	520	1,520	
100-5-2650-531600 Small Eqpmt/Furn<5000			500	500	309	0	500	
TOTAL SUPPLIES & MINOR EQPT			1,500	1,500	1,693	520	2,020	
OTHER COSTS (NOC)								
100-5-2650-572800 Other Costs (NOC)			160,000	160,000	153,227	0	160,000	
TOTAL OTHER COSTS (NOC)			160,000	160,000	153,227	0	160,000	
TOTAL MUNICIPAL COURT			413,141	418,054	449,650	39,818	457,872	

**CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS**

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B	
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS	
				As of Date:	11/14/2025				
DEPARTMENT - POLICE ADMINISTRATION									
PERSONNEL SERVICES	FULLY LOADED								
100-5-3210-511100 Regular Employees	ACTIVE - FTE	34	2,192,317	2,053,845	2,046,803	(4,103)	2,049,742		
100-5-3210-511200 Part-time employees	ACTIVE - PT	3	183,048	147,970	31,407	(115,839)	32,131		
100-5-3210-511300 Overtime	VACANT - FTE	0	60,000	160,000	107,001	(52,000)	108,000		
100-5-3210-511325 Incentive Wages	VACANT - PT	1	0	0	0	0	0		
100-5-3210-511335 Incentive Wages-(1TP)			44,862	39,692	39,692	0	39,692		
100-5-3210-512100 Group Insurance			254,585	264,901	315,105	50,204	315,105		
100-5-3210-512200 Social Security FICA C			20,554	18,675	12,783	(5,443)	13,232		
100-5-3210-512300 Medicare			33,646	32,524	30,835	(991)	31,533		
100-5-3210-512400 Retirement Contributio			513,261	513,823	500,589	(13,234)	500,589		
100-5-3210-512700 Worker's Compensation			9,299	9,169	3,500	(5,669)	3,500		
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	38	3,311,573	3,240,600	3,087,717	(147,075)	3,093,525		
CONTRACTED SERVICES									
100-5-3210-521200 Professional			10,000	10,000	19,805	9,900	19,900		
100-5-3210-522200 Repairs & Maintenance			100,000	68,000	90,180	22,200	90,200		
100-5-3210-523200 Communications			90,000	72,000	99,048	27,100	99,100		
100-5-3210-523210 Information Technology			90,000	70,000	97,295	27,300	97,300	Cost for Bodycam storage	
100-5-3210-523300 Advertising			300	300	0	(300)	0		
100-5-3210-523400 Printing & Binding			1,700	1,700	1,745	100	1,800		
100-5-3210-523500 Travel			1,500	5,000	6,446	1,450	6,450		
100-5-3210-523600 Dues & Fees			2,600	2,600	3,777	1,250	3,850		
100-5-3210-523700 Education & Training			5,000	8,500	4,266	(4,230)	4,270		
100-5-3210-523900 Prisoner Housing			52,000	52,000	34,840	(17,000)	35,000		
TOTAL CONTRACTED SERVICES			353,100	290,100	357,400	67,770	357,870		

**CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS**

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		Current YTD	Current Budget	FY 2024-25	EXHIBIT B
		Current Head Count	Original Approved Budget	Current Approved Budget	Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025		
SUPPLIES & MINOR EQPT							
100-5-3210-531100 Supplies			22,000	22,000	20,729	(1,000)	21,000
100-5-3210-531220 Natural Gas			3,400	3,400	2,961	(400)	3,000
100-5-3210-531230 Electricity			32,000	32,000	28,442	(3,000)	29,000
100-5-3210-531270 Gasoline/Diesel			142,000	142,000	134,156	(7,000)	135,000
100-5-3210-531300 Operating Leases			16,000	16,000	16,129	150	16,150
100-5-3210-531400 Books & Periodicals			800	800	0	(800)	0
100-5-3210-531600 Small Eqpmt/Furn<5000			5,000	12,000	31,148	19,200	31,200
100-5-3210-531700 Other Supplies-Uniform			15,000	15,000	26,095	11,100	26,100
							Additional Equipment
							Bullet Proof Vests Cost / Grant Funding Source 1/2 Cost
TOTAL SUPPLIES & MINOR EQPT			236,200	243,200	259,661	18,250	261,450
CAPITAL OUTLAYS > \$5000							
100-5-3210-542300 Furniture & Fixtures			0	15,000	0	(15,000)	0
100-5-3210-542400 Computers			0	0	6,996	7,000	7,000
100-5-3210-542500 Equipment			286,000	300,000	228,664	(71,336)	228,664
100-5-3210-542516 Safetyville expenses			0	5,000	6,509	1,800	6,800
TOTAL CAPITAL OUTLAYS > \$5000			286,000	320,000	242,170	(77,536)	242,464
DEBT SERVICE							
100-5-3210-580200 Transfers to E911 Fund			633,998	633,998	429,660	(204,338)	429,659.80
100-5-3210-580419 Principal - Regions Ve			191,916	191,916	191,920	4	191,920
100-5-3210-581400 SunTrust Lease-Radios-			85,920	85,920	85,920	1	85,921
100-5-3210-581401 SunTrust Lease-Radios-			3,654	3,654	3,654	1	3,655
100-5-3210-582406 TRUIST Vehicle Lease-P			86,079	86,079	86,079	0	86,079
100-5-3210-582407 TRUIST Vehicle Lease-I			10,270	10,270	10,270	0	10,270
100-5-3210-582419 Interest - Regions Veh			43,534	43,534	43,530	0	43,534
TOTAL DEBT SERVICE			1,055,371	1,055,371	851,033	(204,332)	851,039
TOTAL POLICE ADMINISTRATION			5,242,243	5,149,271	4,797,981	(342,923)	4,806,348

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
		Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025			
DEPARTMENT - FIRE ADMINISTRATION								
PERSONNEL SERVICES	FULLY LOADED							
100-5-3510-511100 Regular Employees	ACTIVE - FTE	35	2,335,763	2,302,250	2,411,941	112,264	2,414,514	
100-5-3510-511300 Overtime	ACTIVE - PT	0	308,702	370,000	453,176	84,000	454,000	Coverage for stations
100-5-3510-511335 Incentive Wages-(1TP)	VACANT - FTE	4	39,109	39,398	39,398	(0)	39,398	
100-5-3510-512100 Group Insurance	VACANT - PT	0	304,608	306,878	324,436	17,558	324,436	
100-5-3510-512200 Social Security FICA C			3,131	3,159	3,939	845	4,004	
100-5-3510-512300 Medicare			36,364	36,598	40,855	5,098	41,696	
100-5-3510-512400 Retirement Contributio			599,590	618,275	637,760	19,485	637,760	
100-5-3510-512700 Worker's Compensation			9,905	10,275	8,344	(1,932)	8,343	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	39	3,637,172	3,686,833	3,919,849	237,318	3,924,151	
CONTRACTED SERVICES								
100-5-3510-521200 Professional Fees			1,500	1,500	3,530	2,100	3,600	
100-5-3510-521210 Licenses			25,000	25,000	24,846	0	25,000	
100-5-3510-522200 Repairs & Maintenance			75,000	100,000	112,771	12,800	112,800	
100-5-3510-523200 Communications			13,600	15,500	17,368	2,000	17,500	
100-5-3510-523210 Information Technology			0	2,000	1,649	0	2,000	
100-5-3510-523400 Printing & Binding			300	300	158	0	300	
100-5-3510-523450 Training Supplies & Ma			100	5,000	5,666	1,000	6,000	
100-5-3510-523500 Travel			5,000	10,000	10,127	150	10,150	
100-5-3510-523600 Dues & Fees			2,000	4,000	3,297	0	4,000	
100-5-3510-523700 Education & Training			10,000	15,000	16,853	1,900	16,900	
100-5-3510-523800 DHS Grant Expenses			0	0	62	65	65	
100-5-3510-523850 Community Risk Reducti			10,000	15,000	18,227	3,250	18,250	
TOTAL CONTRACTED SERVICES			142,500	193,300	214,553	23,265	216,565	
SUPPLIES & MINOR EQPT								
100-5-3510-531100 Supplies			12,000	12,000	15,935	4,000	16,000	
100-5-3510-531220 Natural Gas			3,500	3,500	4,495	1,120	4,620	
100-5-3510-531230 Electricity			18,000	18,000	11,744	(6,200)	11,800	
100-5-3510-531270 Gasoline/Diesel			30,000	30,000	35,151	5,500	35,500	
100-5-3510-531300 Operating Lease			5,100	6,000	5,500	(300)	5,700	
100-5-3510-531400 Books & Periodicals			2,000	6,000	3,344	(2,600)	3,400	
100-5-3510-531600 Small Eqpmt/Furn<5000			5,000	15,000	31,964	17,120	32,120	Replacing Old Outdated Furniture/Small Equipment
100-5-3510-531700 Uniform Supplies			35,000	40,000	37,346	(2,600)	37,400	
100-5-3510-531710 EMS			50,000	70,000	78,820	9,200	79,200	
TOTAL SUPPLIES & MINOR EQPT			160,600	200,500	224,299	25,240	225,740	

**CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS**

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
		Current Head Count	Original Approved Budget					
				As of Date:	11/14/2025			
CAPITAL OUTLAYS > \$5000								
100-5-3510-542200 Vehicles			0	338,781	338,781	0	338,781	
100-5-3510-542300 Furniture & Fixtures			10,000	13,000	9,989	(3,000)	10,000	
100-5-3510-542500 Equipment			63,000	125,000	87,796	(37,200)	87,800	
TOTAL CAPITAL OUTLAYS > \$5000			73,000	476,781	436,566	(40,200)	436,581	
DEBT SERVICE								
100-5-3510-580402 Principal Phase 2 Leas			25,164	12,460	17,579	5,119	17,579	
100-5-3510-580403 Principal Fire Truck			75,595	75,595	75,595	1	75,596	
100-5-3510-582402 Interest Phase 2 Lease			4,754	2,503	2,316	(187)	2,316	
100-5-3510-582403 Interest Fire Truck			12,873	12,873	12,873	1	12,874	
100-5-3510-582406 TRUIST Vehicle Lease-P			96,461	96,461	96,461	0	96,461	
100-5-3510-582407 TRUIST Vehicle Lease-I			1,649	1,649	1,649	1	1,650	
TOTAL DEBT SERVICE			216,496	201,541	206,474	4,935	206,476	
TOTAL FIRE ADMINISTRATION			4,229,768	4,758,955	5,001,741	250,558	5,009,513	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
		Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025			
DEPARTMENT - PUBLIC WORKS ADMIN								
PERSONNEL SERVICES	FULLY LOADED							
100-5-4100-511100 Regular Employees	ACTIVE - FTE	10.25	453,170	438,740	453,020	14,844	453,584	
100-5-4100-511300 Overtime	ACTIVE - PT	0	45,000	70,000	71,658	2,500	72,500	
100-5-4100-511335 Incentive Wages-(1TP)	VACANT - FTE	0	8,960	8,960	8,960	0	8,960	
100-5-4100-512100 Group Insurance	VACANT - PT	0	84,909	85,549	102,519	16,970	102,519	
100-5-4100-512200 Social Security FICA C			31,442	32,097	31,210	(400)	31,697	
100-5-4100-512300 Medicare			7,353	7,507	7,349	(44)	7,463	
100-5-4100-512400 Retirement Contributio			113,329	118,039	116,898	(1,141)	116,898	
100-5-4100-512700 Worker's Compensation			1,941	1,978	1,767	(211)	1,767	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	10.25	746,104	762,870	793,383	32,519	795,389	
CONTRACTED SERVICES								
100-5-4100-522200 Repairs & Maintenance			200,000	200,000	189,790	(10,000)	190,000	
100-5-4100-523200 Communications			10,000	14,000	16,780	2,800	16,800	
100-5-4100-523210 Information Technology			0	600	550	0	600	
100-5-4100-523600 Dues & Fees			1,500	1,500	1,118	0	1,500	
100-5-4100-523800 Technical Inspections			200,000	700,000	557,687	(142,000)	558,000	
100-5-4100-523850 Contract Labor			12,000	12,000	9,780	(2,000)	10,000	
TOTAL CONTRACTED SERVICES			423,500	928,100	775,704	(151,200)	776,900	
SUPPLIES & MINOR EQPT								
100-5-4100-531100 Supplies			171,324	171,324	198,933	27,626	198,950	Increase in Cost of Supplies
100-5-4100-531220 Natural Gas			3,000	3,000	3,975	1,000	4,000	
100-5-4100-531230 Electricity			42,000	51,000	53,054	2,100	53,100	
100-5-4100-531270 Gasoline/Diesel			35,000	35,000	29,269	(5,700)	29,300	
100-5-4100-531300 Operating Lease			5,100	5,700	5,376	(200)	5,500	
100-5-4100-531600 Small Eqpm/Furn<5000			4,000	4,100	14,235	10,300	14,400	
100-5-4100-531700 Other Supplies			0	250	245	0	250	
TOTAL SUPPLIES & MINOR EQPT			260,424	270,374	305,087	35,126	305,500	
CAPITAL OUTLAYS > \$5000								
100-5-4100-541200 Site Improvements			150,000	150,000	169,298	19,900	169,900	Tree Removal, Landscaping, Building & Grounds Improvements. New Signage - Pump Track
100-5-4100-542500 Equipment			0	12,097	58,247	46,200	58,297	AED Equipment & Lawn Mower Purchase
TOTAL CAPITAL OUTLAYS > \$5000			150,000	162,097	227,546	66,100	228,197	
DEBT SERVICE								
100-5-4100-580100 Transfer to Tree Bank			0	51,750	51,750	0	51,750	
TOTAL DEBT SERVICE			0	51,750	51,750	0	51,750	
TOTAL PUBLIC WORKS ADMIN			1,580,028	2,175,191	2,153,470	(17,455)	2,157,736	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
		Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025			
DEPARTMENT - HIGHWAY AND STREETS ADMIN								
PERSONNEL SERVICES	FULLY LOADED							
100-5-4210-511100 Regular Employees	ACTIVE - FTE	8.50	369,334	377,427	458,385	81,725	459,152	Increase Due to Re-Allocation of Staff
100-5-4210-511300 Overtime	ACTIVE - PT	0	30,000	50,000	44,478	(5,000)	45,000	
100-5-4210-511335 Incentive Wages-(1TP)	VACANT - FTE	0	6,637	7,766	7,766	0	7,766	
100-5-4210-512100 Group Insurance	VACANT - PT	0	70,866	71,361	82,061	10,700	82,061	
100-5-4210-512200 Social Security FICA C			25,170	26,982	30,446	3,982	30,964	
100-5-4210-512300 Medicare			5,887	6,310	7,120	931	7,241	
100-5-4210-512400 Retirement Contributio			90,728	99,227	100,583	1,356	100,583	
100-5-4210-512700 Worker's Compensation			1,587	1,705	5,556	3,851	5,556	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	8.50	600,208	640,778	736,396	97,546	738,324	
CONTRACTED SERVICES								
100-5-4210-521200 Professional			500	500	72	(428)	72	
100-5-4210-522200 Repairs & Maintenance			60,000	60,000	120,950	60,995	120,995	Aging Fleet / Recently filled vacant mechanic position
100-5-4210-523200 Communications			2,000	1,000	482	(500)	500	
100-5-4210-523210 Information Technology			0	600	550	(50)	550	
100-5-4210-523300 Advertising			0	300	210	(90)	210	
100-5-4210-523500 Travel			0	100	66	(34)	66	
100-5-4210-523600 Dues & Fees			250	250	277	50	300	
100-5-4210-523700 Education & Training			350	350	0	(350)	0	
100-5-4210-523900 Other			0	150	149	0	150	
TOTAL CONTRACTED SERVICES			63,100	63,250	122,754	59,593	122,843	
SUPPLIES & MINOR EQPT								
100-5-4210-531100 Supplies			60,000	60,000	88,793	29,000	89,000	Increased Cost of Supplies
100-5-4210-531230 Electricity			280,000	250,000	281,032	31,100	281,100	Increased Cost of Electricity (Georgia Power) - Lighting on Interstate 85
100-5-4210-531270 Gasoline/Diesel			27,000	10,000	9,148	(700)	9,300	
100-5-4210-531600 Small Eqpmt/Furn<5000			0	520	3,194	2,720	3,240	
100-5-4210-531700 Other Supplies			0	0	130	200	200	
TOTAL SUPPLIES & MINOR EQPT			367,000	320,520	382,297	62,320	382,840	

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS		FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
CAPITAL OUTLAYS > \$5000								
100-5-4210-541200 Site Improvements			0	50,000	29,380	(20,600)	29,400	
TOTAL CAPITAL OUTLAYS > \$5000			0	50,000	29,380	(20,600)	29,400	
DEBT SERVICE								
100-5-4210-580009 Trf to Dev Auth-2019A			93,200	93,200	95,996	2,800	96,000	
100-5-4210-580405 Trf to Dev Auth - 2014			70,000	70,000	76,250	6,250	76,250	
TOTAL DEBT SERVICE			163,200	163,200	172,246	9,050	172,250	
TOTAL HIGHWAY AND STREETS ADMIN			1,193,508	1,237,748	1,443,073	207,909	1,445,657	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
		Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025			
DEPARTMENT - PARTICIPANT RECREATION								
PERSONNEL SERVICES	FULLY LOADED							
100-5-6120-511100 Regular Employees	ACTIVE - FTE	6	322,296	320,903	327,796	7,344	328,247	
100-5-6120-511200 Part Time Employees	ACTIVE - PT	8	81,692	81,230	61,034	(19,608)	61,622	
100-5-6120-511300 Overtime	VACANT - FTE	0	11,500	11,500	24,684	13,300	24,800	
100-5-6120-511335 Incentive Wages-(1TP)	VACANT - PT	5	7,988	6,597	6,597	(0)	6,597	
100-5-6120-512100 Group Insurance			50,023	50,372	60,955	10,583	60,955	
100-5-6120-512200 Social Security FICA C			26,255	26,054	25,235	(374)	25,680	
100-5-6120-512300 Medicare			6,140	6,093	5,902	(87)	6,006	
100-5-6120-512400 Retirement Contributio			76,387	77,294	79,655	2,361	79,655	
100-5-6120-512700 Worker's Compensation			1,388	1,453	761	(692)	761	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	19	583,669	581,497	592,618	12,827	594,324	
CONTRACTED SERVICES								
100-5-6120-521200 Professional Services			1,500	1,500	1,223	0	1,500	
100-5-6120-521301 Technical - Baseball			12,000	14,000	13,619	0	14,000	
100-5-6120-521302 Technical - Basketball			11,700	11,700	5,070	(6,630)	5,070	
100-5-6120-521303 Technical - Football			16,300	16,300	15,245	(1,000)	15,300	
100-5-6120-521304 Technical -Girl's Soft			2,400	2,400	0	(2,400)	0	
100-5-6120-521305 Technical - Tourmments			2,000	2,000	1,744	0	2,000	
100-5-6120-521306 Technical - Adult Soft			2,500	2,680	2,680	0	2,680	
100-5-6120-521307 Technical - Soccer			2,000	2,000	0	(2,000)	0	
100-5-6120-522000 Festivals/Events			90,000	90,000	122,905	33,000	123,000	Juneteenth and Additional Cost for Other events
100-5-6120-522200 Repairs & Maintenance			8,000	70,000	50,142	(19,800)	50,200	
100-5-6120-523200 Communications			2,400	2,500	2,414	0	2,500	
100-5-6120-523210 Information Technology			0	2,000	1,649	(300)	1,700	
100-5-6120-523300 Advertising			250	250	170	(70)	180	
100-5-6120-523400 Printing & Binding			200	200	602	412	612	
100-5-6120-523500 Travel			4,000	4,000	5,139	1,200	5,200	
100-5-6120-523600 Dues & Fees			3,000	3,000	3,065	154	3,154	
100-5-6120-523700 Education & Training			3,000	3,000	2,800	(200)	2,800	
100-5-6120-523850 Contract Labor			15,000	15,000	14,091	(909)	14,091	
100-5-6120-523900 Other - Seniors			5,000	5,000	6,307	1,350	6,350	
TOTAL CONTRACTED SERVICES			181,250	247,530	248,867	2,807	250,337	

**CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS**

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		Current YTD	Current Budget	FY 2024-25	EXHIBIT B
		Current Head Count	Original Approved Budget	Current Approved Budget	Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025		FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
SUPPLIES & MINOR EQPT							
100-5-6120-531100 Supplies			10,000	10,000	9,558	(409)	9,591
100-5-6120-531101 Supplies-Baseball/Girl			9,000	18,000	18,597	597	18,597
100-5-6120-531102 Supplies - Basketball			8,600	8,600	8,600	0	8,600
100-5-6120-531103 Supplies - Football			26,500	26,500	24,519	(1,727)	24,773
100-5-6120-531104 Supplies - Adult Softb			1,500	1,500	0	(1,500)	0
100-5-6120-531105 Supplies - Tournaments			1,500	1,500	1,336	(163)	1,337
100-5-6120-531106 Supplies - Senior Citi			1,500	1,500	1,552	61	1,561
100-5-6120-531107 Supplies - Soccer			2,000	2,000	1,877	(122)	1,878
100-5-6120-531108 Supplies - Children's			7,500	7,500	9,090	1,600	9,100
100-5-6120-531109 Supplies-Cheerleading/			7,200	13,870	14,636	800	14,670
100-5-6120-531110 Equip Exp - Coach's Re			2,500	2,500	0	(2,500)	0
100-5-6120-531111 Supplies-Special Progr			10,000	15,000	11,251	(3,748)	11,252
100-5-6120-531220 Natural Gas			4,100	4,300	5,737	1,500	5,800
100-5-6120-531230 Electricity			36,000	34,000	31,438	(2,500)	31,500
100-5-6120-531270 Gasoline/Diesel			3,300	3,300	4,133	1,000	4,300
100-5-6120-531300 Operating Lease			5,100	5,600	5,376	(100)	5,500
100-5-6120-531590 Other			14,500	14,500	13,854	(600)	13,900
100-5-6120-531600 Small Eqpmt/Furn<5000			12,650	5,000	8,289	3,300	8,300
100-5-6120-531700 Other Supplies			10,000	10,000	18,094	8,100	18,100
TOTAL SUPPLIES & MINOR EQPT			173,450	185,170	187,938	3,589	188,759
CAPITAL OUTLAYS > \$5000							
100-5-6120-542500 Equipment			0	23,000	23,052	100	23,100
TOTAL CAPITAL OUTLAYS > \$5000			0	23,000	23,052	100	23,100
DEBT SERVICE							
100-5-6120-580401 Vehicles - Principal			0	4,044	4,044	1	4,045
100-5-6120-582401 VEHICLES INTEREST			0	62	62	1	63
TOTAL DEBT SERVICE			0	4,107	4,107	2	4,109
TOTAL PARTICIPANT RECREATION			938,369	1,041,303	1,056,581	19,324	1,060,627

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
DEPARTMENT - PLANNING & ZONING								
CONTRACTED SERVICES								
100-5-7400-521200 Professional			60,000	60,000	21,483	(38,500)	21,500	
100-5-7400-521201 Planning/Zoning Board			2,175	2,175	1,925	(250)	1,925	
100-5-7400-521202 Appeals Board			1,575	1,575	1,250	0	1,575	
100-5-7400-521203 Design Review			1,875	1,875	1,525	(350)	1,525	
100-5-7400-521300 Technical			40,000	30,000	11,504	(18,450)	11,550	
100-5-7400-523210 Information Technology			500	500	0	(500)	0	
100-5-7400-523300 Advertising			500	500	595	100	600	
100-5-7400-523600 Dues & Fees			250	250	0	(250)	0	
100-5-7400-523700 Education & Training			3,100	3,100	0	(3,100)	0	
TOTAL CONTRACTED SERVICES			109,975	99,975	38,282	(61,300)	38,675	
SUPPLIES & MINOR EQPT								
100-5-7400-531100 Supplies			500	500	235	(250)	250	
TOTAL SUPPLIES & MINOR EQPT			500	500	235	(250)	250	
CAPITAL OUTLAYS > \$5000								
100-5-7400-542410 Technology			5,000	5,000	0	(5,000)	0	
TOTAL CAPITAL OUTLAYS > \$5000			5,000	5,000	0	(5,000)	0	
TOTAL PLANNING & ZONING			115,475	105,475	38,517	(66,550)	38,925	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
		Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025			
DEPARTMENT - CODE ENFORCEMENT								
PERSONNEL SERVICES	FULLY LOADED							
100-5-7450-511100 Regular Employees	ACTIVE - FTE	2	149,721	115,916	97,844	(17,429)	98,487	
100-5-7450-511200 Part-time Employees	ACTIVE - PT	0	0	0	0	0	0	
100-5-7450-511300 Overtime	VACANT - FTE	1	4,500	4,500	3,771	0	4,500	
100-5-7450-511325 Incentive Wages	VACANT - PT	0	0	0	0	0	0	
100-5-7450-511335 Incentive Wages-(1TP)			1,993	1,860	1,860	0	1,860	
100-5-7450-512100 Group Insurance			25,012	16,791	17,639	848	17,639	
100-5-7450-512200 Social Security FICA C			9,685	7,581	6,258	(1,191)	6,390	
100-5-7450-512300 Medicare			2,265	1,773	1,464	(279)	1,494	
100-5-7450-512400 Retirement Contributio			34,927	27,880	24,020	(3,860)	24,020	
100-5-7450-512700 Worker's Compensation			658	4,822	31,299	26,477	31,299	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	3	228,761	181,123	184,155	4,567	185,690	
CONTRACTED SERVICES								
100-5-7450-521200 Professional			25,000	46,000	59,589	13,600	59,600	
100-5-7450-521300 Technical			500	500	0	(500)	0	
100-5-7450-522200 Repairs & Maintenance			1,320	1,320	3,515	2,200	3,520	
100-5-7450-523200 Communications			1,000	1,000	372	(628)	372	
100-5-7450-523400 Printing & Binding			1,000	1,400	1,850	451	1,851	
100-5-7450-523600 Dues & Fees			100	100	120	20	120	
TOTAL CONTRACTED SERVICES			28,920	50,320	65,447	15,143	65,463	
SUPPLIES & MINOR EQPT								
100-5-7450-531100 Supplies			700	300	1,333	1,150	1,450	
100-5-7450-531270 Gasoline/Diesel			3,500	3,000	2,203	(785)	2,215	
100-5-7450-531700 Other Supplies			100	0	0	0	0	
TOTAL SUPPLIES & MINOR EQPT			4,300	3,300	3,536	365	3,665	
TOTAL CODE ENFORCEMENT			261,981	234,743	253,138	20,075	254,818	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
		Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025			FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
DEPARTMENT - ECONOMIC DEVELOPMENT								
PERSONNEL SERVICES	FULLY LOADED							
100-5-7520-511100 Regular Employees	ACTIVE - FTE	3	188,513	165,211	170,494	5,649	170,860	
100-5-7520-511300 Overtime	ACTIVE - PT	0	3,000	3,000	5,137	3,000	6,000	
100-5-7520-511335 Incentive Wages-(1TP)	VACANT - FTE	0	3,727	2,844	2,844	(0)	2,844	
100-5-7520-512100 Group Insurance	VACANT - PT	0	25,012	25,186	26,736	1,549	26,735	
100-5-7520-512200 Social Security FICA C			12,105	10,605	10,773	415	11,020	
100-5-7520-512300 Medicare			2,831	2,480	2,520	97	2,577	
100-5-7520-512400 Retirement Contributio			43,646	39,002	42,098	3,096	42,098	
100-5-7520-512700 Worker's Compensation			822	760	0	(760)	(0)	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	3	279,656	249,088	260,601	13,046	262,134	
CONTRACTED SERVICES								
100-5-7520-521100 Contract Services			0	16,120	17,571	1,480	17,600	
100-5-7520-521200 Professional			101,000	101,000	62,158	(38,800)	62,200	
100-5-7520-521204 Consulting			25,000	8,880	0	(8,880)	0	
100-5-7520-521300 Technical			180	180	0	(180)	0	
100-5-7520-521309 Art Grant-Fulton Count			22,000	22,000	0	(22,000)	0	
100-5-7520-521400 Arts Council Grant Exp			0	330	0	(330)	0	
100-5-7520-522000 Festivals & Events			11,600	11,600	14,547	2,960	14,560	
100-5-7520-522125 Special Exhibits - Sou			22,770	22,770	21,316	(1,400)	21,370	
100-5-7520-522145 Special Promotions			5,000	5,000	4,845	0	5,000	
100-5-7520-522160 Special Events - Counc			40,000	40,000	9,687	(30,000)	10,000	
100-5-7520-522200 Repairs & Maintenance			3,000	3,000	3,023	100	3,100	
100-5-7520-523200 Communications			1,700	1,800	2,245	450	2,250	
100-5-7520-523210 Information Technology			0	2,000	1,649	0	2,000	
100-5-7520-523300 Advertising			20,000	20,000	2,000	(18,000)	2,000	
100-5-7520-523400 Printing & Binding			200	200	0	(200)	0	
100-5-7520-523500 Travel			2,000	2,000	1,115	(885)	1,115	
100-5-7520-523600 Dues & Fees			1,500	3,020	4,817	1,810	4,830	
100-5-7520-523700 Education & Training			1,000	1,000	411	0	1,000	
100-5-7520-523850 Contract Labor			1,000	0	0	0	0	
TOTAL CONTRACTED SERVICES			257,950	260,900	145,383	(113,875)	147,025	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	Current Head Count	FY 2024-25 Original Approved Budget	FY 2024-25 Current Approved Budget	Current YTD	Current Budget Increase (Decrease)	FY 2024-25 Proposed Amendment Requests	EXHIBIT B FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
SUPPLIES & MINOR EQPT								
100-5-7520-531100 Supplies			4,500	4,500	4,179	0	4,500	
100-5-7520-531200 Supplies - Christ Chur			500	500	293	0	500	
100-5-7520-531220 Natural Gas			2,100	2,100	2,445	500	2,600	
100-5-7520-531230 Electricity			7,000	7,000	7,013	1,000	8,000	
100-5-7520-531270 Gasoline/Diesel			1,800	1,800	1,634	(150)	1,650	
100-5-7520-531300 Operating Lease			2,700	2,700	2,688	50	2,750	
100-5-7520-531600 Small Eqpmt/Furn<5000			2,500	2,500	5,840	4,150	6,650	
100-5-7520-531700 Other Supplies			800	800	1,650	900	1,700	
TOTAL SUPPLIES & MINOR EQPT			21,900	21,900	25,743	6,450	28,350	
CAPITAL OUTLAYS > \$5000								
100-5-7520-541200 Site Improvements			25,000	25,000	35,170	10,200	35,200	
100-5-7520-542300 Furniture & Fixtures			13,244	13,000	0	(13,000)	0	
TOTAL CAPITAL OUTLAYS > \$5000			38,244	38,000	35,170	(2,800)	35,200	
OTHER COSTS (NOC)								
100-5-7520-575100 Hapeville Community Im			2,500	2,500	0	(2,500)	0	
100-5-7520-575110 Community Garden Expen			0	650	953	350	1,000	
TOTAL OTHER COSTS (NOC)			2,500	3,150	953	(2,150)	1,000	
TOTAL ECONOMIC DEVELOPMENT			600,250	573,038	467,850	(99,329)	473,709	

**CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS**

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
		Current Head Count	Original Approved Budget					
				As of Date:	11/14/2025			
DEPARTMENT - MAIN STREET								
CONTRACTED SERVICES								
100-5-7550-521400 GM Grant Exp-Main Stre			50,000	27,000	27,000	0	27,000	
100-5-7550-521450 Georgia Power Grant Exp			0	0	0	0	0	
100-5-7550-522000 Festivals			35,000	36,000	32,061	(3,900)	32,100	
100-5-7550-523200 Communications			0	0	588	600	600	
100-5-7550-523300 Advertising			2,000	2,000	2,704	800	2,800	
100-5-7550-523400 Printing & Binding			1,000	0	155	160	160	
100-5-7550-523500 Travel			2,000	2,000	0	(2,000)	0	
100-5-7550-523600 Dues & Fees			600	1,000	840	(100)	900	
100-5-7550-523700 Education & Training			1,000	1,000	60	(940)	60	
100-5-7550-523850 Contract Labor			2,000	2,000	4,914	2,950	4,950	
TOTAL CONTRACTED SERVICES			93,600	71,000	68,322	(2,430)	68,570	
SUPPLIES & MINOR EQPT								
100-5-7550-531100 Supplies			1,500	1,800	1,389	0	1,800	
100-5-7550-531600 Small Equipment<5000			0	0	249	250	250	
100-5-7550-531700 Other Supplies			300	0	0	0	0	
TOTAL SUPPLIES & MINOR EQPT			1,800	1,800	1,638	250	2,050	
CAPITAL OUTLAYS > \$5000								
100-5-7550-541200 Site Improvements			10,000	10,000	31,429	21,500	31,500	ADDED COST FOR ARTS DISTRICT SIGN - HENRY SIGN SYSTEMS, INC & SOURCE URBANISM
TOTAL CAPITAL OUTLAYS > \$5000			10,000	10,000	31,429	21,500	31,500	
TOTAL MAIN STREET			105,400	82,800	101,389	19,320	102,120	

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	EXHIBIT B
				As of Date:	11/14/2025			FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
INTERFUND TRANSACTIONS								
100-5-9100-590290 Transfer to Trade & To			81,574	131,950	0	(131,950)	0	
100-5-9100-590301 Transfer to Cap Proj F			0	0	100,739	100,739	100,739.33	GF Portion for Excess CDBG Grant Expenses Over Grant Revenues
100-5-9100-591001 Reserve for Contingency			129,596	515,747	0	971,838	1,487,585	Increase Receipts Over Expenditures
TOTAL INTERFUND TRANSACTIONS			211,170	647,697	100,739	940,627	1,588,324	
OTHER FINANCING USES								
TOTAL OTHER FINANCING USES			0	0	0	0	0	
TOTAL OTHER FINANCING USES			211,170	647,697	100,739	940,627	1,588,324	
TOTAL EXPENDITURES			18,523,623	20,078,234	19,802,002	1,285,927	21,364,160	
REVENUE OVER/(UNDER) EXPENDITURES			0	(1)	1,326,867	(0)	(1)	

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
201-SPECIAL REVENUE FUNDS								
REVENUES								
INTERGOVERNMENTAL REV								
201-0-0000-334105 Bright Start Grant Inc			7,000	7,000	13,839	6,839	13,839	
TOTAL INTERGOVERNMENTAL REV			7,000	7,000	13,839	6,839	13,839	
OTHER FINANCING SOURCES								
201-0-0000-395201 PY Fund Balance Alloc			0	0	0	0	0	
TOTAL OTHER FINANCING SOURCES			0	0	0	0	0	
TOTAL REVENUE			7,000	7,000	13,839	6,839	13,839	
201-SPECIAL REVENUE FUNDS								
DEPARTMENT - SPECIAL REVENUE								
DEPARTMENTAL EXPENDITURES								
DEBT SERVICE								
201-5-5910-580565 Bright Start- Expendit			7,000	7,000	13,815	6,839	13,839	
TOTAL DEBT SERVICE			7,000	7,000	13,815	6,839	13,839	
TOTAL SPECIAL REVENUE			7,000	7,000	13,815	6,839	13,839	
TOTAL EXPENDITURES			7,000	7,000	13,815	6,839	13,839	
REVENUE OVER/(UNDER) EXPENDITURES			0	0	24	0	0	

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
205-TAX ALLOCATION DISTRICT				As of Date:	11/14/2025			
REVENUES								
TAXES								
205-0-0000-313205 TAD Revenue			20,204	43,345	43,345	0	43,345	
TOTAL TAXES			20,204	43,345	43,345	0	43,345	
TOTAL REVENUE			20,204	43,345	43,345	0	43,345	
DEPARTMENTAL EXPENDITURES								
CONTRACTED SERVICES								
205-5-4900-521200 Professional Services			20,204	43,345	0	0	43,345	
TOTAL CONTRACTED SERVICES			20,204	43,345	0	0	43,345	
SUPPLIES & MINOR EQPT			0	0	0	0	0	
			0	0	0	0	0	
205-5-4900-531600 Small Equipment < 5000			0	0	0	0	0	
TOTAL SUPPLIES & MINOR EQPT			0	0	0	0	0	
TOTAL TAX ALLOCATION DISTRICT			20,204	43,345	0	0	43,345	
TOTAL EXPENDITURES			20,204	43,345	0	0	43,345	
REVENUE OVER/(UNDER) EXPENDITURES			0	0	43,345	0	0	

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS		FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
210-ASSET FORFEITURE FUND								
REVENUES								
FINES AND FORFEITURES								
210-0-0000-351330 ASSETS SEIZED			0	0	0	0	0	
TOTAL FINES AND FORFEITURES			0	0	0	0	0	
INVESTMENT INCOME								
210-0-0000-361100 INTEREST REVENUE			0	0	1	0	0	
TOTAL INVESTMENT INCOME			0	0	1	0	0	
OTHER FINANCING SOURCES			0	0	0	0	0	
210-0-0000-395210 PY Fund Balance Alloc			0	0	0	0	0	
TOTAL OTHER FINANCING SOURCES			0	0	0	0	0	
TOTAL REVENUE			0	0	1	0	0	
DEPARTMENTAL EXPENDITURES								
CONTRACTED SERVICES								
210-5-3210-522200 REPAIR & MAINTENANCE			0	0	0	0	0	
TOTAL CONTRACTED SERVICES			0	0	0	0	0	
CAPITAL OUTLAYS > \$5000								
210-5-3210-542500 VEHICLES & EQUIPMENT			0	0	0	0	0	
TOTAL CAPITAL OUTLAYS > \$5000			0	0	0	0	0	
TOTAL POLICE DEPARTMENT			0	0	0	0	0	
TOTAL EXPENDITURES			0	0	0	0	0	
REVENUE OVER/(UNDER) EXPENDITURES			0	0	1	0	0	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
215-E911 FUND								
REVENUES								
CHARGES FOR SERVICES								
215-0-0000-342500 E-911 Revenue			160,000	185,000	161,742	(8,458)	176,542	Expecting 14.8K - 1 Month Not Yet Posted
TOTAL CHARGES FOR SERVICES			160,000	185,000	161,742	(8,458)	176,542	
OTHER FINANCING SOURCES								
215-0-0000-391100 Transfer from General			633,998	491,391	429,660	(61,731)	429,659.80	
TOTAL OTHER FINANCING SOURCES			633,998	491,391	429,660	(61,731)	429,660	
TOTAL REVENUE			793,998	676,391	591,401	(70,190)	606,201	
DEPARTMENTAL EXPENDITURES								
PERSONNEL SERVICES	FULLY LOADED							
215-5-3800-511100 Regular Salaries - (Di	ACTIVE - FTE	7	436,832	343,344	327,746	(15,598)	327,746	
215-5-3800-511300 Overtime - (Dispatch)	ACTIVE - PT	0	82,000	82,000	80,488	(1,512)	80,488	
215-5-3800-511335 Incentive Wages-(1TP)	VACANT - FTE	2	7,730	5,492	5,492	(0)	5,492	
215-5-3800-512100 Group Insurance	VACANT - PT	0	75,035	75,559	39,758	(35,801)	39,758	
215-5-3800-512200 Social Security FICA C			32,647	26,712	25,092	(1,620)	25,092	
215-5-3800-512300 Medicare			7,635	6,247	5,876	(371)	5,876	
215-5-3800-512400 Retirement Contributio			117,670	98,234	87,518	(10,716)	87,518	
215-5-3800-512700 Worker's Compensation			1,872	1,553	0	(1,553)	0	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	9	761,422	639,140	571,969	(67,172)	571,968	
CONTRACTED SERVICES								
215-5-3800-521100 Contract Services			1,000	0	0	0	0	
215-5-3800-521200 Professional Services			324	1,000	1,165	165	1,165	
215-5-3800-523200 Communications			30,000	34,000	31,670	(2,330)	31,670	
215-5-3800-523700 Education & Training			250	1,250	0	(1,250)	0	
TOTAL CONTRACTED SERVICES			31,574	36,250	32,835	(3,415)	32,835	

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
SUPPLIES & MINOR EQPT								
215-5-3800-531100 Supplies			1,000	1,000	1,399	399	1,399	
TOTAL SUPPLIES & MINOR EQPT			1,000	1,000	1,399	399	1,399	
TOTAL EXPENDITURES			793,996	676,390	606,202	(70,189)	606,201	
REVENUE OVER/(UNDER) EXPENDITURES			2	1	(14,801)	(1)	(0)	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget	As of Date:	Increase (Decrease)	Proposed Amendment Requests	EXHIBIT B
					11/14/2025			FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
220-ARP GRANT FUND								
REVENUES								
MISC REVENUE								
220-0-0000-381230 ARPA Boost Grant-Rec			70,000	70,000	0	(70,000)	0	Budget Amount Moved to FY26 - No Activity for FY25
TOTAL MISC REVENUE			70,000	70,000	0	(70,000)	0	
TOTAL REVENUE			70,000	70,000	0	(70,000)	0	
DEPARTMENTAL EXPENDITURES								
DEPARTMENT - PARTICIPANT RECREATION								
CONTRACTED SERVICES								
220-5-6120-523700 Education-Training-Fie			39,508	39508	0	(39,508)	0	Budget Amount Moved to FY26 - No Activity for FY25
TOTAL CONTRACTED SERVICES			39,508	39508	0	(39,508)	0	
CAPITAL OUTLAYS > \$5000								
220-5-6120-542300 Furniture & Fixtures			9,912	9912	0	(9,912)	0	Budget Amount Moved to FY26 - No Activity for FY25
220-5-6120-542400 Computers			20,580	20580	0	(20,580)	0	Budget Amount Moved to FY26 - No Activity for FY25
TOTAL CAPITAL OUTLAYS > \$5000			30,492	30492	0	(30,492)	0	
TOTAL PARTICIPANT RECREATION			70,000	70000	0	(70,000)	0	
TOTAL EXPENDITURES			70,000	70,000	0	(70,000)	0	
REVENUE OVER/(UNDER) EXPENDITURES			0	0	0	0	0	

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	EXHIBIT B
				As of Date:	11/14/2025			FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
275-HOTEL & MOTEL TAX FUND								
REVENUES								
TAXES								
275-0-0000-314120 Hotel/Motel Taxes			3,480,000	3,080,000	3,516,276	436,276	3,516,276	
TOTAL TAXES			3,480,000	3,080,000	3,516,276	436,276	3,516,276	
TOTAL REVENUE			3,480,000	3,080,000	3,516,276	436,276	3,516,276	
DEBT SERVICE								
275-5-5910-580410 Tourism B-TPD Trf Out			652,500	577,500	659,302	81,802	659,302	TPD - 18.75% of Total HM Revenue
275-5-5910-580415 Gen Fund Allocation			1,305,000	1,155,000	1,318,603	163,603	1,318,603	GF - 37.50% of Total HM Revenue
TOTAL DEBT SERVICE			1,957,500	1,732,500	1,977,905	245,405	1,977,905	
TOTAL HOTEL-MOTEL			1,957,500	1,732,500	1,977,905	245,405	1,977,905	
DEPARTMENT - ECONOMIC DEVELOPMENT								
DEPARTMENTAL EXPENDITURES								
CONTRACTED SERVICES								
275-5-7520-521200 Professional Services			1,522,500	1,347,500	1,538,371	190,871	1,538,371	ATL DMO - (43.75% of Hotel/Motel Revenue Received)
TOTAL CONTRACTED SERVICES			1,522,500	1,347,500	1,538,371	190,871	1,538,371	
TOTAL ECONOMIC DEVELOPMENT			1,522,500	1,347,500	1,538,371	190,871	1,538,371	
TOTAL EXPENDITURES			3,480,000	3,080,000	3,516,276	436,276	3,516,276	
REVENUE OVER/(UNDER) EXPENDITURES			0	0	(0)	0	0	

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget	As of Date:	Increase (Decrease)	Proposed Amendment Requests	EXHIBIT B
					11/14/2025			FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
280-VEHICLE EXCISE FUND								
INTERGOVERNMENTAL REV								
280-0-0000-333600 Car Rental Tax Revenue			200,000	200,000	124,146	(75,854)	124,146	
TOTAL INTERGOVERNMENTAL REV			200,000	200,000	124,146	(75,854)	124,146	
TOTAL REVENUE			200,000	200,000	124,146	(75,854)	124,146	
OTHER FINANCING USES								
280-5-9000-611290 Transfer to Fd 290-TPD			200,000	200,000	124,146	(75,854)	124,146.29	
TOTAL OTHER FINANCING USES			200,000	200,000	124,146	(75,854)	124,146	
TOTAL OTHER SOURCES & USES			200,000	200,000	124,146	(75,854)	124,146	
TOTAL EXPENDITURES			200,000	200,000	124,146	(75,854)	124,146	
REVENUE OVER/(UNDER) EXPENDITURES			0	0	0	0	0	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
290-TRADE AND TOURISM				As of Date:	11/14/2025			
INTERGOVERNMENTAL REV								
290-0-0000-336172 GHC Grant Revenue			2,250	2,250	0	(2,250)	0	
TOTAL INTERGOVERNMENTAL REV			2,250	2,250	0	(2,250)	0	
MISC REVENUE								
290-0-0000-381110 Misc Revenue			0	0	582	582	582	
TOTAL MISC REVENUE			0	0	582	582	582	
OTHER FINANCING SOURCES								
290-0-0000-391100 Transfer from General			81,574	131,950	0	(131,950)	0	
290-0-0000-391281 Transfer from Vehicle			200,000	200,000	124,146	(75,854)	124,146.29	
290-0-0000-391285 Tourism B=TPD trf fr H			685,383	577,500	659,302	81,802	659,302	TPD-18.75%
TOTAL OTHER FINANCING SOURCES			966,957	909,450	783,448	(126,002)	783,448	
TOTAL REVENUE			969,207	911,700	784,030	(127,670)	784,030	
DEPARTMENTAL EXPENDITURES								
DEPARTMENT - Hoyt Smith Center								
PERSONNEL SERVICES	FULLY LOADED							
290-5-6121-511100 Regular Employees	ACTIVE - FTE	4	247,445	155,784	135,713	(20,071)	135,713	
290-5-6121-511200 Part Time Employees	ACTIVE - PT	4	67,758	90,133	65,023	(25,110)	65,023	
290-5-6121-511300 Overtime	VACANT - FTE	1	7,500	7,500	11,910	4,410	11,910	
290-5-6121-511335 Incentive Wages-(1TP)	VACANT - PT	0	5,608	3,608	3,608	0	3,608	
290-5-6121-512100 Group Insurance			41,686	41,977	12,436	(29,541)	12,436	
290-5-6121-512200 Social Security FICA C			20,355	15,936	13,293	(2,643)	13,293	
290-5-6121-512300 Medicare			4,761	3,727	3,109	(618)	3,109	
290-5-6121-512400 Retirement Contributio			58,238	38,053	33,161	(4,892)	33,161	
290-5-6121-512700 Worker's Compensation			1,071	718	0	(718)	(0)	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	9	454,423	357,435	278,254	(79,182)	278,253	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
		Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025			FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
CONTRACTED SERVICES								
290-5-6121-521200 Professional Services			900	900	1,059	159	1,059	
290-5-6121-522000 Festivals & Events			0	0	2,522	2,522	2,522	
290-5-6121-522160 Special Events			30,000	30,000	14,853	(15,147)	14,853	
290-5-6121-522200 Repairs and Maintenananc			140,000	140,000	119,187	(20,813)	119,187	
290-5-6121-523200 Communications			6,000	7,000	7,984	984	7,984	
290-5-6121-523600 Dues & Fees			2,000	2,000	755	(1,245)	755	
TOTAL CONTRACTED SERVICES			178,900	179,900	146,361	(33,539)	146,361	
SUPPLIES & MINOR EQPT								
290-5-6121-531100 Supplies			10,000	10,000	10,023	23	10,023	
290-5-6121-531220 Natural Gas			7,500	7,500	0	(7,500)	0	
290-5-6121-531230 Electricity			7,500	7,500	0	(7,500)	0	
290-5-6121-531600 Small Eqpmt/Furn<5000			0	5,000	5,205	205	5,205	
TOTAL SUPPLIES & MINOR EQPT			25,000	30,000	15,229	(14,771)	15,229	
CAPITAL OUTLAYS > \$5000								
290-5-6121-541200 Site Improvements			150,000	150,000	104,848	(45,152)	104,848	
TOTAL CAPITAL OUTLAYS > \$5000			150,000	150,000	104,848	(45,152)	104,848	
TOTAL Hoyt Smith Center			808,323	717,335	544,691	(172,645)	544,690	
DEPARTMENT - Depot Museum								
PERSONNEL SERVICES	FULLY LOADED							
290-5-6172-511100 Regular Employees	ACTIVE - FTE	1	75,750	75,005	78,594	3,589	78,594	
290-5-6172-511335 Incentive Wages-(1TP)	ACTIVE - PT	0	1,300	1,500	1,500	0	1,500	
290-5-6172-512100 Group Insurance	VACANT - FTE	0	8,337	8,395	9,385	990	9,385	
290-5-6172-512200 Social Security FICA C	VACANT - PT	0	4,777	4,743	4,905	162	4,905	
290-5-6172-512300 Medicare			1,117	1,109	1,147	38	1,147	
290-5-6172-512400 Retirement Contributio			17,240	17,444	18,632	1,188	18,632	
290-5-6172-512700 Worker's Compensation			345	358	0	(358)	(0)	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	1	108,866	108,555	114,164	5,610	114,165	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
CONTRACTED SERVICES								
290-5-6172-521200 Professional Services			8,000	17,250	13,741	(3,510)	13,741	
290-5-6172-521402 GHC Grant Expenses			2,250	0	0	0	0	
290-5-6172-522000 Festivals & Events			4,100	4,100	6,489	2,389	6,489	
290-5-6172-522160 Special Events			1,600	500	250	(250)	250	
290-5-6172-523200 Communications			500	500	482	(18)	482	
290-5-6172-523300 Advertising			1,000	1,000	1,238	238	1,238	
290-5-6172-523500 Travel			0	482	482	0	482	
290-5-6172-523600 Dues & Fees			500	700	1,654	954	1,654	
TOTAL CONTRACTED SERVICES			17,950	24,532	24,336	(196)	24,336	
SUPPLIES & MINOR EQPT								
290-5-6172-531100 Supplies			6,000	10,000	6,061	(3,939)	6,061	
290-5-6172-531230 Electricity			0	9,200	6,482	(2,718)	6,482	
290-5-6172-531600 Small Eqpmt/Furn<5000			5,000	2,507	7,944	5,437	7,944	New Receipt Register/Credit Card Equipment for Depot
290-5-6172-531700 Other Supplies			9,000	7,000	2,706	(4,294)	2,706	
TOTAL SUPPLIES & MINOR EQPT			20,000	28,707	23,193	(5,514)	23,193	
TOTAL Depot Museum			146,816	161,794	161,693	(100)	161,694	
DEPARTMENT - Economic Development								
CONTRACTED SERVICES								
290-5-7520-522200 Repairs and Maintenanc			2,987	2,987	0	(2,987)	0	
290-5-7520-523600 Dues and Fees			10,000	10,000	10,000	0	10,000	
TOTAL CONTRACTED SERVICES			12,987	12,987	10,000	(2,987)	10,000	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		Current YTD	Current Budget	FY 2024-25	EXHIBIT B
		Current Head Count	Original Approved Budget	Current Approved Budget	Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025		FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
SUPPLIES & MINOR EQPT							
290-5-7520-531100 Supplies			1,082	1,082	0	(1,082)	
TOTAL SUPPLIES & MINOR EQPT			1,082	1,082	0	(1,082)	
CAPITAL OUTLAYS > \$5000							
290-5-7520-541200 Site Improvements			0	18,500	18,580	49,145	
TOTAL CAPITAL OUTLAYS > \$5000			0	18,500	18,580	49,145	
TOTAL Economic Development			14,069	32,569	28,580	45,076	
TOTAL EXPENDITURES			969,208	911,699	734,964	(127,669)	
REVENUE OVER/(UNDER) EXPENDITURES			(1)	1	49,066	(1)	

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	EXHIBIT B
301-CAPITAL PROJECTS FUND				As of Date:	11/14/2025			
REVENUES								
INTERGOVERNMENTAL REV								
301-0-0000-331347 DOT - LMIG Program Rev			78,500	80,003	178,154	98,151	178,154	
301-0-0000-331486 CDBG - Sidewalks--CDBG			100,000	100,000	0	(100,000)	0	
301-0-0000-331488 CDBG Revenues			1,800	1,800	84,971	83,171	84,971	
TOTAL INTERGOVERNMENTAL REV			180,300	181,803	263,125	81,322	263,125	
OTHER FINANCING SOURCES								
301-0-0000-391125 Transfers from General			0	0	100,739	100,739	100,739.33	GF Portion for Excess CDBG Grant Expenses Over Grant Revenues
301-0-0000-391350 Transfer from T-SPLOST			196,655	196,655	74,163	(122,492)	74,163.06	Includes T-SPLOST Portion (Minimum 30% Match) of LMIG Grant Funding
TOTAL OTHER FINANCING SOURCES			196,655	196,655	174,902	(21,753)	174,902	
TOTAL REVENUE			376,955	378,458	438,028	59,570	438,028	
CAPITAL OUTLAYS > \$5000								
301-5-5920-541360 CDBG			201,800	201,800	185,710	(16,090)	185,710	
301-5-5920-541375 DOT -LMIG Program Expe			175,155	176,658	252,317	75,659	252,317	
TOTAL CAPITAL OUTLAYS > \$5000			376,955	378,458	438,028	59,570	438,028	
TOTAL EXPENDITURES			376,955	378,458	438,028	59,570	438,028	
REVENUE OVER/(UNDER) EXPENDITURES			0	0	0	0	0	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	Current Head Count	FY 2024-25 Original Approved Budget	FY 2024-25 Current Approved Budget	Current YTD	Current Budget Increase (Decrease)	FY 2024-25 Proposed Amendment Requests	EXHIBIT B FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
350-T-SPLOST				As of Date:	11/14/2025			
REVENUES								
TAXES								
350-0-0000-313500 T-SPLOST 2 Revenue			1,200,000	1,200,000	1,472,268	272,268	1,472,268	
TOTAL TAXES			1,200,000	1,200,000	1,472,268	272,268	1,472,268	
OTHER FINANCING SOURCES								
350-0-0000-395250 PY Fund Balance Alloc			1,926,655	726,655	0	(726,655)	0	
TOTAL OTHER FINANCING SOURCES			1,926,655	726,655	0	(726,655)	0	
TOTAL REVENUE			3,126,655	1,926,655	1,472,268	(454,387)	1,472,268	
DEPARTMENTAL EXPENDITURES								
CAPITAL OUTLAYS > \$5000								
350-5-5920-541202 Loop Road-Paving-TSP 2			200,000	200,000	252,802	52,802	252,802	
350-5-5920-541205 Dogwood-Ped. Imp-TSP 2			2,200,000	1,000,000	116,370	(656,965)	343,035	Reduced due to expenses expected for FY25-26 Per Lee
350-5-5920-541208 Traffic Signage-TSP 2			80,000	80,000	17,545	0	80,000	
350-5-5920-541272 Earmark Loop Road			0	0	0	0	0	
350-5-5920-542100 TSPLOST - Technical			0	0	0	0	0	
350-5-5920-542102 TSPLOST-Tech-TSP 2			450,000	450,000	0	272,268	722,268	
350-5-5920-542120 TSPLOST Capital			0	0	0	0	0	
TOTAL CAPITAL OUTLAYS > \$5000			2,930,000	1,730,000	386,717	(331,895)	1,398,105	
INTERFUND TRANSACTIONS								
350-5-9100-590301 Transfer to Capital Pr			196,655	196,655	74,163	(122,492)	74,163.06	
TOTAL INTERFUND TRANSACTIONS			196,655	196,655	74,163	(122,492)	74,163	
TOTAL OTHER FINANCING USES			196,655	196,655	74,163	(122,492)	74,163	
TOTAL EXPENDITURES			3,126,655	1,926,655	460,880	(454,387)	1,472,268	
REVENUE OVER/(UNDER) EXPENDITURES			0	0	1,011,388	0	0	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	Current Head Count	FY 2024-25 Original Approved Budget	FY 2024-25 Current Approved Budget	Current YTD	Current Budget Increase (Decrease)	FY 2024-25 Proposed Amendment Requests	EXHIBIT B FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
505-WATER & SEWER FUND								
REVENUES								
CHARGES FOR SERVICES								
505-0-0000-341191 Return Check Fees			500	500	714	215	715	
505-0-0000-341900 Water/Sewer Misc			24,100	24,100	550	(23,550)	550	
505-0-0000-344210 Water Charges			3,500,000	3,200,000	3,240,444	41,000	3,241,000	
505-0-0000-344211 Water Tap Fee			200,000	200,000	31,520	(168,000)	32,000	
505-0-0000-344230 Sewage Charges			2,000,000	1,800,000	1,782,415	(17,000)	1,783,000	
505-0-0000-344231 Sewer Tap Fee			75,000	75,000	19,425	(55,000)	20,000	
505-0-0000-344290 Late Fee			150,000	150,000	83,556	(66,000)	84,000	
TOTAL CHARGES FOR SERVICES			5,949,600	5,449,600	5,158,624	(288,335)	5,161,265	
MISC REVENUE								
505-0-0000-389000 M.O.S.T.			1,200,000	1,200,000	1,431,219	231,220	1,431,220	Averaging 119K Per Month
TOTAL MISC REVENUE			1,200,000	1,200,000	1,431,219	231,220	1,431,220	
TOTAL REVENUE			7,149,600	6,649,600	6,589,843	(57,115)	6,592,485	
505-WATER & SEWER FUND DEPARTMENT - SEWAGE COLLECTION & DISPO								
SUPPLIES & MINOR EQPT								
505-5-4330-531210 Water/Sewerage			600,000	600,000	446,883	(153,117)	446,883	
TOTAL SUPPLIES & MINOR EQPT			600,000	600,000	446,883	(153,117)	446,883	
CAPITAL OUTLAYS > \$5000								
505-5-4330-542500 Equipment			29,000	0	0	0	0	
TOTAL CAPITAL OUTLAYS > \$5000			29,000	0	0	0	0	
TOTAL SEWAGE COLLECTION & DISPO			629,000	600,000	446,883	(153,117)	446,883	

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
		Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025			
DEPARTMENT - WATER SUPPLY								
DEPARTMENTAL EXPENDITURES								
PERSONNEL SERVICES	FULLY LOADED							
505-5-4420-511100 Regular Employees	ACTIVE - FTE	8.75	424,559	447,251	503,043	58,208	505,459	
505-5-4420-511300 Overtime	ACTIVE - PT	0	60,000	110,000	117,246	8,000	118,000	
505-5-4420-511335 Incentive Wages-(1TP)	VACANT - FTE	0	8,394	8,731	8,731	(0)	8,731	
505-5-4420-512100 Group Insurance	VACANT - PT	0	72,950	73,460	88,228	14,768	88,228	
505-5-4420-512200 Social Security FICA C			30,563	35,091	37,640	3,556	38,647	
505-5-4420-512300 Medicare			7,148	8,207	8,803	831	9,038	
505-5-4420-512400 Retirement Contributio			110,161	129,048	131,723	2,675	131,723	
505-5-4420-512700 Worker's Compensation			1,820	2,016	5,250	3,234	5,250	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	8.75	715,595	813,802	900,663	91,271	905,073	
CONTRACTED SERVICES								
505-5-4420-521200 Professional			200,000	160,000	158,637	(2,000)	158,000	
505-5-4420-522200 Repairs & Maintenance			1,000,000	500,000	2,273,429	1,773,429	2,273,429	
505-5-4420-522203 M.O.S.T. Expenses			1,018,719	2,189,332	720,914	(1,468,400)	720,932	
505-5-4420-523200 Communications			38,000	45,000	47,828	2,830	47,830	
505-5-4420-523210 Information Technology			10,740	10,740	767	(9,940)	800	
505-5-4420-523400 Printing & Binding			5,000	5,000	2,717	(2,000)	3,000	
505-5-4420-523500 Travel			160	248	1,128	890	1,138	
505-5-4420-523600 Dues & Fees			6,700	23,320	37,476	14,500	37,820	
505-5-4420-523700 Education & Training			2,000	2,000	1,654	0	2,000	
505-5-4420-523900 Other			0	315	315	0	315	
TOTAL CONTRACTED SERVICES			2,281,319	2,935,955	3,244,864	309,309	3,245,264	
SUPPLIES & MINOR EQPT								
505-5-4420-531100 Supplies			150,000	200,000	174,665	(25,000)	175,000	
505-5-4420-531220 Natural Gas			10,500	10,500	7,041	(3,450)	7,050	
505-5-4420-531230 Electricity			18,500	18,500	15,689	(2,800)	15,700	
505-5-4420-531270 Gasoline/Diesel			48,000	48,000	51,680	3,720	51,720	
505-5-4420-531600 Small Eqpmt/Furn<5000			8,800	8,800	26,385	17,600	26,400	
TOTAL SUPPLIES & MINOR EQPT			235,800	285,800	275,460	(9,930)	275,870	

**CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS**

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
CAPITAL OUTLAYS > \$5000								
505-5-4420-541400 Infrastructure			0	0	0	0	0	
505-5-4420-541600 Infrastructure-CIP-ATL			223,000	123,000	334,683	211,683	334,683	
505-5-4420-542410 Technology			0	14,900	21,887	7,000	21,900	
505-5-4420-542500 Equipment			0	0	17,027	17,100	17,100	ADDITIONAL SEWER EQUIPMENT PURCHASE
TOTAL CAPITAL OUTLAYS > \$5000			223,000	137,900	373,597	235,783	373,683	
DEPRECIATION & AMORT								
505-5-4420-561000 Depreciation			490,000	490,000	0	0	490,000	
TOTAL DEPRECIATION & AMORT			490,000	490,000	0	0	490,000	
DEBT SERVICE								
505-5-4420-580600 PRIN & INT EXP GEFA			61,440	61,440	61,432	0	61,440	
505-5-4420-582109 Trf to Dev Auth-2019A			106,800	106,800	110,004	3,300	110,100	
505-5-4420-583100 Trf to Dev Auth 2014 A			490,000	490,000	533,750	44,000	534,000	
TOTAL DEBT SERVICE			658,240	658,240	705,187	47,300	705,540	
505-WATER & SEWER FUND								
DEPARTMENT - WATER SUPPLY								
DEPARTMENTAL EXPENDITURES								
TOTAL WATER SUPPLY			4,603,954	5,321,697	5,499,771	673,734	5,995,431	
505-WATER & SEWER FUND								
DEPARTMENT - WATER DISTRIBUTION								
SUPPLIES & MINOR EQPT								
505-5-4440-531510 Water Purchases For Re			1,800,000	1,600,000	1,377,040	(222,960)	1,377,040	
TOTAL SUPPLIES & MINOR EQPT			1,800,000	1,600,000	1,377,040	(222,960)	1,377,040	

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
CAPITAL OUTLAYS > \$5000								
505-5-4440-542500 Equipment			10,000	10,000	0	(10,000)	0	
TOTAL CAPITAL OUTLAYS > \$5000			10,000	10,000	0	(10,000)	0	
TOTAL WATER DISTRIBUTION			1,810,000	1,610,000	1,377,040	(232,960)	1,377,040	
TOTAL EXPENDITURES			7,042,954	7,531,697	7,323,694	287,656	7,819,353	
REVENUE OVER/(UNDER) EXPENDITURES			106,646	(882,097)	(733,851)	(344,771)	(1,226,868)	

**CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS**

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
		Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	
				As of Date:	11/14/2025			FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
506-STORMWATER FUND								
REVENUES								
CHARGES FOR SERVICES								
506-0-0000-344210 Stormwater Charges-CY			260,000	260,000	202,300	(57,000)	203,000	
506-0-0000-344215 Stormwater Charges-PY			100,000	50,000	49,519	0	50,000	
TOTAL CHARGES FOR SERVICES			360,000	310,000	251,819	(57,000)	253,000	
TOTAL REVENUE			360,000	310,000	251,819	(57,000)	253,000	
DEPARTMENTAL EXPENDITURES								
PERSONNEL SERVICES	FULLY LOADED							
506-5-4320-511100 Regular Employees	ACTIVE - FTE	2	88,052	88,848	92,244	3,623	92,471	
506-5-4320-511300 Overtime	ACTIVE - PT	0	4,000	8,000	11,123	3,300	11,300	
506-5-4320-511335 Incentive Wages-(1TP)	VACANT - FTE	0	1,741	1,741	1,741	(0)	1,741	
506-5-4320-512100 Group Insurance	VACANT - PT	0	16,674	16,791	17,798	1,007	17,798	
506-5-4320-512200 Social Security FICA C			5,815	6,113	6,330	415	6,528	
506-5-4320-512300 Medicare			1,360	1,430	1,481	97	1,527	
506-5-4320-512400 Retirement Contributio			20,981	22,479	23,441	962	23,441	
506-5-4320-512700 Worker's Compensation			397	420	0	(420)	0	
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	2	139,021	145,821	154,158	8,983	154,804	
CONTRACTED SERVICES								
506-5-4320-521200 Professional			150	150	290	150	300	
506-5-4320-521300 Technical			50,000	50,000	33,914	(16,000)	34,000	
506-5-4320-522200 Repairs & Maintenance			100,000	50,000	171,433	121,500	171,500	
TOTAL CONTRACTED SERVICES			150,150	100,150	205,637	105,650	205,800	
SUPPLIES & MINOR EQPT								
506-5-4320-531100 Supplies			4,004	4,004	0	(4,004)	0	
TOTAL SUPPLIES & MINOR EQPT			4,004	4,004	0	(4,004)	0	

**CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS**

TENTATIVE BUDGET REQUESTS	Head Count Status	FY 2024-25		Current YTD	Current Budget	FY 2024-25	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
		Current Head Count	Original Approved Budget				
				As of Date:	11/14/2025		
CAPITAL OUTLAYS > \$5000							
506-5-4320-542500 Equipment			7,000	7,000	0	(7,000)	0
TOTAL CAPITAL OUTLAYS > \$5000			7,000	7,000	0	(7,000)	0
DEPRECIATION & AMORT							
506-5-4320-561000 Depreciation			33,000	33,000	0	0	33,000
TOTAL DEPRECIATION & AMORT			33,000	33,000	0	0	33,000
TOTAL EXPENDITURES			333,175	289,975	359,795	103,629	393,604
REVENUE OVER/(UNDER) EXPENDITURES			26,825	20,025	(107,976)	(160,629)	(140,604)

EXHIBIT B

CITY OF HAPEVILLE
FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

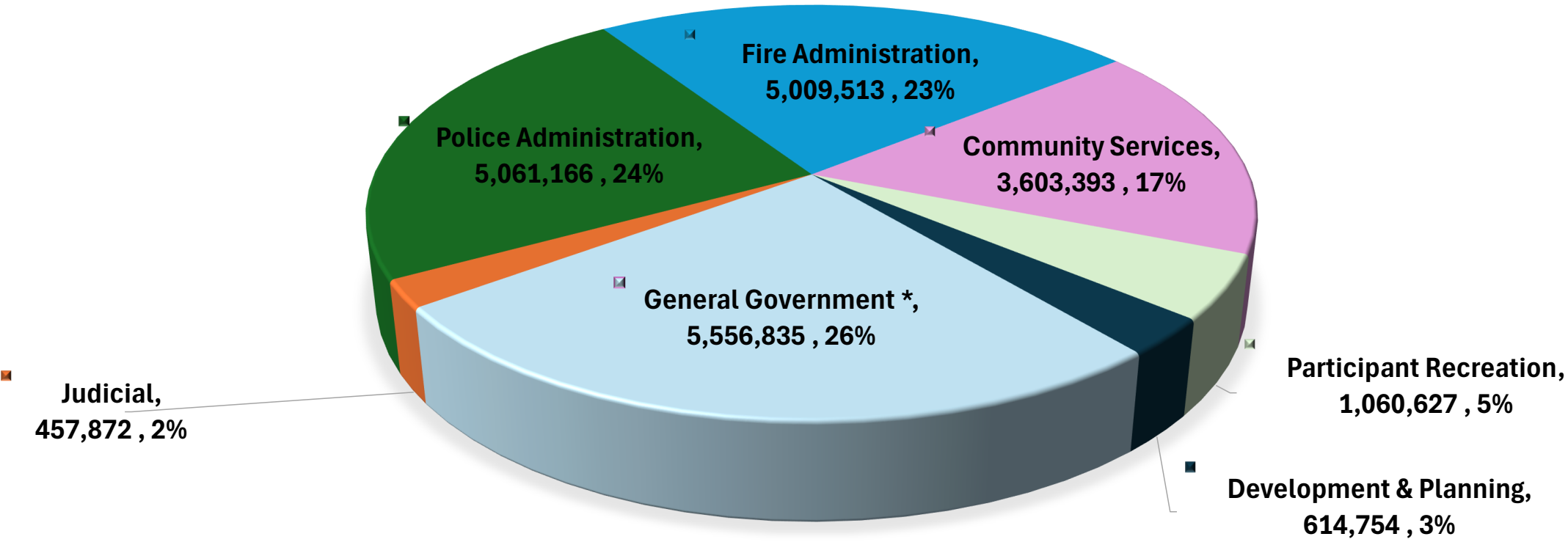
TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B	
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS	
				As of Date:	11/14/2025				
540-SOLID WASTE FUND									
REVENUES									
CHARGES FOR SERVICES									
540-0-0000-344110 Refuse Collection Char			600,000	700,000	737,539	37,600	737,600		
540-0-0000-344115 Refuse Collection - Mi			2,500	2,500	320	(2,180)	320		
540-0-0000-344130 Solid Waste Scrap			2,600	2,600	0	(2,600)	0		
540-0-0000-344140 Allied Waste Commissio			3,050	3,050	750	(2,300)	750		
540-0-0000-344150 Clean & Green Revenue			18,000	18,000	41,624	23,700	41,700		
540-0-0000-344290 Late Fee			10,000	10,000	7,807	(2,000)	8,000		
TOTAL CHARGES FOR SERVICES			636,150	736,150	788,039	52,220	788,370		
TOTAL REVENUE			636,150	736,150	788,039	52,220	788,370		
PERSONNEL SERVICES	FULLY LOADED								
540-5-4510-511100 Regular Employees	ACTIVE - FTE	3.50	109,450	110,006	91,946	(15,737)	94,269		
540-5-4510-511300 Overtime	ACTIVE - PT	0	2,000	10,500	10,775	500	11,000		
540-5-4510-511335 Incentive Wages-(1TP)	VACANT - FTE	0	2,164	2,155	1,707	0	2,155		
540-5-4510-512100 Group Insurance	VACANT - PT	0	22,927	23,087	21,974	(1,113)	21,974		
540-5-4510-512200 Social Security FICA C			7,044	7,605	6,153	(1,314)	6,291		
540-5-4510-512300 Medicare			1,647	1,779	1,456	(291)	1,488		
540-5-4510-512400 Retirement Contributio			25,409	27,968	33,513	5,545	33,513		
540-5-4510-512700 Worker's Compensation			487	514	83	(431)	83		
TOTAL PERSONNEL SERVICES	TOTAL HEAD CT	3.50	171,129	183,613	167,606	(12,841)	170,772		
CONTRACTED SERVICES									
540-5-4510-521200 Professional Fees			0	0	302	325	325		
540-5-4510-522110 Disposal service			0	200,000	192,631	(7,300)	192,700		
540-5-4510-522200 Repairs & Maintenance			42,000	128,000	77,924	(50,000)	78,000		
TOTAL CONTRACTED SERVICES			42,000	328,000	270,856	(56,975)	271,025		

CITY OF HAPEVILLE
 FY2024-2025 PROPOSED FOURTH QUARTER BUDGET ADJUSTMENT REQUESTS - SUMMARY AND DETAIL - ALL FUNDS

TENTATIVE BUDGET REQUESTS			FY 2024-25	FY 2024-25	Current YTD	Current Budget	FY 2024-25	EXHIBIT B
	Head Count Status	Current Head Count	Original Approved Budget	Current Approved Budget		Increase (Decrease)	Proposed Amendment Requests	FY2024-25 Budget Explanation Justification for Major Increase Requests STAFF COMMENTS
				As of Date:	11/14/2025			
SUPPLIES & MINOR EQPT								
540-5-4510-531100 Supplies			200,000	100,000	10,969	(89,000)	11,000	
540-5-4510-531270 Gasoline/Diesel			38,000	38,000	35,103	(2,800)	35,200	
TOTAL SUPPLIES & MINOR EQPT			238,000	138,000	46,072	(91,800)	46,200	
DEPRECIATION & AMORT								
540-5-4510-561000 Depreciation			800	800	0	0	800	
TOTAL DEPRECIATION & AMORT			800	800	0	0	800	
DEBT SERVICE								
540-5-4510-580405 Vehicles - Principal			64,656	64,656	64,712	56	64,712	
540-5-4510-582405 Vehicles - Interest			19,178	19,178	19,121	143	19,321	
TOTAL DEBT SERVICE			83,833	83,834	83,833	199	84,033	
TOTAL EXPENDITURES			535,763	734,247	568,367	(161,417)	572,830	
REVENUE OVER/(UNDER) EXPENDITURES			100,387	1,903	219,672	213,637	215,540	

FY2024-2025
CITY OF HAPEVILLE - GENERAL FUND PROJECTED EXPENSES
 BY FUNCTION: AS % OF TOTAL PROJECTED EXPENSES

EXHIBIT C



GF PROJECTED EXPENSES BY FUNCTION: AS % OF TOTAL EXPENSES - 21,364,160

* General Government includes: Council, Mayor, City Manager, City Clerk, Elections, Finance & Accounting, Customer Financial Services, Legal Services, Human Resources, Information Technology and Other Financing Uses.

1 STATE OF GEORGIA
2 CITY OF HAPEVILLE

3
4 ORDINANCE NO. _____
5

6 AN ORDINANCE TO AMEND THE ANNUAL BUDGET FOR THE 2024 - 2025
7 FISCAL YEAR TO REFLECT THE ADJUSTMENT OF REVENUE AND
8 EXPENDITURES PURSUANT TO SECTION 17-2-3 OF THE CODE OF ORDINANCES,
9 CITY OF HAPEVILLE, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL
10 CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO
11 PROVIDE FOR OTHER LAWFUL PURPOSES.
12

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

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

21 WHEREAS, the mayor and council approved the annual budget for the 2024 - 2025
22 fiscal year on 09/17/2024; and
23

24 WHEREAS, accounting standards require the use of year-end adjustments for accrual
25 accounting, and amendments to the Fiscal Year 2024 - 2025 budget are needed to apply the
26 adjustments to budgeted revenues and expenditures in compliance with State law; and
27

28 WHEREAS, every official act of the mayor and council which is to become law shall be
29 by ordinance;
30

31 WHEREAS, the governing authority of the City finds it desirable to amend the 2024 -
32 2025 fiscal year annual budget.
33

34 BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF
35 THE CITY OF HAPEVILLE, GEORGIA THAT:
36

37 **Section One.** That the Fiscal Year 2024 - 2025 Annual Budget be amended to reflect
38 the adjustment of revenues and expenditures as follows:
39

40 See Attachment labeled as “**Exhibit A**”. Exhibit A shall be incorporated fully herein by
41 reference.
42

43 **Section Two. Codification and Certify.** This Ordinance adopted hereby shall be codified
44 and certified in a manner consistent with the laws of the State of Georgia and the City.
45
46

47 **Section Three. Severability.**
48

49 (a) It is hereby declared to be the intention of the Mayor and Council that all sections,
50 paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment,
51 believed by the Mayor and Council to be fully valid, enforceable and constitutional.
52

53 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest
54 extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this
55 Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this
56 Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the
57 greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance
58 is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this
59 Ordinance.
60

61 (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance
62 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable
63 by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of
64 the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
65 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
66 of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to
67 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and
68 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and
69 effect.
70

71 **Section Four. Repeal of Conflicting Ordinances.** All ordinances and parts of ordinances
72 in conflict herewith are hereby expressly repealed.
73

74 **Section Five. Effective Date.** The effective date of this Ordinance shall be the date of
75 adoption unless otherwise stated herein.
76

77 **ORDAINED** this _____ day of _____, 2025.

78 **CITY OF HAPEVILLE, GEORGIA**
79
80

81
82
83 _____
84 **Alan Hallman, Mayor**
85

86 **ATTEST:**
87
88
89

90 _____
91 Sharee Steed, City Clerk

92
93
94
95
96
97
98
99

APPROVED BY:

City Attorney



Department of Planning & Zoning

PLANNER'S REPORT

DATE: August 15, 2025
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Proposed Text Amendment for Architectural Design Standards

BACKGROUND

When the Architectural Design Standards were adopted, the proposed committee members were a combination of residents and a City staff member. Conceivably, the staff member was originally included as someone who was intimately familiar with the standards and had the professional capacity to review plans to determine compliance with the Standards. Over time and organically, the staff member has prepared review reports for the Committee members assessing compliance but has remained independent and not voted. This is a similar process to the Planning Commission and Board of Appeals roles.

Since the Design Review Committee has been in existence for 15 years, staff believes there is enough institutional knowledge on the Committee as well as expertise from staff conveyed through the reports and as present in the meetings, to formally replace the staff member requirement with another resident as a member of the committee. The proposed text amendment is attached.

Sec. 81-1-4. Design review committee.

- (a) *Membership.* The DRC shall consist of up to five members appointed by the mayor and council. ~~One of the members shall be a member of the staff of the city. With the exception of the member of the DRC who is a member of the staff of the city, e~~Each member of the DRC shall be a resident of the city or owner of a business or property within the city at the time of appointment and for at least six months immediately preceding the date of taking office and shall remain a resident of the city or owner of a business or property within the city while serving as a member of the DRC. ~~The members shall be designated by Post 1 through 4 for the purposes of staggering terms only. Post 1 and 2 will serve initially one term of two years beginning January 1, 2004, and ending December 31, 2006. Posts 3 and 4 shall initially serve one term of three years beginning January 1, 2003, and ending December 31, 2007. Post 5 shall be held by an appointed city employee who shall serve during the employee's term of office.~~ All appointees may be reappointed at the pleasure of the mayor and council.
- (b) *Training.* ~~Members~~Relevant city staff shall provide necessary may seek training regarding the architectural design standards, architecture, community planning, urban design, land use, the zoning ordinance of the city, and on such other topics as the mayor and council may deem relevant to redevelopment and urban renewal.
- (c) *Officers, quorums, voting.* The DRC shall elect a chairman from among its members. The term of the chairman shall be one year with eligibility for re-election. The DRC may appoint a secretary, who may be an officer or employee of the city and may or may not be one of the five voting members depending upon the skills and willingness of the members to record such meetings in accordance with the open-meetings law. The DRC may make its own rules of procedure and determine its time of meeting and shall meet at the call of the chairman or when deemed necessary by a majority of the members. However, the DRC shall have a scheduled meeting once a month. However, such meetings may be cancelled and rescheduled as may be needed within compliance of the law. All meetings of the DRC at which official action is taken shall be open to the public and all records of the DRC shall be a public record.

Three voting members of the DRC shall be required in order to have a quorum to transact business, during both the initial phase and once the citizen body is impaneled. The presence of the chairman of the DRC is not required to constitute a quorum. The chairman may vote in all matters, unless he/she recuses himself/herself ~~and shall vote in order to break a tie.~~

- (d) *Duties and authority.*
- (1) All design, as defined in this chapter, in the city requires design review except as listed herein below.
 - (2) When a design is submitted which does not require site plan review then the same shall be considered by the DRC solely. When a design is submitted which requires site plan review then the DRC shall review the same only after the planning commission has reviewed and supported the site plan. Commercial new construction, single-family residential construction and additions of structures that meet or exceed 50 percent of the existing structure, combining two or more parcels that are adjacent or subdividing two or more parcels, increase of commercial parking by 50 percent or more than 30 inches in elevation adjustments as approved by the city engineer for commercial parking require planning commission approval and DRC review.
- (e) *Standards of review.* The DRC shall utilize the purpose and goals outlined in section 81-1-1, the requirements of this chapter as to specific architectural standards.
- (f) *Appeals.* Although this chapter is not a zoning regulation, binding decisions of the design review committee are appealable to the board of zoning appeals.
- (g) *Design exceptions.* Relief from these standards may be granted by the design review committee upon finding that the design exception:

-
- (1) Will not increase traffic, decrease access to the proposed development, or adversely impact the general public safety; and
 - (2) Will not reduce the adequacy of off-street parking, loading, and service for the proposed development unless specifically granted by the planning commission, board of zoning appeals, or authorized shared parking arrangement; and
 - (3) Will not adversely affect the compliance with landscaping, buffering, and irrigation provisions of other Code requirements, and
 - (4) Will result in design that is compatible with adjacent parcels. As used herein "compatible" shall mean "a unified architectural design and signage program within a development having minimal impact on adjacent parcels."
- (h) *Attendance.* Should a member of the design review committee fail to attend four or more meetings in one term, he or she shall be subject to termination and replacement by the mayor and city council. The member shall be given the opportunity to address mayor and council regarding the absences. If mayor and city council shall deem necessary, a new replacement member will be selected and appointed to fill the remainder of the term per the regulations set forth in this section.

DRAFT

1 **STATE OF GEORGIA**
2 **CITY OF HAPEVILLE**

3
4 **ORDINANCE NO. _____**

5
6 **AN ORDINANCE TO AMEND CHAPTER 81 (“ARCHITECTURAL DESIGN**
7 **STANDARDS”), ARTICLE 1, SECTION 4 (“DESIGN REVIEW COMMITTEE”) OF THE**
8 **CODE OF ORDINANCES OF THE CITY OF HAPEVILLE, GEORGIA TO AMEND THE**
9 **ORDINANCE; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING**
10 **ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR**
11 **OTHER LAWFUL PURPOSES.**

12
13 **WHEREAS**, the Mayor and Council shall have full power and authority to provide for the
14 execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers,
15 agencies, boards, or employees granted by the City of Hapeville’s Charter or by state law; and,
16

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

21 **WHEREAS**, the governing authority of the City finds it desirable to amend the
22 requirements and procedures that govern membership to the City’s Design Review Committee and
23 voting powers and authority for the committee’s chairman, and
24

25 **WHEREAS**, the Mayor and Council of the City determine that the adoption of this
26 Ordinance and the amendment of the Code of Ordinances for the City is necessary to enhance the
27 operations of the Design Review Committee and protect the public welfare, health, safety and
28 interests of the City and its citizen.
29

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

32
33 **Section One.** Section 1-4 (Design Review Committee) in Chapter 81 (Architectural
34 Design Standards) of the City Code of Ordinances is hereby amended to remove the existing
35 language, and replace with following language:
36

37 **“ Sec. 81-1-41. Design Review Committee.**

- 38
39 (a) *Membership.* The DRC shall consist of up to five members appointed by the mayor and
40 council. Each member of the DRC shall be a resident of the city or owner of a business or
41 property within the city at the time of appointment and for at least six months immediately
42 preceding the date of taking office and shall remain a resident of the city or owner of a
43 business or property within the city while serving as a member of the DRC. All appointees
44 may be reappointed at the pleasure of the mayor and council.
45

DRAFT

46 (b) *Training.* Members may seek training regarding the architectural design standards,
47 architecture, community planning, urban design, land use, the zoning ordinance of the city,
48 and on such other topics as the mayor and council may deem relevant to redevelopment
49 and urban renewal.

50
51 (c) *Officers, quorums, voting.* The DRC shall elect a chairman from among its members. The
52 term of the chairman shall be one year with eligibility for re-election. The DRC may
53 appoint a secretary, who may be an officer or employee of the city and may or may not be
54 one of the five voting members depending upon the skills and willingness of the members
55 to record such meetings in accordance with the open-meetings law. The DRC may make
56 its own rules of procedure and determine its time of meeting and shall meet at the call of
57 the chairman or when deemed necessary by a majority of the members. However, the DRC
58 shall have a scheduled meeting once a month. However, such meetings may be cancelled
59 and rescheduled as may be needed within compliance of the law. All meetings of the DRC
60 at which official action is taken shall be open to the public and all records of the DRC shall
61 be a public record.

62
63 Three voting members of the DRC shall be required in order to have a quorum to transact business,
64 during both the initial phase and once the citizen body is impaneled. The presence of the chairman
65 of the DRC is not required to constitute a quorum. The chairman may vote in all matters, unless
66 he/she recuses himself/herself.”

67
68 **Section Two. Codification.** This Ordinance shall be codified in a manner consistent with the
69 laws of the State of Georgia and the City.

70
71 **Section Three. Severability.**

72
73 (a) It is hereby declared to be the intention of the Mayor and Council that all sections,
74 paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment,
75 believed by the Mayor and Council to be fully valid, enforceable and constitutional.

76
77 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest
78 extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this
79 Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this
80 Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the
81 greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance
82 is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this
83 Ordinance.

84
85 (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance
86 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable
87 by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of
88 the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
89 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
90 of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to
91 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and

DRAFT

92 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and
93 effect.

94
95 **Section Four. Repeal of Conflicting Ordinances.** All ordinances and parts of ordinances
96 in conflict herewith are hereby expressly repealed.

97
98 **Section Five. Effective Date.** The effective date of this Ordinance shall be the date of
99 adoption unless otherwise stated herein.

100
101
102 **ORDAINED** this _____ day of _____, 2025.

103 **CITY OF HAPEVILLE, GEORGIA**

104
105
106
107
108 _____
109 **Alan Hallman, Mayor**

110 **ATTEST:**
111
112
113
114 _____
115 **Sharee Steed**
116 City Clerk

117
118
119 **APPROVED BY:**
120
121
122
123 _____
124 **Lajuana C. Ransaw**
125 City Attorney
126

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ORDER CONFIRMATION

Salesperson: ALECIA SEALS

Printed at 09/19/25 13:47 by aseal-tj

Acct #: 243567

Ad #: 509621

Status: New

CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
HAPEVILLE GA 30354

Start: 10/15/2025 Stop: 10/15/2025

Times Ord: 1

Times Run: ***

LEGLV 1.00 X 6.15 Words: 300

Total LEGLV 6.15

Class: 9003 PUBLIC HEARING

Rate: LEGL

Cost: 55.00

Affidavits: 1

Ad Descrpt: FN8391 NOTICE

Descr Cont: FN8391 GPN16 NOTICE CITY

Given by: TONYA HUTSON

P.O. #:

Created: aseal 09/19/25 13:44

Last Changed: aseal 09/19/25 13:47

Contact: TONYA HUTSON
Phone: (404)669-2120
Fax#:
Email: thutson@hapeville.org
Agency:

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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.

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ORDER CONFIRMATION (CONTINUED)

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Acct #: 243567

Ad #: 509621

Status: New

**FN8391
GPN16
NOTICE
City of Hapeville**

A Public Hearing will be held by the City of Hapeville Mayor and Council on Tuesday, November 18, 2025, 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, Section 81-1-4 (Membership), for the purpose of updating the Design Review Committee Membership of the Architectural Design Standards.

Consideration of an amendment to the Code of Ordinances, Section 81-1-6 (Commercial/mixed-use area) and Section 81-1-7 (Neighborhood conservation area) for the purpose of updating the Architectural Design Standards.

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at sstead@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on November 17, 2025. 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.

#10:15
509621-AT



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
August 20, 2025, 6:00 PM**

MINUTES

1. Call to Order

Jonathan Love called the meeting to order at 6:04PM.

2. Roll Call

Jonathan Love
Jacquie Smyth
Sophie Brooks
John Stalvey - absent
Gregory Morgan - absent

3. Approval of Minutes

3.I Minutes of June 18, 2025

MOTION ITEM: Jacquie Smyth made a motion, Sophie Brooks seconded to approve the minutes of June 18, 2025, as submitted. Motion Carried: 2-0

4. Old Business

4.I Towns at Asbury Park (Pods D, E, F)

Design Change

Background:

Jason Braga of D.R. Horton, Inc. is requesting approval for the townhomes in Pods D, E, and F to modify the exterior facades in accordance with a reduction in depth for the townhomes. The properties are zoned RMU, Residential Mixed Use and subject to the Neighborhood Conservation section of the Architectural Design Standards.

MOTION ITEM: Jonathan Love made a motion, Jacquie Smyth seconded to table the application until October 15, 2025. Motion Carried: 3-0

4.II 422 Walnut Street

Stair Change

Background:

Victoria Vogt Clark has submitted a request seeking approval to modify the previously approved application to relocate the front staircase from the left of the house to the right of the 2,200 square-foot single-family dwelling located at 422 Walnut Street. The property is zoned R-SF, One Family Residential and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Sophie Brooks seconded to approve the application with the condition the applicant resubmits the plans addressing the outstanding items identified in the Planners Report. Motion Carried: 3-0

4.III 629 Cofield Drive

Accessory Structure & Addition

Background:

Nathan Smith has submitted an application seeking approval to remove a rear deck, enclose a side patio (237sf) and construct a 285 square-foot rear addition (19' 8" x 17 x 10.25") to an existing single-family dwelling and construct a second 1,025 square-foot accessory building (garage) at 629 Cofield Drive. The property is zoned R-1, One Family Detached and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

MOTION ITEM: Jacquie Smith made a motion, Sophie Berooks seconded to approve the application with submitted revisions. Motion carried: 3-0

5. New Business

5.I 831 Custer Street

New Construction

Background:

Greg Patel has submitted an application seeking approval for the construction of a 6,500 square-foot single-family dwelling with 3 bedrooms, 3 full baths, and 2 ½ baths with an attached side entry garage on a vacant lot located at 831 Custer Street. The property is zoned R-SF, Single Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Sophie Brooks seconded to table the application until November 19, 2025. Motion Carried: 3-0

5.II Text Amendment

Architectural Design Standards

Background:

Consideration of an amendment to the Code of Ordinances, Section 81-1-4 (Membership), Section 81-1-6 and Section 81-1-7 for the purpose of updating the Design Review Committee.

MOTION ITEM: Jonathan Love made a motion, Sophie Brooks seconded to make a recommendation to Mayor and Council for consideration of approval. Motion Carried: 3-0

5.III Text Amendment

Architectural Design Standards

Background:

Consideration of an amendment to the Code of Ordinances, Section 81-1-6 (Commercial/Mixed-Use Area) and Section 81-1-7 (Neighborhood Conservation Area) for the purpose of updating the Architectural Design Standards.

MOTION ITEM: Sophie Brooks made a motion, Jacquie Smyth seconded to make a recommendation to Mayor and Council for consideration of approval. Motion Carried: 3-0

6. Next Meeting Date – Wednesday, September 17, 2025, at 6:00PM

7. Adjourn

MOTION ITEM: Jacquie Smyth made a motion, Jonathan Love seconded to adjourn the meeting at 7:30 PM. Motion Carried: 3-0

Respectfully submitted by,

Jacquie Smyth, Secretary

Jonathan Love, Chairman



Department of Planning & Zoning

PLANNER'S REPORT

DATE: August 15, 2025
TO: Tonya Hutson
FROM: Lynn Patterson
RE: Proposed Text Amendment for Architectural Design Standards

BACKGROUND

The City has received inquiries regarding artificial turf as landscaping materials in the supplemental areas. The Code addresses ground cover as grass, ivies, etc. which implies biological material. To clarify the requirement for property owners, staff recommends the following text amendments to the Architectural Design Standards limiting landscape areas in the supplemental area and areas visible from the public right of way to biodegradable materials. Artificial turf, rocks, etc. could be installed in rear yards or areas not visible from the right of way.

Proposed Text Amendments

Sec. 81-1-6. - Commercial/mixed-use area.

(c) Supplemental area and fence standards.

(9) Artificial turf or other artificial surfaces may not be installed as landscaping in the supplemental areas or any areas visible from the right of way. Biodegradable materials, such as mulch, pine straw, or vegetative ground cover, are encouraged as an alternatives.

Sec. 81-1-7. – Neighborhood Conservation area.

(b) Supplemental area and fence standards.

(3) Artificial turf or other artificial surfaces may not be installed as landscaping in the supplemental areas or any areas visible from the right of way. Biodegradable materials, such as mulch or pine straw or vegetative ground cover are encouraged as alternatives.

DRAFT

STATE OF GEORGIA
CITY OF HAPEVILLE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 81 (“ARCHITECTURAL DESIGN STANDARDS”), ARTICLE 1, SECTION 6 (“COMMERCIAL /MIXED-USE AREA”) AND ARTICLE 1, SECTION 7 (“NEIGHBORHOOD CONSERVATION AREA”) OF THE CODE OF ORDINANCES OF THE CITY OF HAPEVILLE, GEORGIA TO AMEND THE ORDINANCE; 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, boards, 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 and governing authority of the City; and,

WHEREAS, the governing authority of the City finds it desirable to amend the requirements and procedures that govern standards and requirements in commercial /mixed use areas and standards and requirements in neighborhood conservation areas of the City.

WHEREAS, the Mayor and Council of the City determine that the adoption of this Ordinance and the amendment of the Code of Ordinances for the City is necessary to address supplemental areas and fence standards in Commercial/mixed-use areas and Neighborhood conservation areas of the City.

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

Section One. Section 1-6 (Commercial/mixed-use area) in Chapter 81 (Architectural Design Standards) of the City Code of Ordinances is hereby amended to add the following language:

“ Sec. 81-1-6. Commercial/mixed-use area.

(c) Supplemental area and fence standards.

(9) Artificial turf or other artificial surfaces may not be installed as landscaping in the supplemental areas or any areas visible from the right of way. Biodegradable materials, such as mulch, pine straw, or vegetative ground cover, are encouraged as alternatives.”

DRAFT

Section Two. Section 1-7 (Neighborhood Conservation area) in Chapter 81 (Architectural Design Standards) of the City Code of Ordinances is hereby amended to add the following language:

“Sec. 81-1-7. Neighborhood Conservation area.

(b) Supplemental area and fence standards.

(3) Artificial turf or other artificial surfaces may not be installed as landscaping in the supplemental areas or any areas visible from the right of way. Biodegradable materials, such as mulch or pine straw or vegetative ground cover are encouraged as alternatives.”

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

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

DRAFT

ORDAINED this _____ day of _____, 2025.

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

Sharee Steed
City Clerk

APPROVED BY:

Lajuana C. Ransaw
City Attorney

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Affidavits: 1

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Descr Cont: FN8391 GPN16 NOTICE CITY

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P.O. #:

Created: aseal 09/19/25 13:44

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Contact: TONYA HUTSON
Phone: (404)669-2120
Fax#:
Email: thutson@hapeville.org
Agency:

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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)

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ORDER CONFIRMATION (CONTINUED)

Salesperson: ALECIA SEALS

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Acct #: 243567

Ad #: 509621

Status: New

**FN8391
GPN16
NOTICE
City of Hapeville**

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Consideration of an amendment to the Code of Ordinances, Section 81-1-4 (Membership), for the purpose of updating the Design Review Committee Membership of the Architectural Design Standards.

Consideration of an amendment to the Code of Ordinances, Section 81-1-6 (Commercial/mixed-use area) and Section 81-1-7 (Neighborhood conservation area) for the purpose of updating the Architectural Design Standards.

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 17, 2025. 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.

#10:15
509621-AT



**Design Review Committee Meeting
700 Doug Davis Drive
Hapeville, GA 30354
August 20, 2025, 6:00 PM**

MINUTES

1. Call to Order

Jonathan Love called the meeting to order at 6:04PM.

2. Roll Call

Jonathan Love
Jacquie Smyth
Sophie Brooks
John Stalvey - absent
Gregory Morgan - absent

3. Approval of Minutes

3.I Minutes of June 18, 2025

MOTION ITEM: Jacquie Smyth made a motion, Sophie Brooks seconded to approve the minutes of June 18, 2025, as submitted. Motion Carried: 2-0

4. Old Business

4.I Towns at Asbury Park (Pods D, E, F)

Design Change

Background:

Jason Braga of D.R. Horton, Inc. is requesting approval for the townhomes in Pods D, E, and F to modify the exterior facades in accordance with a reduction in depth for the townhomes. The properties are zoned RMU, Residential Mixed Use and subject to the Neighborhood Conservation section of the Architectural Design Standards.

MOTION ITEM: Jonathan Love made a motion, Jacquie Smyth seconded to table the application until October 15, 2025. Motion Carried: 3-0

4.II 422 Walnut Street

Stair Change

Background:

Victoria Vogt Clark has submitted a request seeking approval to modify the previously approved application to relocate the front staircase from the left of the house to the right of the 2,200 square-foot single-family dwelling located at 422 Walnut Street. The property is zoned R-SF, One Family Residential and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Sophie Brooks seconded to approve the application with the condition the applicant resubmits the plans addressing the outstanding items identified in the Planners Report. Motion Carried: 3-0

4.III 629 Cofield Drive

Accessory Structure & Addition

Background:

Nathan Smith has submitted an application seeking approval to remove a rear deck, enclose a side patio (237sf) and construct a 285 square-foot rear addition (19' 8" x 17 x 10.25") to an existing single-family dwelling and construct a second 1,025 square-foot accessory building (garage) at 629 Cofield Drive. The property is zoned R-1, One Family Detached and is subject to the Neighborhood Conservation Area Sub Area E section of the Architectural Design Standards.

MOTION ITEM: Jacquie Smith made a motion, Sophie Berooks seconded to approve the application with submitted revisions. Motion carried: 3-0

5. New Business

5.I 831 Custer Street

New Construction

Background:

Greg Patel has submitted an application seeking approval for the construction of a 6,500 square-foot single-family dwelling with 3 bedrooms, 3 full baths, and 2 ½ baths with an attached side entry garage on a vacant lot located at 831 Custer Street. The property is zoned R-SF, Single Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

MOTION ITEM: Jacquie Smyth made a motion, Sophie Brooks seconded to table the application until November 19, 2025. Motion Carried: 3-0

5.II Text Amendment

Architectural Design Standards

Background:

Consideration of an amendment to the Code of Ordinances, Section 81-1-4 (Membership), Section 81-1-6 and Section 81-1-7 for the purpose of updating the Design Review Committee.

MOTION ITEM: Jonathan Love made a motion, Sophie Brooks seconded to make a recommendation to Mayor and Council for consideration of approval. Motion Carried: 3-0

5.III Text Amendment

Architectural Design Standards

Background:

Consideration of an amendment to the Code of Ordinances, Section 81-1-6 (Commercial/Mixed-Use Area) and Section 81-1-7 (Neighborhood Conservation Area) for the purpose of updating the Architectural Design Standards.

MOTION ITEM: Sophie Brooks made a motion, Jacquie Smyth seconded to make a recommendation to Mayor and Council for consideration of approval. Motion Carried: 3-0

6. Next Meeting Date – Wednesday, September 17, 2025, at 6:00PM

7. Adjourn

MOTION ITEM: Jacquie Smyth made a motion, Jonathan Love seconded to adjourn the meeting at 7:30 PM. Motion Carried: 3-0

Respectfully submitted by,

Jacquie Smyth, Secretary

Jonathan Love, Chairman



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 21, 2025 6:00 PM

MINUTES

1. **CALL TO ORDER:** by Mayor Hallman at 6:03 PM
2. **ROLL CALL:** All members of the Council were present, thereby constituting a quorum.
 - Alan Hallman
 - Mike Rast
 - Brett Reichert
 - Mark Adams
 - Chloe Alexander
3. **WELCOME:** Mayor Hallman welcomed all to the October 21st meeting.
4. **PRESENTATIONS:**
 - 4.I. Recognition of Lieutenant James E. Carroll III in Honor of His Retirement and Years of Dedicated Service.

Mayor Hallman and Police Chief Headley honored Lieutenant James Carroll upon his retirement, recognizing his dedicated service since 1998. Captain Mark Bradberry shared a personal tribute, highlighting Carroll's commitment, leadership, and unwavering service to the Hapeville community. Lieutenant Carroll will continue to serve as a reserve officer, focusing on school safety.

A bell-ringing ceremony was conducted by Sergeant Cushing to formally honor Carroll's retirement. Lieutenant Carroll delivered emotional remarks, thanking his family, colleagues, and community, expressing his love for the city and his ongoing commitment.
5. **PUBLIC HEARING:**
 - 5.I. Consideration on FY2024-2025 Budget Amendment – First Reading

Staff Comments: City Manager Tim Young addressed the Mayor and Council, stating that the City had a good financial year, which was both necessary and timely. He emphasized the importance of maintaining momentum in financial improvement, noting that based on guidance from financial advisors, the City should aim for a fund balance of approximately \$3 to \$4 million. At the end of the previous three-month period, the City's fund balance was likely near or below zero. He reiterated that the gains made this year were crucial and that the City needs a few more years of steady growth to stabilize. Mr. Young concluded by expressing optimism that, with approximately two more years of continued improvement, Hapeville's financial trajectory would level out and reach sustainable stability.

Councilman Reichert inquired about the City's fund balance target and how the current surplus affects progress toward that goal. Finance Director Randy Brewer responded that the

surplus added nearly \$1 million, which is a significant step forward. He reiterated that the goal is to maintain a fund balance equivalent to three to four months of operating expenses.

City Manager Tim Young added further context, noting that even after the audit, the City will likely remain approximately \$2.5 million below the target. He emphasized that while this year's positive performance—bolstered by an unexpected windfall from personal property tax—was encouraging, sustained efforts over several years will be needed to reach the desired fund balance. He estimated that at the current pace, it could take five more years of disciplined budgeting and saving to achieve full financial stability. Despite this, he confirmed that the City is not in poor financial health, and the current surplus is a meaningful improvement.

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

- **No action was taken;** this stood as the first reading.

6. QUESTIONS ON AGENDA ITEMS: There were no questions on agenda items at this meeting.

7. CONSENT AGENDA:

- 7.I. Consideration and Action to Approve October 7, 2025, Mayor and Council Meeting Minutes.
- 7.II. Consideration and Action to Approve the Street Closure Request for Halloween Trick-or-Treating on Oakdale Road.
- 7.III. Consideration and Action to Approve Temporary One-Way Roadways for Halloween Trick-or-Treating.
- 7.IV. Consideration and Action to Approve the Street Closure for Hapeville Elementary Annual Fall Festival.

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

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

AMEND AGENDA:

MOTION: Alderman Rast made a motion to amend the agenda to add the “Consideration and Action to Approve the 2026 Southern Circuit Tour of Independent Filmmakers Screening Partner Organization Contract with South Arts, Inc. and authorization for Mayor Hallman to execute all related documents pending legal review.” under section 9; Councilman Reichert provided a second. **The motion carried with a vote of 4-0.**

9. NEW BUSINESS:

- 9.I. Consideration and Action to Approve the 2026 Southern Circuit Tour of Independent Filmmakers Screening Partner Organization Contract with South Arts, Inc. and authorization for Mayor Hallman to execute all related documents pending legal review.

MOTION: Councilman Reichert motioned to approve the 2026 Southern Circuit Tour of Independent Filmmakers Screening Partner Organization Contract with South Arts, Inc. and authorization for Mayor Hallman to execute all related documents pending legal review; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

- ~~9.H.~~ 9.II. Consideration and Action to Approve the Event Request and Road Closure for the Delta x Team USA 5K Run.

MOTION: Alderman Rast motioned to approve the Event Request and Road Closure for the Delta x Team USA 5K Run; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

- ~~9.H.~~ 9.III. Consideration and Action to Approve the Memorandum of Understanding (MOU) with St. John's the Evangelist to use Hoyt Smith as the Emergency Evacuation Location.

MOTION: Councilman Alexander motioned to approve the Memorandum of Understanding (MOU) with St. John's the Evangelist to use Hoyt Smith as the Emergency Evacuation Location; Councilman Adams provided a second. **The motion carried with a vote of 4-0.**

~~9.III.~~ 9.IV. Consideration and Action to Approve One-Time Holiday Pay to Employees.

MOTION: Councilman Adams motioned to approve the One-Time Holiday Pay to Employees; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

~~9.IV.~~ 9.V. Discussion on Pet Waste Disposal.

The Mayor and Council discussed increasing issues related to pet waste in public areas and potential strategies for mitigation and enforcement. Council expressed support for expanding educational signage across neighborhoods and parks, emphasizing the inclusion of ordinance references and fine amounts directly on the signs. The proposed fine increase to \$1,000 was discussed, and staff was directed to work with the City Attorney to explore necessary ordinance amendments. Council requested that signage be distributed equitably throughout all city neighborhoods. Public comments supported educational outreach efforts and recommended regular mail reminders or postcards to increase awareness, especially for newer residents. The use of surveillance for enforcement was discouraged. Mayor Hallman requested that the fine structure be included for review in upcoming ordinance updates.

10. CITY MANAGER REPORTS: City Manager Tim Young provided a brief update to the Mayor and Council. He noted that the City has completed the annual audit process and budget preparation, and staff is now transitioning to audit prep for the upcoming fiscal year. He thanked staff for their work on recent events and noted the final youth football games would be held this weekend. Public Works is beginning preparations for the Thanksgiving and holiday season. He also reminded the public that the next City Council meeting is scheduled for November 18th, and Election Day is November 4th. He encouraged everyone to exercise their right to vote and extended good luck to all candidates.

11. PUBLIC COMMENTS:

1. Jacquie Smyth
2. Melvin Traynum

12. MAYOR AND COUNCIL COMMENTS:

Councilman Alexander expressed enthusiasm regarding the planned street closures for Halloween, noting that such efforts promote walkability and restore the communal feel that had been reduced in recent years due to trunk-or-treat events. She emphasized the value of children and families being out on foot, engaging with the neighborhood. Councilman Alexander also inquired about the return of the Christmas Lights Map for the upcoming season. Recreation Director Tod Nichols confirmed that the map would be returning this year.

Alderman Rast echoed the sentiments shared by Councilman Alexander regarding the street closures for Halloween. He noted that last year was the first implementation of one-way street modifications during the holiday, including on his own street, which experiences significant foot traffic. He commended Sergeant Cushing and the officers who monitored the area, stating that the effort worked very well and contributed to a safe environment for trick-or-treaters. Alderman Rast expressed appreciation for the initiative and anticipated similar success this year.

Councilman Adams thanked everyone for attending the meeting and expressed appreciation for those who participated in the recent candidate forum. He noted that while the forum was organized quickly, the turnout was strong, and the discussions were informative. He extended his thanks to both attendees and participants for supporting civic engagement ahead of the upcoming election.

Councilman Reichert congratulated Lieutenant James Carroll on his retirement. He praised the recent Chili Cookoff held in the Art Alley, describing it as an excellent event with an intimate feel and great weather. He commended city staff for their coordination and effort, emphasizing how Hapeville hosts successful events nearly every weekend during this season. He also recognized the improved social media presence for city events, which has significantly increased in recent years. Councilman Reichert encouraged the community to attend the upcoming Día de los Muertos event, calling it one of the city's most unique and authentic celebrations.

Mayor Hallman thanked everyone for attending the meeting and congratulated Lieutenant Carroll. He praised the city's firefighters and officers who have retired and are returning to serve in reserve capacities, noting their contributions feedback help ease the workload of others and preserve institutional knowledge. He remarked on the success of the recent Chili Cook-Off and noted the positive response to the art crawl that brought in visitors from across the area. He acknowledged that while many appreciated the new location of the Chili Cook-Off, there were also mixed reactions. Mayor Hallman closed by expressing pride in the city and appreciation for all attendees.

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: Alderman Rast made a motion to go into executive session at 6:35 PM; Councilman Alexander provided a second. **The motion carried with a vote of 4-0.**

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

MOTION: Councilman Adams made a motion to convene back into regular session at 7:18 PM, Councilman Alexander second. **The motion carried with a vote of 4-0**

14. **ADJOURN:** With no further business, Mayor Hallman called for a motion to adjourn.

MOTION: Councilman Alexander motioned to adjourn at 7:18 PM; Alderman Rast provided a second. **The motion carried with a vote of 4-0.**

Respectfully submitted,

Alan Hallman, Mayor

Sharee Steed, City Clerk



Hapeville

georgia

Mayor and Council 2026 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.

Month	Meeting Date	Suggested Date
January	Tuesday, January 6, 2026 Tuesday, January 20, 2026	
February	Tuesday, February 3, 2026 Tuesday, February 17, 2026	
March	Tuesday, March 3, 2026 Tuesday, March 17, 2026	
April	Tuesday, April 7, 2026 Tuesday, April 21, 2026	
May	Tuesday, May 5, 2026 Tuesday, May 19, 2026	
June	Tuesday, June 2, 2026 Tuesday, June 16, 2026	
July	Tuesday, July 21, 2026	*Suggested change made to only host one meeting in this month due to the Fourth of July Holiday.
August	Tuesday, August 4, 2026 Tuesday, August 18, 2026	
September	Tuesday, September 1, 2026 Tuesday, September 15, 2026	
October	Tuesday, October 6, 2026 Tuesday, October 20, 2026	
November	Tuesday, November 17, 2026	*Suggested change made to only host one meeting in this month due to the 2025 Election.
December	Tuesday, December 8, 2026	*Suggested change made to only host one meeting in this month due to the Christmas Holiday.
Suggested Retreat Date	Saturday, July 18, 2026	*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 6, 2026	Tuesday, July 21, 2026*
Tuesday, January 20, 2026	
Tuesday, February 3, 2026	Tuesday, August 4, 2026
Tuesday, February 17, 2026	Tuesday, August 18, 2026
Tuesday, March 3, 2026	Tuesday, September 1, 2026
Tuesday, March 17, 2026	Tuesday, September 15, 2026
Tuesday, April 7, 2026	Tuesday, October 6, 2026
Tuesday, April 21, 2026	Tuesday, October 20, 2026
Tuesday, May 5, 2026	Tuesday, November 17, 2026*
Tuesday, May 19, 2026	
Tuesday, June 2, 2026	Tuesday, December 8, 2026*
Tuesday, June 16, 2026	

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

2026 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	Thursday, January 1 st
Martin Luther King, Jr.	Monday, January 19 th
Good Friday	Friday, April 3 rd
Memorial Day	Monday, May 25 th
Juneteenth	Friday, June 19 th
Independence Day	Friday, July 3 th
Labor Day	Monday, September 7 th
Veteran's Day	Wednesday, November 11 th
Thanksgiving Day	Thursday, November 26 th
Day After Thanksgiving	Friday, November 27 th
Christmas Eve	Thursday, December 24 th
Christmas Day	Friday, December 25 th

EXHIBIT "A"
2025 AIRPORT WEST CID EXPANSION REPORT

CONSENTING PARCELS									
Owner #	Parcel ID	Address	Owner	Current Tax District	CID Tax District	Appraised Value	Assessed Value	%	CID Contribution
1	14 006500040165	309 North Central Ave	McDonalds Corporation	30	30A	\$ 1,270,400.00	\$ 508,160.00		\$ 2,540.80
2	14 0126 LL0365	3107 Sylvan Rd	Quark Properties LLC	20	20H	\$ 13,000,000.00	\$ 5,200,000.00		\$ 26,000.00
3	13 0061 LL1198	5025 Old National Hwy	Contour Diplomat LLC	15	15H	\$ 3,675,400.00	\$ 1,470,160.00		\$ 7,350.80
4	13 006800010720	2654 Godby Rd	Contour 5150 ONH LLC	15	15H	\$ 7,761,500.00	\$ 3,104,600.00		\$ 15,523.00
5	13 0060 LL0480	2245 Godby Rd	2227 & 2245 Godby Rd LLC	15	15H	\$ 475,000.00	\$ 190,000.00		\$ 950.00
6	130031 LL0866	4485 Washington Rd	Dolly Enterprises INC	20	20H	\$ 474,800.00	\$ 189,920.00		\$ 949.60
7	130034 LL1101	4540 Washington Rd	Dolly Properties LLC	20Y	20I	\$ 232,100.00	\$ 92,840.00		\$ 464.20
	13 0031 LL1146	4221 Washington Rd	Dolly Properties LLC	20	20H	\$ 769,000.00	\$ 307,600.00		\$ 1,538.00
Total Value of Consenting Parcels						\$ 27,658,200.00	\$ 11,063,280.00	75.06%	\$ 55,316.40

Number of Unique Property Owners: 7

Total Parcel Count: 8

NON-CONSENTING PARCELS									
Owner #	Parcel ID	Address	Owner	Current Tax District	CID Tax District	Appraised Value	Assessed Value	%	CID Contribution
1	13 0061 LL1834	4979 Old National Hwy	5 Star Hotel Group Inc	15	15H	\$ 3,153,900.00	\$ 1,261,560.00		\$ 6,307.80
2	13 0061 LL0760	5075 Old National Hwy	5 Star Packaging	15	15H	\$ 2,024,100.00	\$ 809,640.00		\$ 4,048.20
3	130061 LL1735	2449 Godby Rd	Picadilly Holdings LLC	15	15H	\$ 3,392,100.00	\$ 1,356,840.00		\$ 6,784.20
4	13 0061 LL1180	2605 Godby Rd	Kennard Real Estate LLC	15	15H	\$ 347,400.00	\$ 138,960.00		\$ 694.80
5	14 009800040273	855 Virginia Ave	Grecian Gyro Inc	30	30A	\$ 232,200.00	\$ 92,880.00		\$ 464.40
6	13 0031 LL0627	I 285	WHITAKER RANDY W	20	20H	\$ 42,500.00	\$ 17,000.00		\$ 85.00
Total Value of Non-Consenting Parcels						\$ 9,192,200.00	\$ 3,676,880.00	24.94%	\$ 18,384.40

Number of Unique Property Owners: 6

Total Parcel Count: 6

Sum of Total CID Value (C & NC):	\$ 73,700.80
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EXEMPT PARCELS

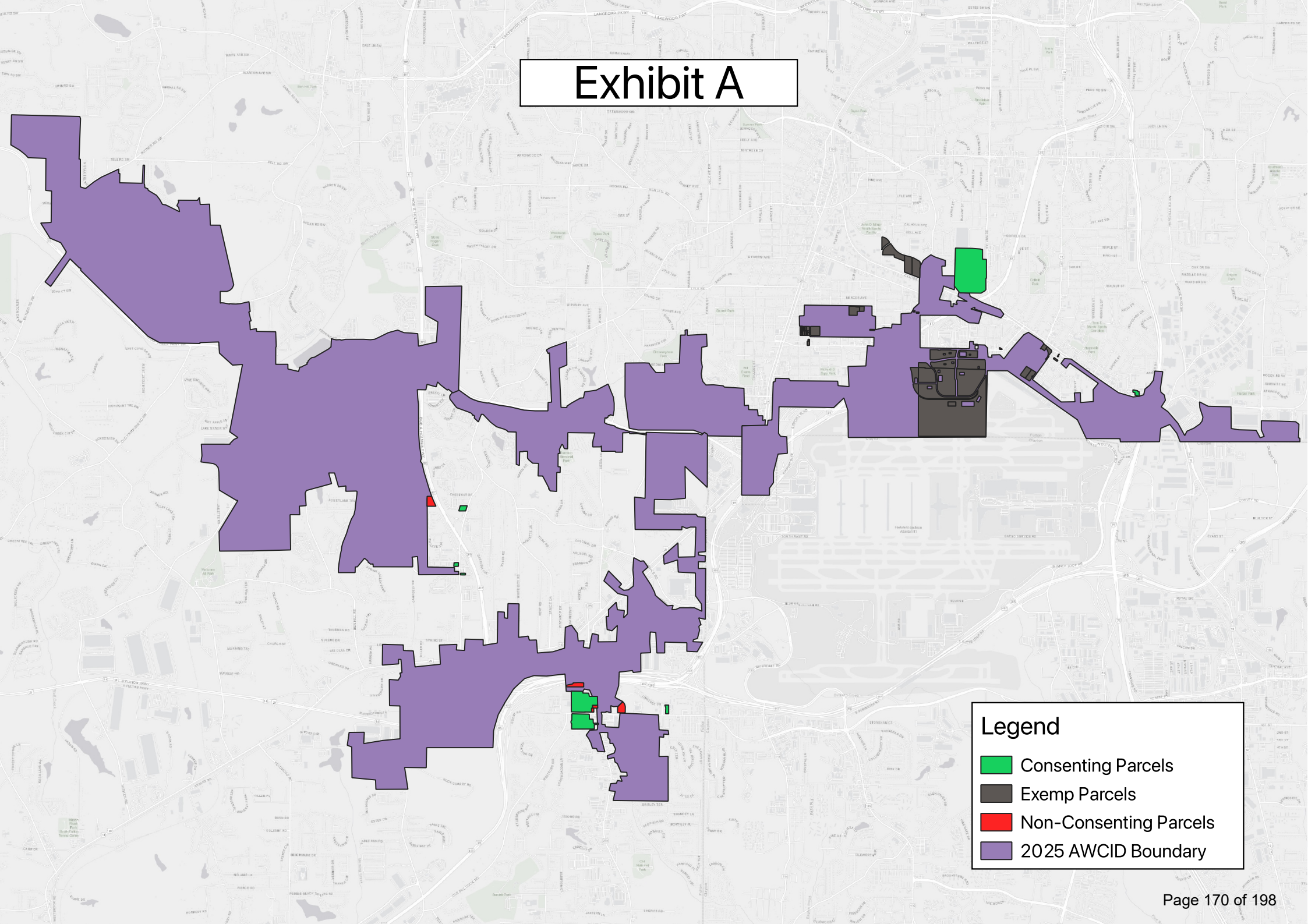
14 0097 LL0378	700 DOUG DAVIS DR	CITY OF HAPEVILLE	30	30A
14 0098 LL0294	CENTRAL AVE	CITY OF HAPEVILLE	30	30A
14 0098 LL0328	ATLANTA AVE	CITY OF HAPEVILLE	30	30A
14 009800200067	3528 SOUTH FULTON AVE	CITY OF HAPEVILLE	30	30A
14 009800200158	SOUTH CENTRAL AVE	CITY OF HAPEVILLE	30	30A
14 0128 LL0264	1210 Toffie Ter	City of Atlanta	5	05H
14 0127 LL0885	0 Virginia Ave	City of Atlanta	5	05H
14 0127 LL0505	1170 Truck Rd	City of Atlanta	30	30H
14 0127 LL0851	Virginia Ave	City of Atlanta	30	30H
14 0129 LL0248	Candler Way	City of Atlanta	15	15H
14 0128 LL0306	1200 Toffie Ter SW	City of Atlanta	5	05H
14 0098 LL0229	720 Doug Davis Dr	City of Atlanta	30	30H
14 013000010680	NORMAN BERRY DR	CITY OF EAST POINT	20	20H
14 013000010896	3370 BOBBY BROWN PKWY	CITY OF EAST POINT	20	20H
14 0131 LL0251	3171 NORMAN BERRY DR	CITY OF EAST POINT	20	20H
14 0131 LL0244	MARTIN ST	CITY OF EAST POINT	20	20H
14 013100030729	MARTIN ST	CITY OF EAST POINT	20	20H
14 013100030711	MARTIN ST	CITY OF EAST POINT	20	20H
14 0130 LL0120	1462 WALKER AVE	WOODWARD ACADEMY	20	20H
14 0130 LL0229	1486 WALKER AVE	WOODWARD ACADEMY	20	20H
14 013000100036	HARRISON RD	WOODWARD ACADEMY	20	20H
14 015900100115	1629 HARDIN AVE	WOODWARD ACADEMY INC	15	15H
14 015900100537	1675 VIRGINIA AVE	WOODWARD ACADEMY INC	15	15H
14 015900100552	JACKSON ST	WOODWARD ACADEMY INC	15	15H
14 015900100503	HARDIN AVE	WOODWARD ACADEMY INC	15	15H
14 015900100511	3469 JACKSON ST	WOODWARD ACADEMY INC	15	15H

EXHIBIT "A"
2025 AIRPORT WEST CID EXPANSION REPORT





EXEMPT PARCELS

14 015900100180	1683 HARDIN AVE	WOODWARD ACADEMY INC	15	15H
14 015900100198	1689 HARDIN AVE	WOODWARD ACADEMY INC	15	15H
14 015900100206	1697 HARDIN AVE	WOODWARD ACADEMY INC	15	15H
14 015900100214	1703 HARDIN AVE	WOODWARD ACADEMY INC	15	15H
14 015900100222	1707 HARDIN AVE	WOODWARD ACADEMY INC	15	15H
14 015900100230	3468 LEE ST	WOODWARD ACADEMY INC	15	15H
14 015900100065	1676 CAMBRIDGE AVE	WOODWARD ACADEMY INC	15	15H
14 015900100057	1684 CAMBRIDGE AVE	WOODWARD ACADEMY INC	15	15H
14 015900100040	1692 CAMBRIDGE AVE	WOODWARD ACADEMY INC	15	15H
14 015900100032	CAMBRIDGE AVE	WOODWARD ACADEMY INC	15	15H
14 015900100024	CAMBRIDGE AVE	WOODWARD ACADEMY INC	15	15H
14 015900100016	1706 CAMBRIDGE AVE	WOODWARD ACADEMY INC	15	15H

Exhibit A



Legend

-  Consenting Parcels
-  Exemp Parcels
-  Non-Consenting Parcels
-  2025 AWCID Boundary

PIN: 14 006500040165
OWNER: McDonalds Corporation
SITE: 309 North Central Ave
Hapeville

WRITTEN CONSENT OF OWNER

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before the undersigned attesting officer, duly authorized by law to administer oaths, came Anthony Greenwood, who, after first having been duly sworn, upon oath deposes and says:

1. The undersigned is/are the owner/owners, or the authorized representative of the owner, and has authority to bind the owner of the real property described as all that tract or parcel of land lying and being in Fulton County, Georgia, identified as Tax Parcel(s) 14 006500040165 on the tax maps of Fulton County, Georgia, herein referred to as the "Realty".

2. McDonalds Corporation is/are the owner/owners of the Realty described above.


3. The owner does designate Anthony Greenwood as the representative of the owner in the taking of all action, including, but not limited to, serving as elector, voting for board members, and voting otherwise, as may be allowed or required under the Fulton County Community Improvement Districts Act ("Act").

4. This affidavit may be relied upon by the Chairperson of Fulton County Board of Tax Assessors for the purpose of certifying that subparagraphs (b)(1) and (2) of Section 7 of the Act have been satisfied and by the Airport West Community Improvement District ("CID"), the City of Atlanta, City of Hapeville, City of East Point, City of College Park, and the City of South Fulton with respect to the expansion of the CID.


5. The undersigned acknowledges that if the CID is expanded to include the above described Realty, it will be subject to taxes, fees and assessments levied by the CID Board.

6. The owner/owners consent to the expansion of the CID to include the owner's above-described Realty pursuant to the Act.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal the day and year set forth below.

 (SEAL)

Sworn to and subscribed before me, this 22 day of MAY, 2025.


Notary Public

PIN: 14 0126 LL0365

OWNER: Quark Properties LLC

SITE: 3107 Sylvan Road

East Point

WRITTEN CONSENT OF OWNER

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before the undersigned attesting officer, duly authorized by law to administer oaths, came John R. McDonald, who, after first having been duly sworn, upon oath deposes and says:

1. The undersigned is/are the owner/owners, or the authorized representative of the owner, and has authority to bind the owner of the real property described as all that tract or parcel of land lying and being in Fulton County, Georgia, identified as Tax Parcel(s) 14 0126 LL0365 on the tax maps of Fulton County, Georgia, herein referred to as the "Realty".

2. John R. McDonald is/are the owner/owners of the Realty described above.

3. The owner does designate John Austin McDonald as the representative of the owner in the taking of all action, including, but not limited to, serving as elector, voting for board members, and voting otherwise, as may be allowed or required under the Fulton County Community Improvement Districts Act ("Act").

4. This affidavit may be relied upon by the Chairperson of Fulton County Board of Tax Assessors for the purpose of certifying that subparagraphs (b)(1) and (2) of Section 7 of the Act have been satisfied and by the Airport West Community Improvement District ("CID"), the City of Atlanta, City of Hapeville, City of East Point, City of College Park, and the City of South Fulton with respect to the expansion of the CID.

5. The undersigned acknowledges that if the CID is expanded to include the above described Realty, it will be subject to taxes, fees and assessments levied by the CID Board.

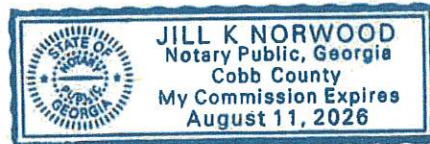
6. The owner/owners consent to the expansion of the CID to include the owner's above-described Realty pursuant to the Act.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal the day and year set forth below.

John R. McDonald (SEAL)

Sworn to and subscribed before me, this 8th day of July, 2025

Jill K Norwood
Notary Public



PIN: 13 006800010720
OWNER: CONTOUR 5150 ONH LLC
SITE: 2654 GODBY RD, COLLEGE PARK
GA 30349

WRITTEN CONSENT OF OWNER

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before the undersigned attesting officer, duly authorized by law to administer oaths, came PETRAS DEDVUKAJ, who, after first having been duly sworn, upon oath deposes and says:

1. The undersigned is/are the owner/owners, or the authorized representative of the owner, and has authority to bind the owner of the real property described as all that tract or parcel of land lying and being in Fulton County, Georgia, identified as Tax Parcel(s) 13 006800010720 on the tax maps of Fulton County, Georgia, herein referred to as the "Realty".

2. CONTOUR 5150 ONH LLC is/are the owner/owners of the Realty described above.


3. The owner does designate PETRAS DEDVUKAJ as the representative of the owner in the taking of all action, including, but not limited to, serving as elector, voting for board members, and voting otherwise, as may be allowed or required under the Fulton County Community Improvement Districts Act ("Act").

4. This affidavit may be relied upon by the Chairperson of Fulton County Board of Tax Assessors for the purpose of certifying that subparagraphs (b)(1) and (2) of Section 7 of the Act have been satisfied and by the Airport West Community Improvement District ("CID"), the City of Atlanta, City of Hapeville, City of East Point, City of College Park, and the City of South Fulton with respect to the expansion of the CID.

5. The undersigned acknowledges that if the CID is expanded to include the above described Realty, it will be subject to taxes, fees and assessments levied by the CID Board.

6. The owner/owners consent to the expansion of the CID to include the owner's above-described Realty pursuant to the Act.

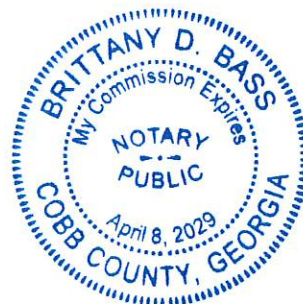
IN WITNESS WHEREOF, the undersigned has set his/her hand and seal the day and year set forth below.


_____(SEAL)

Sworn to and subscribed before me, this 22 day of September, 2025.



Notary Public



PIN: 13 0061 LL1198
OWNER: CONTOUR DIPLOMAT LLC
SITE: 5025 OLD NATIONAL HWY
COLLEGE PARK, GA 30349

WRITTEN CONSENT OF OWNER

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before the undersigned attesting officer, duly authorized by law to administer oaths, came PETRAS DEDVUKAJ, who, after first having been duly sworn, upon oath deposes and says:

1. The undersigned is/are the owner/owners, or the authorized representative of the owner, and has authority to bind the owner of the real property described as all that tract or parcel of land lying and being in Fulton County, Georgia, identified as Tax Parcel(s) 13 0061 LL1198 on the tax maps of Fulton County, Georgia, herein referred to as the "Realty".

2. CONTOUR DIPLOMAT LLC is/are the owner/owners of the Realty described above.

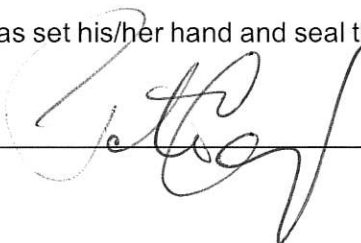
3. The owner does designate PETRAS DEDVUKAJ as the representative of the owner in the taking of all action, including, but not limited to, serving as elector, voting for board members, and voting otherwise, as may be allowed or required under the Fulton County Community Improvement Districts Act ("Act").

4. This affidavit may be relied upon by the Chairperson of Fulton County Board of Tax Assessors for the purpose of certifying that subparagraphs (b)(1) and (2) of Section 7 of the Act have been satisfied and by the Airport West Community Improvement District ("CID"), the City of Atlanta, City of Hapeville, City of East Point, City of College Park, and the City of South Fulton with respect to the expansion of the CID.

5. The undersigned acknowledges that if the CID is expanded to include the above described Realty, it will be subject to taxes, fees and assessments levied by the CID Board.

6. The owner/owners consent to the expansion of the CID to include the owner's above-described Realty pursuant to the Act.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal the day and year set forth below.

 (SEAL)

Sworn to and subscribed before me, this 22 day of September, 2025.



Notary Public



PIN: 13 0060 LL0480
OWNER: 2227 & 2245 GODBY ROAD LLC
SITE: 2245 GODBY RD
COLLEGE PARK GA 30349

WRITTEN CONSENT OF OWNER

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before the undersigned attesting officer, duly authorized by law to administer oaths, came Amaricko McKenzie, who, after first having been duly sworn, upon oath deposes and says:

1. The undersigned is/are the owner/owners, or the authorized representative of the owner and has authority to bind the owner of the real property described as all that tract or parcel of land lying and being in Fulton County, Georgia, identified as Tax Parcel(s) 13 0060 LL0480 on the tax maps of Fulton County, Georgia, herein referred to as the "Realty".

2. 2227 & 2245 GODBY ROAD LLC is/are the owner/owners of the Realty described above.

3. The owner does designate Amaricko McKenzie as the representative of the owner in the taking of all action, including, but not limited to, serving as elector, voting for board members, and voting otherwise, as may be allowed or required under the Fulton County Community Improvement Districts Act ("Act").

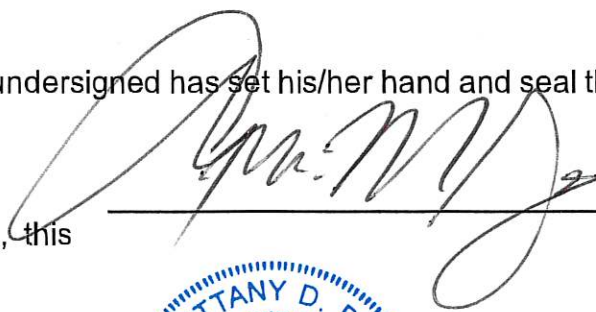
4. This affidavit may be relied upon by the Chairperson of Fulton County Board of Tax Assessors for the purpose of certifying that subparagraphs (b)(1) and (2) of Section 7 of the Act have been satisfied and by the Airport West Community Improvement District ("CID"), the City of Atlanta, City of Hapeville, City of East Point, City of College Park, and the City of South Fulton with respect to the expansion of the CID.

5. The undersigned acknowledges that if the CID is expanded to include the above described Realty, it will be subject to taxes, fees and assessments levied by the CID Board.

6. The owner/owners consent to the expansion of the CID to include the owner's above described Realty pursuant to the Act.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal the day and year set forth below.

Sworn to and subscribed before me, this 24 day of September, 2025.



(SEAL)



Notary Public



PIN: 13 0034 LL1101
OWNER: Dolly Properties LLC
SITE: 4540 Washington Road SW,
East Point, GA 30349

WRITTEN CONSENT OF OWNER

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before the undersigned attesting officer, duly authorized by law to administer oaths, came Nazmin Kaba, who, after first having been duly sworn, upon oath deposes and says:

1. The undersigned is/are the owner/owners, or the authorized representative of the owner, and has authority to bind the owner of the real property described as all that tract or parcel of land lying and being in Fulton County, Georgia, identified as Tax Parcel(s) 13 0034 LL1101 on the tax maps of Fulton County, Georgia, herein referred to as the "Realty".

2. Dolly Properties LLC is/are the owner/owners of the Realty described above.

3. The owner does designate Nazmin Kaba as the representative of the owner in the taking of all action, including, but not limited to, serving as elector, voting for board members, and voting otherwise, as may be allowed or required under the Fulton County Community Improvement Districts Act ("Act").

4. This affidavit may be relied upon by the Chairperson of Fulton County Board of Tax Assessors for the purpose of certifying that subparagraphs (b)(1) and (2) of Section 7 of the Act have been satisfied and by the Airport West Community Improvement District ("CID"), the City of Atlanta, City of Hapeville, City of East Point, City of College Park, and the City of South Fulton with respect to the expansion of the CID.

5. The undersigned acknowledges that if the CID is expanded to include the above described Realty, it will be subject to taxes, fees and assessments levied by the CID Board.

6. The owner/owners consent to the expansion of the CID to include the owner's above-described Realty pursuant to the Act.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal the day and year set forth below.

[Signature] (SEAL)

Sworn to and subscribed before me, this 1 day of October, 2025.

[Signature]
Notary Public



PIN: 13 0031 LL0866
OWNER: Dolly Enterprises INC
SITE: 4485 Washington Road
East Point

WRITTEN CONSENT OF OWNER

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before the undersigned attesting officer, duly authorized by law to administer oaths, came NAZMIN KABA, who, after first having been duly sworn, upon oath deposes and says:

1. The undersigned is/are the owner/owners, or the authorized representative of the owner, and has authority to bind the owner of the real property described as all that tract or parcel of land lying and being in Fulton County, Georgia, identified as Tax Parcel(s) 13 0031 LL0866 on the tax maps of Fulton County, Georgia, herein referred to as the "Realty".

2. Dolly Enterprises Inc is/are the owner/owners of the Realty described above.


3. The owner does designate NAZMIN KABA as the representative of the owner in the taking of all action, including, but not limited to, serving as elector, voting for board members, and voting otherwise, as may be allowed or required under the Fulton County Community Improvement Districts Act ("Act").

4. This affidavit may be relied upon by the Chairperson of Fulton County Board of Tax Assessors for the purpose of certifying that subparagraphs (b)(1) and (2) of Section 7 of the Act have been satisfied and by the Airport West Community Improvement District ("CID"), the City of Atlanta, City of Hapeville, City of East Point, City of College Park, and the City of South Fulton with respect to the expansion of the CID.

5. The undersigned acknowledges that if the CID is expanded to include the above described Realty, it will be subject to taxes, fees and assessments levied by the CID Board.

6. The owner/owners consent to the expansion of the CID to include the owner's above-described Realty pursuant to the Act.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal the day and year set forth below.

 (SEAL)

Sworn to and subscribed before me, this 01 day of October, 2025.


Notary Public

PIN: 13 0031 LL1146
OWNER: Dolly Properties LLC
SITE: 4221 Washington Road

WRITTEN CONSENT OF OWNER East Point

STATE OF GEORGIA
COUNTY OF FULTON

Personally appeared before the undersigned attesting officer, duly authorized by law to administer oaths, came Shahidul hai, who, after first having been duly sworn, upon oath deposes and says:

1. The undersigned is/are the owner/owners, or the authorized representative of the owner, and has authority to bind the owner of the real property described as all that tract or parcel of land lying and being in Fulton County, Georgia, identified as Tax Parcel(s) 13 0031 LL1146 on the tax maps of Fulton County, Georgia, herein referred to as the "Realty".

2. Dolly Properties LLC is/are the owner/owners of the Realty described above.

3. The owner does designate Shahidul hai as the representative of the owner in the taking of all action, including, but not limited to, serving as elector, voting for board members, and voting otherwise, as may be allowed or required under the Fulton County Community Improvement Districts Act ("Act").

4. This affidavit may be relied upon by the Chairperson of Fulton County Board of Tax Assessors for the purpose of certifying that subparagraphs (b)(1) and (2) of Section 7 of the Act have been satisfied and by the Airport West Community Improvement District ("CID"), the City of Atlanta, City of Hapeville, City of East Point, City of College Park, and the City of South Fulton with respect to the expansion of the CID.

5. The undersigned acknowledges that if the CID is expanded to include the above described Realty, it will be subject to taxes, fees and assessments levied by the CID Board.

6. The owner/owners consent to the expansion of the CID to include the owner's above-described Realty pursuant to the Act.

IN WITNESS WHEREOF, the undersigned has set his/her hand and seal the day and year set forth below.

Shahidul hai (SEAL)

Sworn to and subscribed before me, this 2 day of October, 2025.

[Signature]
Notary Public

**RESOLUTION
OF THE
HAPEVILLE CITY COUNCIL
CONSENTING TO EXPANSION OF
AIRPORT WEST COMMUNITY IMPROVEMENT DISTRICT**

WHEREAS, by Act of the Legislature, 1987 Ga. L. 5460, as amended, the Georgia Legislature enacted the Fulton County Community Improvement Districts Act; and

WHEREAS, pursuant to said Act, the Airport West Community Improvement District (hereinafter "CID") was created by Resolution of the Fulton County Commission, the City of Atlanta, the City of College Park, and the City of East Point in 2014, and expanded into the City of Hapeville in 2016; and

WHEREAS, subsequent to the creation of the CID, the City of South Fulton (hereinafter "City") was created in a geographical area including real property within the CID, and elected a Mayor and City Council which took office May 1, 2017; and

WHEREAS, a majority of the owners of real property within a proposed expansion area, as attached hereto, which will be subject to taxes, fees, and assessments levied by the District Board, have consented in writing to their inclusion into the CID; and

WHEREAS, the owners of real property within the proposed expansion area of the CID which constitutes at least 75% by value of all real property within said expansion area which will be subject to taxes, fees and assessments levied by the District Board, according to the most recent approved Fulton County ad valorem tax digest, have consented in writing to their inclusion into the CID; and

WHEREAS, the City Council has determined that the expansion of the CID would promote the provision of governmental services and facilities within said District; and

WHEREAS, the City Council has determined that the expansion of the CID into the City of Hapeville would be in the best interest of the citizens of the City.

NOW, THEREFORE, BE IT RESOLVED, that the City of Hapeville consents to the expansion of the boundaries of the Airport West Community Improvement District as attached hereto.

PASSED AND ADOPTED by the Hapeville City Council, Georgia this ____ day of _____, 2025.

ATTEST:

Mayor

_____, City Clerk

INTERGOVERNMENTAL CONTRACT FOR WATER

THIS AGREEMENT made an entered into on the ____ day of _____ 2025 by and between the CITY OF EAST POINT, a municipal corporation of Fulton County, Georgia, and hereinafter called “Seller”, and the CITY OF HAPEVILLE, a municipal corporation of Fulton County, Georgia, and hereinafter called “Buyer”.

WITNESSETH

That for and in consideration of the mutual covenants and conditions herein set forth, Seller agrees to supply Buyer with water and Buyer agrees to purchase and pay for same upon the following terms and conditions:

The rate for the period September 21 , 2025 to September 21 , 2028 shall be three dollars and eighty-five cent (**\$3.85**) per 1,000 gallons, with a consumption limit not to exceed 104MG (million gallons) total water use for the month. The aforementioned rates shall not be renegotiable during the term of this agreement.

The Seller agrees to meet all water needs of Buyer with the consumption limit except when emergency or system limitations of Seller render it unable to meet combined demand of Buyer’s and Seller’s customers. When such shortages occur, Buyer and Seller agree to jointly take similar conservation measures to reduce water consumption.

This contract outlines the terms and conditions for the wholesale purchase of water provided to the City of Hapeville. It is important to note that this agreement specifically excludes the use of wholesale water rates for commercial, industrial, or residential purposes within the City of Hapeville.

Buyers will have the right to obtain water from any available source without affecting this contract.

Should the meter or meters fail to correctly register the amount of water furnished by Seller, it will be determined by another meter or meters, or by the amount charged for a similar corresponding period.

Meter readings shall be made by Seller on or about the 26th day of each month, and bills therefore will be presented to Buyer between the first and fifth days of the next month. The buyer agrees to pay all bills in full at Seller’s office on or before the fifteenth (15th) day of the month such bills are received. If the bill is received in a timely manner and the payment is late, the buyer will incur a 10% penalty of the total bill amount.

Either party shall have the right at any time to terminate this agreement for substantial breach of any of the terms or conditions thereof. Seller shall have the right to terminate this agreement on sixty (60) days’ written notice if Buyer’s consumption falls below (1) MEG per month for any consecutive three (3) month period unless Buyer has notified Seller, in writing of a condition requiring such a reduction in use. Seller shall also have the right to reduce or stop the supply of water to be furnished hereunder when

unavoidable for any of the following reasons or purposes without such act causing a termination of this agreement: (1) For repairs; (2) For want of supply; (3) For non-payment of the amount payable to Seller when past due. Seller agrees to make every reasonable effort to avoid such a reduction or termination of supply. The present meter connection shall be maintained and owned by Seller and Buyer shall have the right to inspect meter and pay to Seller the actual costs of additional water meter service when necessary.

Buyer agrees to notify Seller in advance in writing of any substantial additions or alterations I the interconnection equipment to be supplied with water service. Buyer agrees to adopt and enforce all applicable water cross-connection regulations and any other regulatory or statutory requirements in effect.

Should it become necessary for Seller to restrict the use of water in East Point for the purpose of conserving the supply in a dry season, Buyer shall enforce a similar restriction. No such restriction shall be enforced only on the city of Hapeville, unless also enforced in the City of East Point. In the event there shall be a shortage of water or any other contingency which should arise by which Seller is unable to supply Buyer with water, Buyer will protect and hold Seller harmless from any and all claims for damages growing out of said failure.

IT IS UNDERSTOOD AND AGREED by and between the parties hereto that this contract shall remain in full force and effect from the date of its execution for a period of three (3) years, as described above.

This agreement cancels the *September 8th, 2015*, agreement and any and all previous agreements between Seller and Buyer regarding water service.

Both parties agree that this agreement and all terms, and undertakings and obligations herein contained shall not be deemed to constitute a debt of either party hereto or a pledge of the faith and credit of either party, and neither party shall have the right to compel any exercise of the taxing power of the respective subdivisions to perform any terms hereof or to pay any sums due hereunder, and neither party shall be subject to any pecuniary liability hereunder except as to the obligations of payment of any amount due for the water furnished and then only to the extend of funds available which have been produced by the water works system.

IN WITNESS WHEREOF, the parties hereunto, under and by virtue of the authority contained in an appropriate resolution adopted by each of the parties hereto, copies of which are attached, marked Exhibit "A" and "B" and made a part of this contract by reference, have caused this contract to be executed in duplicate by their duly authorized officers, on the day and year first above written.

[Signatures Follow on Next Page]

CITY OF EAST POINT, GOERGIA

CITY OF HAPEVILLE, GEORGIA

By: _____
Deana Holiday-Ingraham, Mayor

By: _____
Alan Hallman, Mayor

Attest: _____
Keshia McCulloch, City Clerk

Attest: _____
Sharee Steed, City Clerk

[seal]

[seal]

DRAFT

Approved as to form:

City Attorney

City Attorney

**CITY OF HAPEVILLE
STATE OF GEORGIA**

RESOLUTION NO. _____

A RESOLUTION TO APPROVE AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF EAST POINT, GEORGIA FOR THE PURCHASE OF WATER SERVICES; TO AUTHORIZE THE MAYOR TO SIGN ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; TO AUTHORIZE THE CITY ATTORNEY TO PREPARE ANY AND ALL DOCUMENTS NECESSARY TO EFFECTUATE THIS RESOLUTION; TO AUTHORIZE THE CITY CLERK TO ATTEST SIGNATURES AND AFFIX THE OFFICIAL SEAL OF THE CITY, AS NECESSARY; TO REPEAL INCONSISTENT RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

W I T N E S S E T H :

WHEREAS, the City of Hapeville (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia; and,

WHEREAS, The City of Hapeville is empowered and authorized by the Constitution of the State of Georgia to enter into contractual agreements for public utilities and services; and

WHEREAS, the City wishes to enter into an intergovernmental agreement with the City of East Point, Georgia for purchase of potable water to supplement the City’s current water supply and to provide water to the City in the time of emergency; and

WHEREAS, the Mayor and Council of the City of Hapeville, in the exercise of their sound judgment and discretion, after giving thorough consideration to all the implications involved, and keeping in mind the public interest and welfare of the citizens of the City, have determined that approval of an intergovernmental agreement with the City of East Point, Georgia for the provision of water will benefit the citizens of the City.

THEREFORE, IT IS NOW RESOLVED BY THE CITY COUNCIL OF THE CITY OF HAPEVILLE, GEORGIA, AS FOLLOWS:

1. **Approval by Mayor and Council.** Mayor and Council agree and approve an Intergovernmental Agreement, attached hereto as Exhibit “A”, for the purchase of water from the City of East Point, Georgia. The Intergovernmental Agreement shall be incorporated into this Resolution.
2. **Authorization for Mayor.** That the Hapeville City Council hereby authorizes the Mayor to execute any and all documents necessary in order to the Intergovernmental Agreement with the City of East Point, Georgia for the purchase of water for the City. A copy of said documents shall be filed with the City Clerk.

3. **Attestation.** That the Hapeville City Council hereby authorizes the City Clerk or Assistant City Clerk to attest the signature of the Mayor appearing on the documents, to affix the official seal of the City thereto as necessary to effectuate this Resolution, and to place this Resolution and an executed copy of all documents among the minutes or official records of the City for future reference.
4. **Authorization for Attorney.** That the Hapeville City Council hereby authorizes the City Attorney to approve this Resolution as to its form and review any and all documents necessary to effectuate the Intergovernmental Agreement attached hereto and to ensure all documents conform to state law.
5. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
6. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
8. **Effective Date.** This Resolution shall take effect immediately.

BE IT RESOLVED this ____ day of _____, 2025.

CITY OF HAPEVILLE, GEORGIA

ALAN HALLMAN, MAYOR

ATTEST:

SHAREE STEED, CITY CLERK

(seal)

APPROVED BY:

LAJUANA RANSAW, CITY ATTORNEY

RESOLUTION 2025-

**A RESOLUTION SUPPORTING AN APPLICATION TO THE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR
FUNDING OF PLAYGROUND EQUIPMENT FOR JOHN LEWIS PARK**

WHEREAS, the City of Hapeville desires to make application for CDBG program funds for the installation of playground equipment for John Lewis Park

WHEREAS, the City of Hapeville will submit this Resolution to Fulton County as a requirement in the application process; and

WHEREAS, the Public Works Director is authorized to submit this application to Fulton County; and

WHEREAS, as an applicant of the State CDBG program, the City of Hapeville commits to comply with all federal statutes and regulations; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the City of Hapeville fully endorse and support this application for submission to Fulton County.

RESOLVED THIS _____ DAY OF _____, 2025

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST

Sharee Steed, City Clerk

October 15, 2025

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

Re: Citywide Sidewalk Improvements
Our Reference No. 250144

Dear Mayor and Council Members:

We have reviewed the bids received via email on October 14, 2025 for construction of the referenced project. Eight bids were received. The following is a summary of the three lowest responsive bids.

	<u>Bidder</u>	<u>Bid Amount</u>
1.	The Corbett Group 13201 Veterans Memorial Hwy. Douglasville, GA 30134	\$626,196.25
2.	Georgia Highway Cable Barrier, LLC 1122 Jimson Circle Conyers, GA 30013	\$643,860.88
3.	R&B Developer, Inc. 1450 Suwanee Bend Drive Suwanee, GA 30024	\$819,049.25

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 (7/1/2025)

The low bidder, The Corbett Group appears to have met all of the required qualifications. Keck & Wood, Inc. has worked with The Corbett Group 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 The Corbett Group. in the amount of \$626,196.25 for completion of the Citywide Sidewalk Improvements.

Merchants National Building, Inc. 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.



Adam Shelton, P.E.

Enclosure

BID TABULATION
 Citywide Sidewalk Improvements
 Owner: City of Hapeville
 Solicitor: Keck & Wood
 10/14/2025 02:00 PM EDT

Item No.	Item Description	Quantity	Unit	BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3		BIDDER NO. 4		BIDDER NO. 5		BIDDER NO. 6		BIDDER NO. 7		BIDDER NO. 8		
				Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price
1	GRADING COMPLETE	1	LS	\$20,000.00	\$20,000.00	\$25,000.00	\$25,000.00	\$159,940.00	\$159,940.00	\$30,600.00	\$30,600.00	\$103,700.00	\$103,700.00	\$110,593.13	\$110,593.13	\$32,324.64	\$32,324.64	\$79,026.02	\$79,026.02	
2	TRAFFIC CONTROL	1	LS	\$3,000.00	\$3,000.00	\$5,000.00	\$5,000.00	\$44,079.00	\$44,079.00	\$3,825.00	\$3,825.00	\$12,000.00	\$12,000.00	\$25,953.20	\$25,953.20	\$14,331.16	\$14,331.16	\$7,850.00	\$7,850.00	
3	CONC SIDEWALK, 4 IN	441	SY	\$55.00	\$24,255.00	\$52.33	\$23,077.53	\$40.00	\$17,640.00	\$70.13	\$30,927.33	\$48.00	\$21,168.00	\$85.50	\$37,705.50	\$24.30	\$10,732.20	\$32.17	\$14,374.17	
4	CONCRETE HEADER CURB, 4IN, TP 1	191.3	LF	\$21.00	\$4,017.30	\$31.60	\$6,045.80	\$10.00	\$1,913.00	\$19.13	\$3,659.69	\$20.80	\$3,979.20	\$18.23	\$3,473.99	\$24.30	\$4,648.50	\$37.15	\$7,100.00	
5	DRIVEWAY CONCRETE, 8 IN TK	674	SY	\$85.00	\$57,290.00	\$73.25	\$49,370.50	\$75.00	\$50,550.00	\$76.50	\$51,561.00	\$103.00	\$69,420.00	\$83.91	\$56,553.34	\$162.00	\$109,188.00	\$101.00	\$68,071.00	
6	CONCRETE CURB & GUTTER, 6 IN X 30 IN, TP 2	0.5	SY	\$400.00	\$200.00	\$750.00	\$375.00	\$550.00	\$275.00	\$378.68	\$189.34	\$2,380.00	\$1,190.00	\$449.10	\$224.55	\$500.00	\$250.00	\$436.39	\$218.20	
7	CLASS B CONCRETE, BASE OR PAVT WIDENING	6.85	LF	\$25.00	\$171.25	\$76.46	\$523.75	\$45.00	\$308.25	\$29.20	\$191.20	\$94.50	\$645.00	\$27.96	\$191.53	\$30.00	\$205.50	\$34.91	\$239.13	
8	RECYCLED ASPH CON, 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUMI MATL & H LIME	2	TN	\$300.00	\$600.00	\$210.00	\$420.00	\$1,000.00	\$2,000.00	\$306.00	\$612.00	\$840.00	\$1,680.00	\$1,440.00	\$2,880.00	\$1,440.00	\$2,880.00	\$750.00	\$1,500.00	
9	MILL ASPH CONC PAVT, 1.5" DEPTH	20	EA	\$15.00	\$300.00	\$72.00	\$1,440.00	\$60.00	\$1,200.00	\$15.84	\$316.80	\$24.00	\$480.00	\$60.00	\$1,200.00	\$35.00	\$700.00	\$72.50	\$1,450.00	
10	DETECTABLE WARNING STRIP	28	EA	\$300.00	\$8,400.00	\$348.00	\$9,744.00	\$600.00	\$1,680.00	\$269.25	\$753.75	\$189.00	\$530.00	\$72.61	\$2,052.60	\$60.00	\$1,680.00	\$44.95	\$1,258.60	
11	BRICK PAVERS	1480	SF	\$23.00	\$34,040.00	\$23.31	\$47,818.80	\$15.00	\$22,200.00	\$30.60	\$45,288.00	\$26.60	\$40,272.00	\$27.62	\$40,877.60	\$40.00	\$59,200.00	\$39.20	\$58,816.00	
12	SOD	303	SF	\$12.00	\$3,636.00	\$2.15	\$651.45	\$10.00	\$3,000.00	\$15.15	\$4,590.45	\$11.00	\$3,330.00	\$10.97	\$3,329.91	\$30.00	\$9,090.00	\$16.00	\$4,896.00	
13	SILT FENCE	228	LF	\$2.00	\$456.00	\$4.00	\$912.00	\$1.00	\$228.00	\$4.46	\$1,016.88	\$5.00	\$1,140.00	\$12.746	\$2,915.92	\$5.00	\$1,140.00	\$4.00	\$912.00	
14	INLET SEDIMENT TRAP	1	EA	\$50.00	\$50.00	\$180.00	\$180.00	\$150.00	\$150.00	\$191.25	\$191.25	\$313.50	\$313.50	\$127.46	\$127.46	\$200.00	\$200.00	\$750.00	\$750.00	
15	DROP INLET, GP 1	1	EA	\$2,500.00	\$2,500.00	\$2,052.50	\$2,052.50	\$1,673.79	\$1,673.79	\$3,315.00	\$3,315.00	\$4,523.00	\$4,523.00	\$4,902.90	\$4,902.90	\$6,000.00	\$6,000.00	\$1,152.97	\$1,152.97	
16	GRADING COMPLETE	1	LS	\$50,000.00	\$50,000.00	\$12,000.00	\$12,000.00	\$167,379.00	\$167,379.00	\$70,125.00	\$70,125.00	\$163,500.00	\$163,500.00	\$200,171.41	\$200,171.41	\$48,972.00	\$48,972.00	\$98,040.09	\$98,040.09	
17	TRAFFIC CONTROL	1	LS	\$5,000.00	\$5,000.00	\$20,000.00	\$20,000.00	\$9,950.00	\$9,950.00	\$6,375.00	\$6,375.00	\$13,700.00	\$13,700.00	\$12,542.53	\$12,542.53	\$17,543.00	\$17,543.00	\$9,100.00	\$9,100.00	
18	CONC SIDEWALK, 4 IN	1985	SY	\$55.00	\$109,175.00	\$52.33	\$103,875.05	\$40.00	\$79,400.00	\$70.13	\$139,208.05	\$51.30	\$101,830.50	\$52.77	\$104,748.45	\$95.00	\$188,575.00	\$57.00	\$113,145.00	
19	CONC HEADER CURB, 4 IN, TP 1	2200	LF	\$21.00	\$46,200.00	\$31.61	\$69,542.00	\$10.00	\$22,000.00	\$19.13	\$42,086.00	\$20.80	\$45,166.00	\$18.23	\$40,106.00	\$27.00	\$59,400.00	\$37.15	\$81,730.00	
20	CURB CUT WHEELCHAIR RAMP, TYPE A, 6 IN	110	EA	\$1,000.00	\$110,000.00	\$855.00	\$94,050.00	\$800.00	\$88,000.00	\$1,680.00	\$184,800.00	\$1,027.00	\$112,970.00	\$927.13	\$101,984.30	\$1,687.50	\$185,625.00	\$1,600.00	\$176,000.00	
21	CURB CUT WHEELCHAIR RAMP, TYPE B, 6 IN	6	EA	\$1,000.00	\$6,000.00	\$855.00	\$5,130.00	\$850.00	\$5,100.00	\$1,111.00	\$6,666.00	\$1,111.00	\$6,666.00	\$464.44	\$2,786.64	\$27.00	\$270.00	\$28.23	\$169.38	
22	DETECTABLE WARNING SURFACE	1750	SF	\$40.00	\$70,000.00	\$22.53	\$39,427.50	\$15.00	\$26,250.00	\$31.88	\$55,790.00	\$23.70	\$41,475.00	\$112.40	\$196,700.00	\$50.00	\$87,500.00	\$54.94	\$96,033.00	
23	DEMOLISH SIDEWALK	10	SY	\$30.00	\$300.00	\$85.00	\$850.00	\$29.00	\$290.00	\$140.25	\$1,402.50	\$112.40	\$1,124.00	\$12.62	\$126.20	\$50.00	\$500.00	\$54.94	\$549.40	
TOTAL BID AMOUNT				\$626,196.25	\$643,860.88	\$819,049.25	\$857,453.93	\$926,712.97	\$988,745.70	\$826,652.06	\$857,453.93	\$926,712.97	\$988,745.70	\$997,647.61	\$997,647.61	\$997,647.61	\$997,647.61	\$997,647.61	\$997,647.61	\$997,647.61
BID BOND				5%		5%		5%		5%		5%		5%		5%		5%		
NOTE REFERENCE				(1)(2)		(1)(2)		(1)(2)		(1)(2)		(1)(2)		(1)(2)		(1)(2)		(1)(2)		
LICENSE NUMBER				UC302014		2025208388		18456		UC301642		UC302759		GDOT #2LA101						

NOTES:
 (1) SURETY COMPANY LISTED ON U.S. TREASURY CIRCULAR 570 (7/1/25).
 (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 STATED ABOVE. BIDS WERE READ ALOUD IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE.

Debra Walker
 KECK & WOOD, INC.
 DATE: 10/14/25

RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE CONDEMNATION AND ACQUISITION BY THE CITY OF HAPEVILLE OF CERTAIN PROPERTY KNOWN AS 3469 DEARBORN PLAZA, HAPEVILLE, GEORGIA 30354, IDENTIFIED BY TAX PARCEL IDENTIFICATION NUMBERS 14 009500150513, 14 009500150042, 14 009500150034, 14 009500150026, and 14 009500150539, AND FOR OTHER PURPOSES.

WHEREAS, the City of Hapeville, Georgia, (“City”) is a municipal corporation existing under the laws of the State of Georgia; and

WHEREAS, the Mayor and Council are the governing authority of the City, elected by the qualified electors of the City of Hapeville and vested with legislative responsibilities necessary to the managing of the affairs of the City government, as well as the health, safety, and welfare of the citizens of the City of Hapeville; and

WHEREAS, the City has determined that it should acquire the real property known as **3469 Dearborn Plaza, Hapeville, Georgia 30354** which is identified and collectively comprised of **tax parcel identification numbers 14 009500150513, 14 009500150042, 14 009500150034, 14 009500150026, and 14 009500150539** and is further described in the legal description and survey attached hereto as **Exhibit “A”** (the “Subject Property”); and

WHEREAS, the City has determined that there is a public necessity to acquire the Subject Property for the purposes of constructing and operating new public facilities, including administrative office space or a new fire station facility; and

WHEREAS, the owners of the Subject Property, as well as those who may have an interest in the Subject Property to the extent known, are listed in **Exhibit “B”** hereto attached (the “Owners”); and

WHEREAS, the City engaged an independent, licensed real estate appraiser to value the Subject Property; and

WHEREAS, the City’s independent, licensed real estate appraiser completed his report and submitted it for the City’s review; and

WHEREAS, the City has established the amount that it believed to be just and adequate compensation for the Subject Property, including all rights that need to be acquired, based on the appraisal and in an amount equal to the appraised value; and

WHEREAS, on March 6, 2025, the City also made an offer to the fee simple Owner to pay the full amount of just and adequate compensation established by the City based on the appraisal submitted by the independent, licensed real estate appraiser hired by the City in exchange for the Subject Property that needs to be acquired; and

WHEREAS, following the City’s initial offer, the City also negotiated in good faith with the fee simple Owner to acquire the necessary interests in the Subject Property expeditiously without litigation before the adoption of this Resolution and will continue to do so; and

WHEREAS, the good-faith negotiations between the City and the fee simple Owner of the Subject Property resulted in a signed Option Agreement dated March 7, 2025; and

WHEREAS, on August 1, 2025, the City sent the fee-simple owners a Notice of Intent to Proceed with Purchase and to Exercise Option to Purchase; and

WHEREAS, the City has also negotiated in good faith with the tenants of the Subject Property; and

WHEREAS, the good-faith negotiations between the City and tenants have nevertheless not resulted in a voluntary agreement by which the necessary interests in the Subject Property could be acquired by the City; and

WHEREAS, the City provided an opportunity for the Owners to participate in an administrative hearing on Tuesday, November 18, 2025, before the Mayor and City Manager whereby the Owners were given the opportunity to present their position on just and adequate compensation prior to the adoption of this Resolution; and

WHEREAS, the City has determined that the circumstances surrounding the acquisition of the Subject Property necessitate the use of the City’s power of eminent domain and the use of the condemnation procedures provided by Title 22 of the Official Code of Georgia Annotated, including O.C.G.A. §§ 22-2-100 through O.C.G.A. 22-2-114; and

WHEREAS, all conditions precedent to the adoption of this Resolution have been satisfied, including, but not limited to: notice, publication, advertisement, and service as provided by law; and

WHEREAS, the Mayor and Council find that the public interest is best served by the adoption of this Resolution.

**NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF HAPEVILLE
HEREBY RESOLVES AS FOLLOWS:**

1. **Preamble.** The Mayor and Council hereby declare that the foregoing preamble and whereas provisions set forth above constitute, and shall be considered to be, substantive provisions of this Resolution and are hereby incorporated by reference into this provision.
2. **Public Purpose and Declaration.** The public purpose for which the Subject Property is being acquired is for constructing and operating new public facilities, including administrative office space or a new fire station facility as declared by the City’s Resolution 2025-2 on February 4, 2025. Accordingly, the City intends to acquire the Subject Property.

3. **Eminent Domain.** The Mayor and Council hereby declare their exercise of the power of eminent domain and authorize the acquisition of fee simple title to the Subject Property as described in Exhibit “A” by use of the condemnation procedures provided by Title 22 of the Official Code of Georgia Annotated, including O.C.G.A. § 22-2-100 through O.C.G.A. § 22-2-114.
4. **Authorization of City Attorney.** The City Attorney, or his designee, is hereby authorized to file condemnation proceedings pursuant to Title 22 of the Official Code of Georgia Annotated, including O.C.G.A. § 22-2-100 through O.C.G.A. § 22-2-114 to acquire the Subject Property from the Owners named in Exhibit “B,” as well as any and all lienholders, and any unknown owners, unborn remaindermen, minors, insane persons, or others who may have any title, interest, claim, or demand in or against the Subject Property.
5. **Event of Transfer.** In the event that the title to the Subject Property is transferred to a person or legal entity that is not listed in Exhibit “B” prior to the date of the filing of condemnation proceedings, this Resolution shall apply to all Owners of interest in the Subject Property on the date of filing of the Petition for condemnation.
6. **Compensation.** The City stands ready to pay just and adequate compensation for the Subject Property in the amount to be established by law.
7. **Additional Authorization.** The Council authorizes the Mayor and such other agents or employees of the City to sign this Resolution and any other documents necessary or convenient to effectuate this Resolution.
8. **Recordation.** The City Clerk is directed to record this Resolution in the official minutes of the City.
9. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
10. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
11. **Effective Date.** This Resolution shall take effect immediately.

SO RESOLVED this _____ day of November, 2025.

Alan Hallman, Mayor

ATTEST:

Sharee Steed, City Clerk

APPROVED AS TO FORM:

City Attorney

RESOLUTION NO. _____

A RESOLUTION TO AUTHORIZE THE CONDEMNATION AND ACQUISITION BY THE CITY OF HAPEVILLE OF CERTAIN PROPERTY KNOWN AS 3469 DEARBORN PLAZA, HAPEVILLE, GEORGIA 30354, IDENTIFIED BY TAX PARCEL IDENTIFICATION NUMBERS 14 009500150513, 14 009500150042, 14 009500150034, 14 009500150026, and 14 009500150539, AND FOR OTHER PURPOSES.

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WHEREAS, the City has determined that there is a public necessity to acquire the Subject Property for the purposes of constructing and operating new public facilities, including administrative office space or a new fire station facility; and

WHEREAS, the owners of the Subject Property, as well as those who may have an interest in the Subject Property to the extent known, are listed in **Exhibit “B”** hereto attached (the “Owners”); and

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WHEREAS, the City has established the amount that it believed to be just and adequate compensation for the Subject Property, including all rights that need to be acquired, based on the appraisal and in an amount equal to the appraised value; and

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WHEREAS, the City has determined that the circumstances surrounding the acquisition of the Subject Property necessitate the use of the City’s power of eminent domain and the use of the condemnation procedures provided by Title 22 of the Official Code of Georgia Annotated, including O.C.G.A. §§ 22-2-100 through O.C.G.A. 22-2-114; and

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3. **Eminent Domain.** The Mayor and Council hereby declare their exercise of the power of eminent domain and authorize the acquisition of fee simple title to the Subject Property as described in Exhibit “A” by use of the condemnation procedures provided by Title 22 of the Official Code of Georgia Annotated, including O.C.G.A. § 22-2-100 through O.C.G.A. § 22-2-114.
4. **Authorization of City Attorney.** The City Attorney, or his designee, is hereby authorized to file condemnation proceedings pursuant to Title 22 of the Official Code of Georgia Annotated, including O.C.G.A. § 22-2-100 through O.C.G.A. § 22-2-114 to acquire the Subject Property from the Owners named in Exhibit “B,” as well as any and all lienholders, and any unknown owners, unborn remaindermen, minors, insane persons, or others who may have any title, interest, claim, or demand in or against the Subject Property.
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10. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
11. **Effective Date.** This Resolution shall take effect immediately.

SO RESOLVED this _____ day of November, 2025.

Alan Hallman, Mayor

ATTEST:

Sharee Steed, City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 95 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

BEGINNING at a rebar found at the intersection of the Southwestern right of way of Ramp A and the Northwestern right of way of Dearborn Plaza; thence, proceed South 35 degrees 25 minutes 16 seconds West for a distance of 210.84 feet to a point; thence South 16 degrees 44 minutes 44 seconds West for a distance of 44.18 feet to a rebar found; thence North 54 degrees 34 minutes 58 seconds West for a distance of 110.28 feet to a hole in the concrete; thence North 35 degrees 25 minutes 16 seconds East for a distance of 80.01 feet to a rebar found; thence South 53 degrees 45 minutes 07 seconds East for a distance of 5.03 feet a PK nail; thence North 35 degrees 25 minutes 16 seconds East for a distance of 179.37 feet to a point; thence along a curve to the left having a radius of 442.62 feet and an arc length of 55.02 feet, said arc being subtended by a chord bearing of South 48 degrees 48 minutes 23 seconds East and length of 54.98 feet, to a point; thence South 52 degrees 52 minutes 39 seconds East for a distance 36.41 feet to a rebar found and the true point of beginning.

Subject Property Address: 3469 Dearborn Plaza, Hapeville, GA

Parcel IDs: 14 -0095-0015-051-3; 14 -0095-0015-053-9; 14 -0095-0015-002-6; 14 -0095-0015-003-4; 14 -0095-0015-004-2p

Exhibit "B"

1. Garva Investments, Inc.
2. MNX Global Logistics Corp as successor to Midnite Air Corp.
3. Georgia Power Company
4. Arthur E. Ferdinand, Fulton County Tax Commissioner