



Hapeville
georgia

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.

MAIN STREET BOARD

107 Broad St.
Manchester, GA 31816

November 20, 2025 10:00 AM

AGENDA

- 1. CALL TO ORDER:**
- 2. ROLL CALL:**
 - Charlotte Rentz
 - Melanie Rabb
 - Lee Duke
 - Derrick Booker
 - David Burt
 - Lorenne Fey
 - Ellen Free
- 3. PUBLIC COMMENT:**
- 4. NEW BUSINESS:**
 - 4.I. Defining our Downtown
 - 4.II. Art Containers
 - 4.III. Events & Artist Residency
 - 4.IV. Vacant Board Seat
- 5. OLD BUSINESS:**
- 6. NEXT MEETING:**
 - 6.I. December 10, 2025
- 7. ADJOURN:**

DEFINING DOWNTOWN

Purpose

To establish a shared vision for the types of businesses, land uses, and development patterns that best support a vibrant, walkable, and economically resilient Downtown Hapeville. This document serves as a conversation starter for the Main Street Board as we begin long-range strategic planning.

Goals

Strengthen the local economy through a balanced mix of retail, dining, arts, and neighborhood-serving businesses.

Activate the street level with business and activation that increase foot traffic.

Support the arts and makers as a defining part of Hapeville's identity.

Preserve historic charm while encouraging development that is cohesive to existing structures.

Guide the use of available parcels to ensure long-term downtown success.

Create consistent policies that support vibrancy, walkability, and strong urban design.



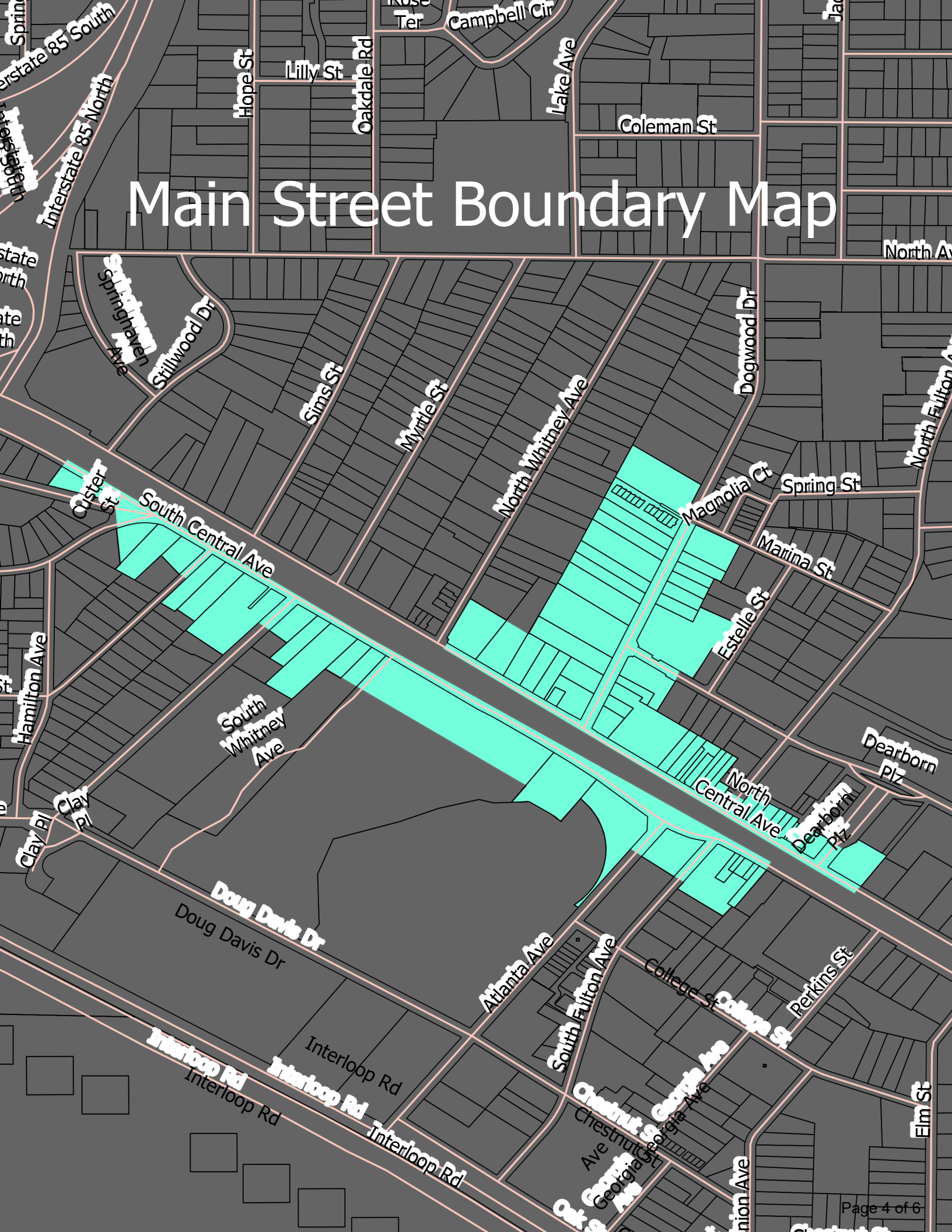
DEFINING DOWNTOWN CONT.

Identify:

- Types of businesses desired
 - Examples include a vintage store, artesian market, etc.
- Available, vacant, and historic properties
 - Examples include 636 S Central, 3436 Dogwood, etc.
 - Example of property for historic preservation- Masonic Lodge building.
- Public art desires
 - Examples include exterior wall of Tara Club building, sculptures along S Central in front of DELTA fence made out of discarded plane material, etc.
- Infrastructure improvement/activation
 - Examples include extending Arts Alley behind 600 block of N Central, parking improvements, green space on N Central, green space behind Corner Tavern, etc.



Main Street Boundary Map



ART CONTAINERS

1.. Naming these structures

2. Identifying improvements

- Replace AC Unit
- Install awnings over doors to address the leaking
- Install message board to display information
- Exterior mural
- Sign with the new name



- Paint door
- Exterior mural
- Install message board
- Sign with the new name
- Refurbish floor



Eventually - expanding patio areas to activate the spaces even more.

EVENTS & ARTIST RESIDENCY

Events

Butterfly Lantern Parade -

March 21st
5pm-9:30pm

Gallery Crawl -

June 13th
4pm-8pm

Gallery Crawl-

October 10th
4pm-8pm

#FreeArtHapeville-

December 5th
2pm-6pm



Artist Residency

- Application December 15-February 6
- Artist Interviews week of February 17
- Session I, March 2nd-June 20
- Session II, July 6th-October 17th