



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

CHASE STELL
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>

July 21, 2026 6:00 PM

AGENDA

1. CALL TO ORDER:

2. ROLL CALL:

Alan Hallman
Mike Rast
Brett Reichert
Mark Adams
Chase Stell

3. WELCOME:

4. PLEDGE OF ALLEGIANCE:

5. INVOCATION:

6. PRESENTATIONS:

6.I. The Exchange Club of Hapeville and Hapeville Service League will Present two High School Graduates, Denise Cruz and Joshua Cruz, with Certificates And Scholarship Gifts.

7. PUBLIC HEARING:

7.I. Consideration and Action to Approve the Alcohol Beverage License Request for Meharry LLC, at 3279 Dogwood Drive, Hapeville, GA 30354.

Background:

Meharry 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. Meharry LLC Alcohol Beverage Application
2. City Planner's Report
3. Code Enforcement Report
4. Fire Inspection
5. AD563078

- 7.II. Consideration and Action to Approve the Alcohol Beverage Application for 501 Hapeville Z Inc. at 501 N. Central Ave, Hapeville, GA 30354.

Background:

501 Hapeville Z Inc. 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. 501 Hapeville Z Inc Alcohol Beverage Application
2. City Planner's Report
3. Code Enforcement Inspection
4. Fire Inspection
5. AD559507

- 7.III. Consideration and Action to Approve the Alcohol Beverage Application for Apsilon Management Norman Berry LLC at 3424 Norman Berry Drive, Hapeville, GA 30354.

Background:

Apsilon Management Norman Berry 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. Apsilon Management Norman Berry LLC Alcohol Beverage Application
2. City Planner's Report
3. Code Enforcement
4. Fire Inspection
5. AD559470

- 7.IV. Consideration and Action to Approve a Text Amendment to the Code of Ordinances for Special Event Facilities (Event Centers) - Second Reading

Background:

Consideration of an amendment to the Code of Ordinances, including Article 1 (Title, Definitions and Application of Regulations), Section 93-1-2 (Definitions); Article 3.2 (Conditional Uses), Section 93-3.2-6 (Special Use Permit Criteria and Standards); Article 22.1 (Dimensional Requirements), Section 93-22.1-1 (Chart of Dimensional Requirements); and Article 28 (A-D Zone – Arts District Overlay), Section 93-28-7.3 (Cultural and Entertainment Uses), for the purpose of establishing definitions and regulations for special event facilities and event centers, including applicable special use permit criteria and standards.

The Planning Commission considered this item on March 10, 2026, and recommended approval. Staff supports this recommendation.

Staff Comments:

Public Comments:

Supporting Document(s):

1. Ordinance - Special Event Facility_06-16-2026
2. Planner's Report - Event Facility_March 2026
3. Minutes - 03-10-2026
4. Legal Ad - Event Facility Text Amendment_AD554101

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 June 16, 2026, Mayor and Council Meeting Minutes.

Supporting Document(s):

1. 06162026 Drafted Minutes

- 9.II. Consideration and Action to Enter into a Memorandum of Understanding with Hapeville Elementary School to Allow Emergency Evacuation of School Facilities to The Hoyt Smith Recreation Center.

Background:

The Hapeville Elementary School is seeking permission from the City of Hapeville to allow it to relocate its students to the Hoyt Smith Center in case of an emergency evacuation.

Supporting Document(s):

1. MOU 2026-2027 Rec Unsigned

10. OLD BUSINESS:

11. NEW BUSINESS:

- 11.I. Consideration and Action to Approve the Event Request and Road Closure for the "Back 2 School Block Party".

Background:

The community event is designed to support students from kindergarten through college by providing school supplies, educational resources, and encouragement as they prepare for the upcoming school year. The event will also include food, music, giveaways, vendors, bounce houses, and other family-friendly activities. The event organizers are requesting approval of a road closure on Claire Drive, surrounding the tennis court area, in conjunction with the Back 2 School Block Party. The requested road closure is necessary to ensure the safety of participants, vendors, and attendees throughout the event.

Supporting Document(s):

1. Back 2 School Block Party Event
2. Back 2 School Block Party Road Closure Request
3. Move Fitness Back 2 School Block Party Map

- 11.II. Consideration and Action to approve Piedmont Paving, Inc. in the amount of \$308,668.60 for the milling and paving of Oakdale Road, LaVista Dr., and Walnut Street.

Background:

On June 2, 2026, the City of Hapeville received bids for the 2026 LMIG & LRA Paving Projects. The City of Hapeville has received a total of \$189,020.70 in grant funds from GDOT for milling and paving of roads in Hapeville. The remaining amounts will be expensed from the T Splost fund. Piedmont Paving was the low bidder at \$308,668.60, followed by Baldwin Paving at \$312,172.11.

Supporting Document(s):

1. Bid Recommendation Letter 1

- 11.III. Consideration and Action to approve the Corbett Group in the amount of \$182,220.00 for the CDBG Parks Improvement Project at the John Lewis Memorial Park.

Background:

The City of Hapeville received \$120,000.00 in Community Development Block Grant funds for the Parks Improvement Project located at the John Lewis Memorial Park. The project will consist of 2 new giant hill slides and new sensory playground equipment for the park. The Corbett Group was the low bidder at \$182,220.00 followed by Sol Construction at \$261,704.50.

Supporting Document(s):

1. Bid Recommendation Letter

- 11.IV. Consideration and Action to approve an Intergovernmental Agreement with Fulton County and all the qualifying cities located inside the boundaries of Fulton County and outside the city limits of the City of Atlanta for the use and distribution of proceeds generated by the 2026 Transportation Special Purpose Local Option Sales Tax Referendum.

Background:

This IGA anticipates that Fulton County will approve and sign a resolution authorizing the Fulton County Board of Registrations and Elections to call a Referendum on the issue of the imposition of a 0.75 percent Sales Tax for Transportation Related Purposes to begin on April 1, 2027, and to conclude on March 31, 2032. The proceeds from T Splost III would be distributed based on the population of each city. If approved, this referendum would be on the ballot in November of 2026.

Supporting Document(s):

1. 2026 TSPLOST 3 IGA with Cities
2. Draft EXHIBIT A

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.

Alcohol Beverage License Application

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

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

Date: 03/13/2026 ☐ New ☐ Amended
Contact Name: HANNA BELACHEW Phone: [REDACTED]
Business/Trade Name: Mehakky LLC
D/B/A: STAR Markt
Email: [REDACTED]
Emergency Contact Name: Michael Tesfu Phone: [REDACTED]
Business Address: 3279 Dogwood Dr 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

Retail
☒ Beer/Wine \$3,150.00
☐ Package \$5,000.00

On-Premise Consumption
☐ Beer/Wine \$3,150.00
☐ Beer/Wine/Liquor \$5,000.00

Wholesale/Manufacturer
☐ Beer/Wine \$3,150.00
☐ Beer/Wine/Liquor \$5,000.00

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

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

APPLICANT INFORMATION

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

Full Name: HANNA ASSEFA BELACHEW Date of Birth: 1/19/81
Current Address: [REDACTED] Hapeville, Ga 30052

Spouse Name: _____

Address of Applicant (if different for the past 5 years):
[REDACTED] Ga. 30088
[REDACTED] Ga. 30093

Name and Location of Employers for the last five years:
3279 Dogwood Dr Hapeville Ga. 30354

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: 83-1531440 State Tax ID Number: 20258675308

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.)

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

Full Name	Position	Social Security Number	Address	% of Interest

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
Michael Tesfu	[REDACTED]	[REDACTED] Logansville, TN 38052	[REDACTED]

BUSINESS SPECIFIC INFORMATION

County Tax Parcel ID 14-0098-0016-006-3 Zoning District NC

Nearest Intersection: 85 North & 85 South

Building Square Footage: 2,400 sq ft Business Square Footage (if not using entire building): _____

Patio/Outdoor Dining Square Footage (if applicable): None

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

11

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

Hours/days of operation: Monday - Sunday

Description of adjacent properties (residential/commercial) Commercial

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

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

VERIFICATION OF APPLICATION

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

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

Hanner Belachew
Signature of Applicant or Agent

HANNER BELACHEW
Print or Type Name

I certify that Hanner Belachew (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 ____ day of _____, 20__.

Notary Public

My commission expires on: _____



Planning & Zoning Form

Date: May 27, 2026

Business Name: Meharry LLC dba Meharry

Business Address: 3279 Dogwood Dr, Hapeville, GA 30354

Contact Name: Hanna Belachew

Building Square Footage: Total floor area 2400 square feet.

Square footage of Business Unit: 2400 square feet.

Will the establishment provide patio/outdoor dining? N/A

Number of Parking Spaces Provided: 10 spaces listed; only 7 parking spaces noted on site. No site plan provided. Business requires 12 spaces (1 space per 200 SF). Use is non-conforming.

STAFF USE ONLY

Zoning Classification: V, Village Sec. 93-11.1-2. - Permitted uses. The following are permitted within the V zone: Any use permitted in the D-D zone; Sec. 93-19-3. - Uses; permitted and nonpermitted. The permitted uses section does not address convenience stores as either a permitted or non-permitted use. A package store is interpreted as a retail use.

Are there variances approved for this property? Unknown

Does the proposed use require a Conditional Use Permit? No

Number of parking spaces required by zoning: V zoning requires 1 parking space per 200 SF or 12 parking spaces. Visual inspection of the property shows 7 (10 were incorrectly listed on the application).

Staff Comments: The location meets requirements for distance to churches, schools and government treatment facilities. There is a residential neighborhood abutting the rear of the property. The applicant has not provided a site plan or photos showing dimensioned parking spaces and drive aisles as requested multiple times by staff. Per a visual inspection, the seven (7) visually observed parking spaces at the site are fewer than the required 12 and the reported 10 per the application. The convenience retail store has been in operation as a non-conforming use.

Zoning Compliance

Zoning Classification: V, Village Sec. 93-11.1-2. - Permitted uses. The following are permitted within the V zone: Any use permitted in the D-D zone; Sec. 93-19-3. - Uses; permitted and nonpermitted. The permitted uses section does not address convenience stores as either a permitted or non-permitted use. A package store is interpreted as a retail use.

The property (retail convenience store/limited grocery) does not meet parking requirements (7 provided, 12 required), however, the use is nonconforming and may be continued as long as not abandoned.

Alcoholic Beverage Ordinance Compliance

Sec. 5-1-4. - General application requirements.

- (10) Surveyor's certificate. All applicants seeking a retail package or beer/wine store license shall be required to submit a current certificate from a registered surveyor with their application. All other applicants shall be required to submit such certificate upon request by the city manager. The surveyor's certificate shall contain the following information:
- a. A scale drawing of the building and/or proposed building, as situated on the proposed lot.
 - b. The proposed off street parking facilities available to the building and all outdoor lighting on the premises.
 - c. The exact location of the business, including street address, ward, and county tax map number.
 - d. Current zoning classification of the location.
 - e. The distance from the business to each of the following: the nearest school building, school ground or college campus, and the nearest alcoholic treatment center owned and operated by the state or any county or municipal government therein.
 - f. A survey shall be required for businesses licensed July 1, 1981, or before, however no such license will be denied based upon a failure to meet the distance requirements as set forth under O.C.G.A. § 3-3-21.

Sec. 5-2-1. - Definitions.

Method of measuring. Unless otherwise provided by the Georgia Alcoholic Beverage Code, all measurements to determine distances required for the issuance of alcoholic beverage licenses shall be measured in the following manner:

- (1) From the primary entrance of the structure from which the alcoholic beverage is sold or offered for sale;
- (2) In a straight line to the nearest public sidewalk, walkway, street, road or highway;
- (3) Along such public sidewalk, walkway, street, road or highway by the nearest reasonable travel route;
- (4) To a point on the property line which is in a straight line from the primary entrance of the structure to the nearest public sidewalk, walkway, street, road or highway; or to the nearest property line of school grounds.

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 neighborhood immediately adjacent to the rear is residential. Dogwood Drive is a mix of commercial and residential uses.

- (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.

Compliant for distance. Error in survey referencing a school instead of a church.

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

V zoning requires one parking space per 200 sf of enclosed commercial/office/floor area. With the business utilizing 2,400 SF, this would require 12 spaces. Though 10 spaces are listed on the application, only 7 spaces are visible.

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

This an existing convenience store on Dogwood Drive which has had a retail beer and wine license in the past. There is no indication the location will increase traffic congestion or hazards in an inordinate manner.

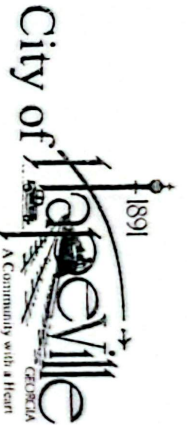
Sec. 5-5-4. - Prohibited locations.

It shall be prohibited to obtain a license for a package store within the following areas of the city:

- (1) Within any residential zoning district or other prohibited zoning district as set out in the zoning ordinance.
- (2) Within a measured 100 yards of any church building.
- (3) Within a measured 100 yards of any alcoholic treatment center owned and operated by the state or any county or municipal government therein.
- (4) Within a measured 200 yards of any school building, school ground, or college campus

Compliant.

Code Enforcement Office
700 Doug Davis Drive
Hapeville, GA 30354



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

Alcohol Establishment Code Enforcement Inspection

Date: 2-25-26
Business Name: The Pantry
Address: 3274 Daywood

Exterior Observations:

Condition of Signage: Good

Window Signage & Visibility: Good

Condition of Property: _____

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

Interior Illumination: ☐ Low Level ☐ Moderate Level ☒ Not Listed ☒ High Level

Cameras: ☒ In Compliance ☐ Non-Compliant ☐ N/A

(in-progress) Broken Packages: ☐ In Compliance ☐ Non-Compliant ☒ N/A

Traffic Considerations:

Private Property Accidents: 1 Notes: last year 2

COMPLIANCE: Please correct the code violations within _____ 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: _____

History: _____

Law Enforcement: 6 calls Code Enforcement: 0 calls

Inspector's Signature

M. Majer A. Ofori

Inspection No:	IEX26#2
Inspection Date:	03/18/2026
Inspection Time:	0.25
Inspected By:	Brown, Jennifer

CITY OF HAPEVILLE FIRE DEPARTMENT FIRE INSPECTION REPORT



Inspection and Compliance Orders			
Facility:	The Pantry	Address:	3279 Dogwood Drive
Phone:			
Fax:		City:	City of Hapeville
Email:		State:	GA
		Postal Code:	30354
Primary Contact			
Contact:	, Michaele	Work:	
Email:		Cell:	

Inspection Type:	Re-Inspection
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Violation Code	Days to Correct*	Violation	Notes	Location
1028.2		Required exit accesses, exits or exit discharges shall be continuously maintained free from obstructions or impediments to full instant use in the case of fire or other emergency when the areas served by such exits are occupied. Security devices affecting means of egress shall be subject to approval of the fire code official.		Front Right door
907.2.18.1		A minimum of one smoke detector listed for the intended purpose shall be installed in the following areas: (see manual for further details)		
605.5		Extension cords and flexible cords shall not be a substitute for permanent wiring. Extension cords and flexible cords shall not be affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings, nor shall such cords be subject to environmental damage or physical impact. Extension cords shall be used only with portable appliances.		Above slot machine on left hand wall and above slot machines on back wall.
1027.3		Exit signs shall be internally or externally illuminated. The face of an exit sign illuminated from an external source, shall have an intensity of not less than 5 foot-candles (54 lux). Internally illuminated signs shall provide equivalent luminance and be listed for the purpose.		Above front entry/exit door
703.1		The required fire-resistance rating of fire-resistance-rated construction (including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced when damaged, altered, breached or penetrated. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.		damaged/missing ceiling tiles and holes in the ceiling tile
605.6		Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.		

Inspection Notes:
- The lottery stand that was partially blocking the right-hand side of the double doors was moved out of the way. Exit doors (double) are now fully free and clear from egress. - The exit sign now has satisfactory illumination. - The spliced and makeshift electrical cords that were being used as main power sources in the back left area, where the slot machines are located have been removed. - The open junction box has been closed off. - The larger holes/voids in the ceiling have been repaired/filled in. - A new smoke detector was added to the front-center of the establishment. *PASSED* The business meets code requirements and satisfies the Fire Marshal's office.

Inspector : Jennifer Brown	
Owner/Rep. :	



* Number of days to correct from date inspected.

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

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

ORDER CONFIRMATION

Salesperson: EDDIE PORTER

Printed at 06/23/26 13:49 by eport-tj

Acct #: 243567

Ad #: 563078

Status: New

CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
HAPEVILLE GA 30354

Start: 07/08/2026 Stop: 07/15/2026
Times Ord: 2 Times Run: ***
LEGLV 1.00 X 1.86 Words: 71

Total LEGLV 1.86

Class: 9010 ALCOHOLIC BEVERAGES

Rate: FABL Cost: 520.00

Affidavits: 1

Ad Descrpt: FN9866 ALCOHOL ADVERTISEM

Descr Cont: FN9866 GPN02 RETAIL BEER/

Given by: SHAREE STEED

P.O. #:

Created: eport 06/23/26 13:45

Last Changed: eport 06/23/26 13:49

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

PUB ZONE EDT TP RUN DATES
SFUL A 95 S 07/08,15

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)

FN9866
gpn02
Retail Beer/Wine

Application has been made by Meharry, LLC D/b/a Star Mart, Hanna Belachew at 3279 Dogwood Drive, Hapeville, GA 30354 for the issuance of a 2026 Alcohol Beverage Convenience Store License for retail beer and wine. A Public Hearing will be held by Hapeville Mayor and Council on July 21, 2026, at 6:00 PM, at Hapeville Municipal Complex at 700 Doug Davis Drive, Hapeville, Georgia 30354.
7:08,15,2026
#563078-EP

Alcohol Beverage License Application

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

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

Date: 3/18/26 ☒ New ☐ Amended
Contact Name: Adnan Khan Phone: [REDACTED]
Business/Trade Name: 501 Hapeville Z Inc.
D/B/A: Chevron Hapeville
Email: admin@sultanhospitality.com
Emergency Contact Name: Hussein Sultan Phone: [REDACTED]
Business Address: 501 N. Central 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

Retail
☒ Beer/Wine \$3,150.00
☐ Package \$5,000.00

On-Premise Consumption
☐ Beer/Wine \$3,150.00
☐ Beer/Wine/Liquor \$5,000.00

Wholesale/Manufacturer
☐ Beer/Wine \$3,150.00
☐ Beer/Wine/Liquor \$5,000.00

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

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

APPLICANT INFORMATION

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

Full Name: Adnan Khan Date of Birth: [REDACTED] 78
Current Address: [REDACTED] Gainesville GA 30507

Spouse Name: Shaista Khan

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

Name and Location of Employers for the last five years:

- Candler 2 inc - 2178 Candler Rd, Gainesville GA 30507
- Buford Dam 2 Inc - 11620 Buford Dam Rd, Cumming GA 30041

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: 41-4989753 State Tax ID Number: 20315067515

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.) 25 Hapeville LLC
[REDACTED] Duluth GA 30097
[REDACTED]

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

Full Name	Position	Social Security Number	Address	% of Interest
<u>Adnan Khan</u>	<u>owner</u>	<u>[REDACTED]</u>	<u>[REDACTED]</u>	<u>100%</u>
			<u>Gainesville GA</u>	

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
n/a			

BUSINESS SPECIFIC INFORMATION

County Tax Parcel ID 14-009500030392 Zoning District C2

Nearest Intersection: Perkin's Street & N. Central Ave

Building Square Footage: 2920 Business Square Footage (if not using entire building): _____

Patio/Outdoor Dining Square Footage (if applicable): n/a

Number of Parking Spaces for business? (Attach site plan showing designated, striped parking and lighting)
20

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: Monday-Sunday 6am-12am

Description of adjacent properties (residential/commercial)

Dominos pizza next to it, and Harvey W. Watt and Co-insurance agency

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

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

VERIFICATION OF APPLICATION

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

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

Adnan Khan
Signature of Applicant or Agent

Adnan Khan
Print or Type Name

I certify that Adnan Khan (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 10 day of April, 2026.

Saira Shamsuddin
Notary Public

My commission expires on: 12-10-28





Alcohol License Establishment Planning & Zoning Review

Date 05/27/2026

Business Name: 501 Hapeville Z Inc. DBA Chevron Hapeville

Business Address: 501 N Central Ave, Hapeville, GA 30354

Business Owner: Adnan Khan

Building Square Footage: 2,920 SF

Square footage of Business Unit: 2920 SF

Will the establishment provide patio/outdoor dining? No

Number of Parking Spaces Provided: 20 spaces indicated on application. *Site plan not provided.

STAFF USE ONLY

Zoning Classification: U-V

Permitted uses: Retail with a maximum square footage of 6,000 sf. The gas pumps are a non-conforming use.

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

Does the proposed use require a Conditional Use Permit? Not for retail.

Number of parking spaces required by zoning: U-V , Urban Village Zoning requires 3 parking spaces per 1,000 SF or 11 parking spaces. Per the application, the number of parking spaces is compliant.

Staff Comments: A site plan or photo of site with dimensioned parking spaces and drive aisles should be provided to verify parking and adjacent zoning districts. Survey showing distances to schools/treatment centers, and churches should be provided. Upon verification of these outstanding items, the property is compliant with zoning for alcohol permitting purposes.

CODE RELEVANT TO ZONING

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 is comprised of commercial uses.

- (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.

No survey provided. Per a previous application, there are two schools nearby, Hapeville Elementary (604 yards) and St. John's Catholic School (754 yards), however neither is within 100 yards. There are no alcoholic treatment centers owned and operated by the state or any county or municipal government within this distance.

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

No site plan showing parking location has been provided. The number of parking spaces listed on the application is 20.

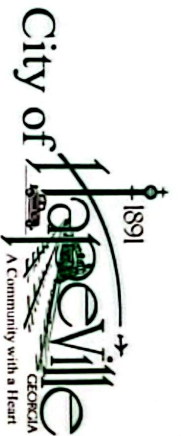
- (4) Whether the location would tend to increase and promote traffic congestion and resulting hazards therefrom.

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

Zoning Compliance

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

Code Enforcement Office
700 Doug Davis Drive
Hapeville, GA 30354



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

Alcohol Establishment Code Enforcement Inspection

Date: 5/26/2026
Business Name: 501 Hapeville Z Inc
Address: 501 N. Central Ave, Hapeville

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
Interior Illumination: ☐ Low Level ☐ Moderate Level ☒ High Level
Cameras: ☒ In Compliance ☐ Non-Compliant ☐ N/A
(in-progress)
Broken Packages: ☐ In Compliance ☐ Non-Compliant ☒ N/A

Traffic Considerations:
Private Property Accidents 0 Notes: Last year 3

COMPLIANCE: Please correct the code violations within 0 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: _____

History: _____
Law Enforcement: 8 calls Code Enforcement: 1 calls

Inspector's signature _____
M. Meijer A Ofori

Inspection No:	LEX26-48
Inspection Date:	04/22/2026
Inspection Time:	0.24
Inspected By:	Brown, Jennifer

CITY OF HAPEVILLE FIRE DEPARTMENT FIRE INSPECTION REPORT



Inspection and Compliance Orders			
Facility:	Chevron	Address:	501 North Central Avenue
Phone:	[REDACTED]		
Fax:		City:	Hapeville
Email:	admin@sultanhospitality.com	State:	GA
		Postal Code:	30354
Primary Contact			
Contact:	Khan, Adnan	Work:	
Email:		Cell:	888-886-2717

Inspection Type:	Inspection - Business License
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Violation Code	Days to Correct*	Violation	Notes	Location
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Inspection Notes: Business is neat and clean. All exits are free and clear for egress. - No fire alarm or sprinkler system is present inside the establishment. - (x2) smoke detectors are present and in good working order. - (X1) ABC fire extinguisher is easily accessible and in good standing: (September 2025) - All exit signs have good illumination, and the emergency backups are in good working order. - Propane cylinders are present on the property, that are kept outside in the front of the building, locked up in a cage. *PASSED* Business meets code requirements and satisfies the Fire Marshal's office. Please note that this inspection report is also being utilized for the Alcohol License Inspection process, as the business inspection was conducted within the required 30-day timeframe and satisfies the inspection requirements for alcohol licensing purposes.
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Inspector : Jennifer Brown	
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* Number of days to correct from date inspected.

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

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

ORDER CONFIRMATION

Salesperson: EDDIE PORTER

Printed at 06/04/26 10:36 by eport-tj

Acct #: 254599

Ad #: 559507

Status: New CHOLD

ADNAN KHAN
501 N CENTRAL AVE
HAPEVILLE GA 30354

Start: 07/08/2026 Stop: 07/15/2026

Times Ord: 2 Times Run: ***

LEGLV 1.00 X 3.70 Words: 100

Total LEGLV 3.70

Class: 9010 ALCOHOLIC BEVERAGES

Rate: FABL Cost: 520.00

Affidavits: 1

Ad Descrpt: FN9223 501 HAPEVILLE Z IN

Descr Cont: FN9223 GPN02 PUBLIC NOTIC

Given by: SAIRA SULTAN

P.O. #:

Contact:

Phone:

Fax#:

Email: saira@sultanhospitality.com

Agency:

Created: eport 06/03/26 12:47

Last Changed: eport 06/04/26 10:35

PUB ZONE EDT TP RUN DATES
SFUL A 95 S 07/08,15

AUTHORIZATION

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



Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: EDDIE PORTER

Printed at 06/04/26 10:36 by eport-tj

Acct #: 254599

Ad #: 559507

Status: New CHOLD CHOI

FN9223
gpn02

**PUBLIC NOTICE OF
APPLICATION FOR RE-
TAIL ALCOHOL
LICENSE**

Business Name: 501
Hapeville Z Inc.

Address: 501 N Central
Ave, Hapeville, GA 30354

Applicant Name: Adnan
Khan

Notice is hereby given
that the above-named ap-
plicant has filed an appli-
cation with the City of
Hapeville for a Retail Al-
cohol License.

A public hearing regard-
ing this application will
be held as follows:

Public Hearing

Date: Tuesday, July 21,
2026

Time: 6:00 PM

Location:
Municipal Court
700 Doug Davis Drive
Hapeville, GA 30354

Any person wishing to
speak for or against this
application may appear
at the scheduled public
hearing.

7:08,15,2026
#559507-EP

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: 1/26/2026

Contact Name: Nirali Patel Phone: [REDACTED]

Business/Trade Name: Apsilon Management Norman Berry LLC

D/B/A: TownePlace Suites by Marriott Atlanta Airport North

Email: nirali@apsilonhotels.com

Emergency Contact Name: Bhavesh Patel Phone: [REDACTED]

Business Address: 3424 Norman Berry Dr, Hapeville, GA 30354

TYPE OF BUSINESS

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

TYPE OF LICENSE AND FEES

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

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

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

APPLICANT INFORMATION

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

Full Name: Bhavin Patel Date of Birth: /1968

Current Address: Tyrone, GA 30290

Spouse Name: Hinal Patel

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

 Peachtree City, GA 30269

Name and Location of Employers for the last five years: Apsilon Hotels - 925 Virginia Ave, Suite E, Hapeville, GA 30354

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 (LLC)

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: 47-4138842 State Tax ID Number: 308-641372

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.)

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

Full Name	Position	Social Security Number	Address	% of Interest

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

Apsilon Management Norman Berry LLC Ownership

Full Name	Position	SSN	Address	%
Rajesh Patel	CEO	[REDACTED]	[REDACTED] Tyrone, GA 30290	30
Bhaveshkumar Patel	CFO		[REDACTED] College Park, GA 30337	35
Bhavin Patel	COO		[REDACTED] Tyrone, GA 30290	6.67
Hemal Patel	Chief Revenue Officer		[REDACTED] Pkwy, Peachtree City, GA 30269	6.67
Bharatkumar Patel	Member		[REDACTED] Aurora, IL 60505	6.66
Kamlesh Patel	Member		[REDACTED] Peachtree City, GA 30269	5
Hiten Dawda	Chief Procurement Officer		[REDACTED] Cumming, GA 30041	10

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
Terrance Garrett		GA 30339	
Betty Jean Redditt		GA 30349	
Kevan Brown		Atlanta, GA 30032	

BUSINESS SPECIFIC INFORMATION

County Tax Parcel ID P20250000458 Zoning District Hapeville

Nearest Intersection: Norman Berry Dr and Bobby Brown Pkwy

Building Square Footage: 59,146 Business Square Footage (if not using entire building): _____

Patio/Outdoor Dining Square Footage (if applicable): 2,054

Number of Parking Spaces for business? (Attach site plan showing designated, striped parking and lighting)
210

If shared parking, detail of how many are dedicated to the business and details of other businesses sharing parking (addresses). 110 - The parking lot is shared with another hotel.

Hours/days of operation: The hotel is always open.

Description of adjacent properties (residential/commercial) Commercial - The hotel is located in a commercial area with other hotels on either side. The rest of the street also only has commercial properties, mostly restaurants / food establishments.

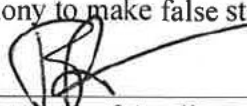
If application is for Retail Sale, attach a surveyor's certificate containing the following information:

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

VERIFICATION OF APPLICATION

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

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



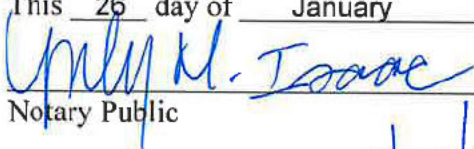
Signature of Applicant or Agent

Bhavin Patel

Print or Type Name

I certify that Bhavin Patel (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 26 day of January, 20 26.



Notary Public

My commission expires on: 7/17/27





Alcohol License Establishment Planning & Zoning Form

Date: May 27, 2026

Business Name: Apsilon Management Norman Berry LLC DBA TownePlace Suites by Marriott Atlanta Airport North

Business Address: 3424 Norman Berry Drive, Hapeville, GA

Business Owner: Bhavin Patel

Building Square Footage: 59,146 SF

Square footage of Business Unit: 59,146 SF.

Will the establishment provide patio/outdoor dining? 2,054 SF.

Number of Parking Spaces Provided: *Site plan not provided. 110 Shared parking with the other hotel on site.

STAFF USE ONLY

Zoning Classification: C-2, General Commercial

Sec. 93-14-3. Permitted uses.
(24) Hotels and motels.

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

Number of parking spaces required by zoning: The site plan was approved for parking with a variance for reduced parking (.8/room because of airport proximity).

Outdoor dining: N/A.

Staff Recommendation: A site plan should be provided to verify parking and distance from nearest schools, alcoholic treatment centers, and to demonstrate no surrounding residential districts. The proposed location complies with zoning. Though the hotel is open 24 hours, 7 days per week, the sale of beer and wine is restricted to the hours listed in the Code below.

Zoning Compliance

Zoning Classification: C-2, General Commercial. The business is a hotel as developed with an approved site plan, including variance for reduced parking.

ALCOHOLIC BEVERAGE ORDINANCE COMPLIANCE

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 properties are commercial uses.

- (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 are no schools nearby. There are no alcoholic treatment centers owned and operated by the state or any county or municipal government within this distance.

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

No site plan showing parking location has been provided. The number of parking spaces listed on the application is 110.

- (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 hotel.

ARTICLE 4. - RETAIL BEER/WINE STORES

Sec. 5-4-1. - Classification of licenses.

Licenses under this article shall be classified as: Retail beer/wine store, which shall permit only the sale of malt beverages and/or wine in packages at retail.

Sec. 5-4-2. - Retail beer/wine stores, regulations generally.

The following regulations shall apply to licensed retail beer/wine establishments:

- (1) No screen, partition or thing which prevents a clear view into the interior of a retail sale of beer/wine store by the package from the street, nor any booth within, shall be permitted. Additionally, each such retail store shall be so lighted that the interior and exterior of the store is visible day and night.

- (2) No sale of malt beverage and/or wine by the package shall be permitted between the hours of 2:00 a.m. and 8:00 a.m. In addition, no sale of malt beverages and/or wine by the package shall be permitted on Sundays before 12:30 p.m. and after 11:30 p.m., or any other days or times prohibited by state law.

(3) The state regulations relating to the sale and distribution of malt beverages and/or wine by the package, as revised, promulgated by the state revenue department, are hereby incorporated into and made a part of this chapter as if fully set out in this section.

(4) Each retail beer/wine store shall install and maintain in a secure location security cameras in the outlet of a type and number approved by the chief of police. Such cameras:

- a. Shall be placed in the outlet to record activities in the checkout or cash register area(s).
- b. Shall be capable of producing a retrievable image on film, tape, or any readable medium that can be made a permanent record and enlarged through projection or other means.

(5) Each retail outlet shall post at least four copies of its complete price list or, in lieu thereof, place a price on each package for sale.

Sec. 5-4-3. - Prohibited locations.

Prohibited locations. It shall be prohibited to obtain a license for the sale of malt beverages within the following areas of the city:

- (1) Within any residential zoning district or other prohibited zoning district established in the zoning ordinance.

Not located in a residential zoning district or other prohibited zoning district.

- (2) Within a measured 100 yards of any alcoholic treatment center owned and operated by the state or any county or municipal government therein.

Not located within 100 yards of any alcoholic treatment center owned and operated by the state or any county or municipal government.

- (3) Within a measured 100 yards of any school building, school ground, or college campus.

Not located within 100 yards of any school building, school ground, or college campus.

Sec. 5-4-4. - No broken packages.

The licensee and the retail package stores, retail beer/wine stores, or other businesses licensed for the sale of packages of alcoholic beverages, and the employees thereof, shall not engage in or allow for the pouring or opening of any alcoholic beverage packages (i.e., opening or breaking the seal) of any alcoholic beverage on the premises of such establishment. The licensee and the retail package stores, retail beer/wine stores, or other businesses licensed for the sale of packages of alcoholic beverages, and the employees thereof, may, however, sell individual bottles of alcoholic beverages (i.e., distilled spirits, beer, malt beverages, wine or fortified wine) provided the establishment collects and remits the applicable city, state and federal taxes on each sale. This prohibition shall not be construed to apply to establishments with an on-premises consumption license.

Code Enforcement Office
700 Doug Davis Drive
Hapeville, GA 30354

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



Alcohol Establishment Code Enforcement Inspection

Date: 5/26/2026

Business Name: Asalon Management Norman Berry LLC (Townplace Suites)

Address: 3424 Norman Berry Drive, Hapeville

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

Cameras: ☒ In Compliance

☐ Non-Compliant

☐ N/A

Traffic Considerations:

Private Property Accidents: 1 Notes: Last year 0

COMPLIANCE: Please correct the code violations within 0 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:

History:

Law Enforcement: 3

calls Code Enforcement: 0

calls

Inspector's Signature

M. Meijer

A Ofori

Inspection No:	LEX26 #2
Inspection Date:	07/07/2026
Inspection Time:	0.41
Inspected By:	Brown, Jennifer

CITY OF HAPEVILLE FIRE DEPARTMENT FIRE INSPECTION REPORT



Inspection and Compliance Orders			
Facility:	TownePlace Suites	Address:	3424 Norman Berry Drive
Phone:		City:	Hapeville
Fax:		State:	GA
Email:		Postal Code:	30354
Primary Contact			
Contact:	Garrett, Terrance	Work:	
Email:	Terrance.Garrett@marriott.com	Cell:	

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

Violation Code	Days to Correct*	Violation	Notes	Location
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Inspection Notes:
Conducted a re-inspection to verify tags on the fire pump and standpipe system. During the inspection, the fire alarm panel was indicating a trouble condition related to the pump system in the riser room. FireX was on site performing their quarterly inspection and testing at the time. During their evaluation, it was determined that once the system was pumped up, it was not maintaining pressure. The technician identified an audible air leak coming from a main seal within the pump. He advised that he was awaiting delivery of a replacement seal from the shop to complete the repair. Once the sprinkler system is repaired and the trouble condition is cleared from the fire alarm panel, the lead technician, Justin, will provide photographic documentation and written confirmation that the system has been restored to proper working order. I spoke with the General Manager, Mr. Garrett, and advised him of the situation. He was informed that once the system is repaired and verified to be in good standing, I will be able to submit the inspection report to City Hall for the release of their alcohol licensure. ** Afternoon Update 07/07/26** The technician from FireX, Nick sent me an email letting me know that the part they needed to repair the system had to be ordered and they expected it in on Thursday and hoped to have the work complete by the end of the week. Until then the jockey pump/fire pump are out of commission and the sprinkler system is not functioning. They have been placed on fire watch until further notice. **Final Update 07/14/2026** The fire pump system was repaired on 07/09/2026. The system has been restored to normal operation and is in good standing. The fire alarm control panel indicates "System Normal" with no active trouble, supervisory, or alarm conditions. FireX finally provided documentation today, 07/14/2026 which is included within this report, verifying the system has a Green Tag and is fully operational. Based on the corrections observed and the documentation provided, the business is now in compliance with the applicable fire and life safety code requirements, and the Fire Marshal's Office considers the previously identified deficiencies to be satisfactorily resolved. Passed/Approved

Inspector : Jennifer Brown	
Owner/Rep. : Terrance Garrett	

* Number of days to correct from date inspected.

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

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

ORDER CONFIRMATION

Salesperson: KAWEEMAH WILLIAMS

Printed at 06/03/26 14:02 by kwill-tj

Acct #: 254598

Ad #: 559470

Status: New CHOLD

NIRALI PATEL
925 VIRGINIA AVE, SUITE E
HAPEVILLE GA 30354

Start: 07/08/2026 Stop: 07/15/2026
Times Ord: 2 Times Run: ***

LEGLV 1.00 X 2.40 Words: 73

Total LEGLV 2.40

Class: 9010 ALCOHOLIC BEVERAGES

Rate: FABL Cost: 520.00

Affidavits: 1

Ad Descrpt: FN9235 TOWNEPLACE SUITES

Descr Cont: FN9235 GPN2 RETAIL BEER A

Given by: NIRALI PATEL

P.O. #: RETAIL APPLICATION

Created: kwill 06/03/26 11:33

Last Changed: kwill 06/03/26 14:02

Contact:

Phone:

Fax#:

Email: nirali@apsilonhotels.com

Agency:

PUB ZONE EDT TP RUN DATES
SFUL A 95 S 07/08,15

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)

FN9235
Gpn2
RETAIL BEER AND
WINE

APPLICATION HAS
BEEN MADE BY
TOWNEPLACE SUITES
ATLANTA AIRPORT
NORTH OWNER
BHAVIN PATEL, AT
3424 NORMAN BERRY
DR, HAPEVILLE, GA
30354 FOR THE IS-
SUANCE OF A 2026 RE-
TAIL BEER AND WINE
ALCOHOL LICENSE. A
PUBLIC HEARING
WILL BE HELD BY
HAPEVILLE MAYOR
AND COUNCIL ON
JULY 21, 2026, AT 6:00
PM, AT HAPEVILLE
MUNICIPAL COMPLEX
AT 700 DOUG DAVIS
DRIVE, HAPEVILLE,
GA 30354.

7:8,15, 2026kw
Ad #559470

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

3
4 **ORDINANCE NO. _____**

5
6 **AN ORDINANCE TO AMEND CHAPTER 93, ZONING, OF THE CODE OF**
7 **ORDINANCES FOR THE CITY OF HAPEVILLE, GEORGIA; TO CREATE**
8 **DEFINITIONS FOR SPECIAL EVENTS FACILITY, EVENT CENTER, AND EVENT**
9 **VENUE; TO CREATE REGULATIONS REGARDING SPECIAL USE PERMIT**
10 **CRITERIA AND STANDARDS; TO REPEAL ALL CONFLICTING PROVISIONS; TO**
11 **PROVIDE AN EFFECTIVE DATE; AND FOR OTHER 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**, amendments to any of the provisions of the City's Code may be made by
22 Mayor and Council by amending such provisions by specific reference to the section number of
23 the City's Code; and,

24
25 **WHEREAS**, every official act of the Mayor and Council which is to become law shall be
26 by ordinance; and,

27
28 **WHEREAS**, the governing authority of the City finds it desirable and in the interest of
29 public safety and the welfare of the citizens of the City to adopt a definition for special events
30 facilities, event centers and event venues, and to adopt criteria and standards for a special use
31 permit and associated criteria for special event facilities, event centers and event venues in the
32 City.

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.** The following language shall be added to Chapter. 93 (Zoning), Article 1
38 (Title, Definitions and Application of Regulations, Section 2 (Definitions):

39
40 *"Special events facility, event center, event venue. A meeting or gathering place for personal*
41 *social engagements or activities, where people specifically assemble for parties, weddings,*
42 *wedding receptions, reunions, birthday celebrations, business conferences, or similar*
43 *activities, in which food and beverages may be served to guests. This includes any portion of*
44 *a building used for these purposes, even if a different primary use is proposed. The venue*
45 *itself shall not operate as a restaurant, bar, lounge, nightclub, or similar publicly accessible*
46 *business. Events must have a limited number of known/invited guests and exclude temporary*

47 outdoor events, places of worship, or nonprofit civic association activities. Events open to the
48 public, whether free or ticketed, as well as advertised events, are presumed “open to the public
49 and therefore not allowed”. Special events facilities require a special use permit”.

50
51 **Section Two.** The following language shall be added to Chapter. 93 (Zoning), Article 3
52 (Nonconforming Uses):

53
54 ***“Sec. 93-3.2-6-Special use permit criteria and standards.***

55
56 (e) Special event facility, event center, event center, event venues are permitted with a special
57 use permit in the U-V, C-2, C-1, and RMU zoning districts. The following standards must be
58 met for the proposed facility:

59
60 a. Parking

- 61 1. Required parking is one space per three (3) occupants per Fire Marshal.
- 62 2. All required parking must be accommodated on-site in parking spaces that
63 meet City standards (Sec. 93-23 OFF-STREET PARKING AND LOADING),
64 including but not limited to paving striping, landscaping, and maneuverability.
65 All parking lots must be lighted.
- 66 3. Off-site arrangements may be allowed for overflow parking only.
- 67 4. Valet parking may be allowed in addition to the required on-site free self-
68 parking. All valet parking enterprises must obtain an occupational tax permit.
- 69 b. Exterior space may be utilized provided that there are no adjacent residential properties
70 or residential properties within 100 feet of the special event property lines.
- 71 c. All outdoor activities must adhere to the City noise regulations and be concluded
72 before 10pm.
- 73 d. A 10’ evergreen landscaped buffer must be installed on a property line shared with a
74 residential use, and a 6’ opaque wall or fence must be placed within the buffer and the
75 property line.
- 76 e. When alcohol is served at an event, once security officer must be present for every 50
77 guests.
- 78 f. Unless the event center has an on-site restaurant with and occupational tax permit for
79 the restaurant and an alcohol permit, alcohol sales may only be provided from a
80 licensed alcoholic beverage caterer (Sec. 5-6-13.-Alcoholic beverage caterers). Food
81 must be provided at all events serving alcohol with the minimum catering charge
82 meeting the 40% food sales requirement.
- 83 g. The facility must hold all applicable permits from the State of Georgia and Fulton
84 County with regard to food service.
- 85 h. If the event space occupancy is 25 persons or more the facility must be sprinklered
86 and meet all Fire Safety regulations”.

87
88 **Section Three.** The following language shall replace the existing language in Chapter. 93
89 (Zoning), Article 22.1 (Dimensional Requirements), Section 1 (Chart of Dimensional
90 Requirements), “e.”:

92 “e. One parking space for every three seats in an auditorium, church, theater, or similar
93 establishment that offers live entertainment. One parking space per every three occupants of
94 special event facilities as determined by the Fire Marshall.”
95

96 **Section Four.** The following language shall replace the existing language in Chapter. 93
97 (Zoning), Article 28 (A-D Zone (Arts District Overlay), Section 7.3 (Cultural and Entertainment
98 Uses):
99

100 “(a) Brew pubs, including outdoor seating.

101 (b) Microbreweries, subject to the provisions of Chapter 5, “Alcoholic Beverages, “ and the
102 development standards set forth in section 93-28-12 of this Code.

103 (c) City-sponsored and/or approved outdoor cultural events and performances that feature
104 visual art, music, dance, theater, performance art, science, design or cultural heritage.

105 (d) Live entertainment, provided that all establishments hosting live entertainment shall
106 comply with any and all applicable noise regulations, ordinances of the city, and parking
107 requirements.”
108

109 **Section Five. Codification.** This Ordinance shall be codified in a manner consistent with the
110 laws of the State of Georgia and the City.
111

112 **Section Six. Severability.**
113

114 (a) It is hereby declared to be the intention of the Mayor and Council that all sections,
115 paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment,
116 believed by the Mayor and Council to be fully valid, enforceable and constitutional.
117

118 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest
119 extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this
120 Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this
121 Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the
122 greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance
123 is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this
124 Ordinance.
125

126 (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance
127 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable
128 by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of
129 the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
130 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
131 of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to
132 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and
133 sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and
134 effect.
135

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

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

ORDAINED this _____ day of _____, 2026.

CITY OF HAPEVILLE, GEORGIA

Alan H. Hallman, Mayor

ATTEST:

Sharee Steed, City Clerk

APPROVED BY:

City Attorney



Department of Planning & Zoning

PLANNER'S REPORT

DATE: March 4, 2026
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Proposed Text Amendment for Event Venues/Event Centers

BACKGROUND

After the discussion with the Planning Commission and additional research, the following text amendment is proposed as a definition for special events facility (event center, event venue). In addition, the requirement for a special use permit and associated criteria for the City's zoning Code. The modifications are based upon other Georgia jurisdictional definitions which emphasis the private nature of events as opposed to a publicly accessible event such as ones that take place in a theatre or other performance venue.

Proposed Text Amendments

Sec. 93-1-2. - Definitions.

Special events facility, event center, event venue. A meeting or gathering place for personal social engagements or activities, where people specifically assemble for parties, weddings, wedding receptions, reunions, birthday celebrations, business conferences, or similar activities, in which food and beverages may be served to guests. This includes any portion of a building used for these purposes, even if a different primary use is proposed. The venue itself shall not operate as a restaurant, bar, lounge, nightclub, or similar publicly accessible business. Events must have a limited number of known/invited guests and exclude temporary outdoor events, places of worship, or nonprofit civic association activities. Events open to the public, whether free or ticketed, as well as advertised events, are presumed "open to the public and therefore not allowed. Special events facilities require a special use permit.

Sec. 93-3.2-6. - Special use permit criteria and standards.

(e) Special event facility, event center, event venues are permitted with a special use permit in the U-V, C-2, C-1, and RMU zoning districts. The following standards must be met for the proposed facility.

- a. Parking
 1. Required parking is one space per three (3) occupants per Fire Marshal.
 2. All required parking must be accommodated on-site in parking spaces that meet City standards (Sec. 93-23 OFF-STREET PARKING AND LOADING), including but not limited to paving, striping, landscaping, and maneuverability. All parking lots must be lighted.
 3. Off-site parking arrangements may be allowed for overflow parking only.
 4. Valet parking may be allowed in addition to the required on-site free self-parking. All valet parking enterprises must obtain an occupational tax permit.
- b. Exterior space may be utilized provided that there are no adjacent residential properties or residential properties within 100 feet of the special event facility property lines.

- c. All outdoor activities must adhere to the City noise regulations and be concluded before 10pm.
- d. A 10' evergreen landscaped buffer must be installed on a property line shared with a residential use, and a 6' opaque wall or fence must be placed within the buffer and the property line.
- e. When alcohol is served at an event, one security officer must be present for every 50 guests.
- f. Unless the event center has an on-site restaurant with an occupational tax permit for the restaurant and an alcohol permit, alcohol sales may only be provided from a licensed alcoholic beverage caterer (Sec. 5-6-13. - Alcoholic beverage caterers). Food must be provided at all events serving alcohol with the minimum catering charge meeting the 40% food sales requirement.
- g. The facility must hold all applicable permits from the state of Georgia and Fulton County with regard to food service.
- h. If the event space occupancy is 25 persons or more, the facility must be sprinklered and meet all Fire Safety regulations.

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

March 10, 2026 6:00 PM

MINUTES

1. Called to Order at 6:00 PM.

2. Roll Call

Cliff Thomas, Chairman
Jeanne Rast, Vice Chairman
Carol Cobb
G. Leah Davis
Lucy Dolan
Miller Radford - Absent
Brittany Williams

3. Approval of Minutes

3.I. Minutes of February 10, 2026

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of February 10, 2026, as submitted. The motion was seconded by Carol Cobb. MOTION CARRIED: 5-0.

Commissioner Leah Davis entered the meeting during discussion of the following item.

4. New Business

4.I. 3558 Elm Street

Final Combination Plat (Solis Hapeville)

Background:

Santiago Patino on behalf of Hapeville Multifamily, LLC requested approval of the final combination plat to combine 18 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3552-3560 Perkins St., and 3572 Perkins St., 0 Perkins St (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing 305 apartments and 8,426 SF of retail space. The properties are zoned RMU, Residential Mixed Use.

Findings:

The final plat is the site of a mixed-use, multi-family and retail development with 310 apartments and 8,426 SF of retail sited on 9.08 acres along Elm Avenue and Porsche Drive/South Central. There are 5 six (6) three-story and four-story multifamily buildings, one four-story mixed-use building and two garage buildings in the rear. The site includes an amenity area, pool, and greenspace. The properties are a mix of vacant land and single-family residential uses.

The parcels are:

Address	Parcel Number	Acres
Tract B		4.302
3668 Elm Street	14 0096000 50027	0.390
3660 Elm Street	14 0096000 50035	0.390
3656 Elm Street	14 0096000 50233	0.652
3652 Elm Street	14 0096000 50068	0.230
No address	14 0096000 50076	0.460
3648 Elm Street	14 0096000 50175	0.369
3562 Elm Street	14 0096000 50225	0.543
3558 Elm Street	14 0096000 50217	1.269
Tract A		4.500
522 Porsche Ave	14 0095000 10097	0.378
530 Porsche Ave	14 0095000 10287	0.398
536 Porsche Ave	14 0095000 10279	0.240
540 Porsche Ave	14 0095000 10030	0.260
3572 & 3560 Perkins Street	14 0095000 10113	1.127
No address	14 0095000 10188	
No address	14 0095000 10337	0.139
573 College Street	14 0095000 10311	0.732
557 College Street	14 0095000 10154	0.281
555 College Street	14 0095000 10147	0.269
549 College Street	14 0095000 10139	0.278
543 College Street	14 0095000 10121	0.405
Total		9.08

Recommendation:

The purpose of this final plat is for consolidation purposes and the issuance of certificates of occupancy for the first phases of the multi-family dwelling units. A final development plat will be submitted prior to the issuance of the final certificates of occupancy, showing all improvements for the tracts to be recorded with the County. Per above, a security bond shall be posted by the applicant/owner in an amount equal to the estimated cost of

installation of the required improvements, whereby improvements may be made and utilities installed without cost to the city in the event of default by the subdivider.

The Planning Commission may approve this final consolidation plat and allow for submission of the final development plat to City Staff such that it meets all City Planner and City Engineer's requirements. At that time, the security bond will be released.

Once any outstanding issues identified in the Engineer's report are addressed, the combination plat may be considered approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Discussion:

Commissioner Williams inquired about the status of the plat review. Dr. Patterson explained that the Planning Commission's initial approval was for the preliminary final plat. The applicant is now requesting approval of a final combination plat to consolidate the 18 parcels into two (2) parcels, allowing for leasing of the first building. A subsequent final plat will be submitted to combine all parcels into a single parcel once all improvements have been completed.

Commissioner Dolan asked whether the initial leasing phase would include the commercial spaces. Dr. Patterson confirmed that the first phase of the rental units does include the commercial space along South Central Avenue.

MOTION ITEM: Brittany Williams made a motion to approve the final combination plat request for 3558 Elm Street subject to the deficiencies outlined in the staff reports. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

4.II. Special Event Facilities (Event Center) Text Amendment

Background:

Consideration of a text amendment to Sections 93-1-2 (Definitions) and 93-3.2-6 (Special Use Permit Criteria and Standards) of the Code of Ordinances for the purpose of updating and clarifying regulations related to event venues and event centers.

Findings:

After the discussion with the Planning Commission and additional research, a text amendment is proposed as a definition for special events facility (event center, event venue). In addition, the requirement for a special use permit and associated criteria for the City's zoning Code. The modifications are based upon other Georgia jurisdictional definitions which emphasis the private nature of events as opposed to a publicly accessible event such as ones that take place in a theatre or other performance venue.

Discussion

Commissioner Cobb stated that we stick to what we can control; the main concern is parking and she supports the text amendment, as presented.

Chairman Thomas clarified that the parking requirement is one (1) space per three (3) occupants. City Planner Dr. Lynn Patterson noted that this standard is currently codified and accounts for both staff and patrons.

Public Comments

Charlotte Rentz provided comments regarding the areas identified as potential locations for event center uses.

John Russell, representing Tara Club, expressed support for the Planning Commission's efforts to address parking concerns and inquired about the availability of properties within Sam Hape Plaza.

MOTION ITEM: Lucy Dolan made a motion to recommend approval to the Mayor and Council for the proposed text amendment to the Special Event Facilities ordinance. The motion was seconded by Leah Davis. MOTION CARRIED: 5-0.

6. Next Meeting Date: April 14, 2026 at 6:00 PM.

7. Adjourn

MOTION ITEM: Brittany Williams made a motion to adjourn the meeting at 6:35 p.m. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

Respectfully submitted by,

Cliff Thomas, Chairman

Adrienne Senter, Secretary

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ORDER CONFIRMATION

Salesperson: EDDIE PORTER

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Acct #: 243567

Ad #: 554101

Status: New

CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
HAPEVILLE GA 30354

Start: 05/13/2026 Stop: 05/13/2026

Times Ord: 1

Times Run: ***

LEGLV 1.00 X 6.48 Words: 300

Total LEGLV 6.48

Class: 9000 MISCELLANEOUS LEGALS

Rate: LEGL

Cost: 65.00

Affidavits: 1

Ad Descrpt: FN8197 JUNE 16, 2026

Descr Cont: FN8197 GPN14 NOTICE CITY

Given by: ADRIENNE SENTER

P.O. #:

Created: eport 05/05/26 18:51

Last Changed: eport 05/05/26 18:54

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

PUB ZONE EDT TP RUN DATES
SFUL A 95 S 05/13

AUTHORIZATION

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

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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ORDER CONFIRMATION (CONTINUED)

Salesperson: EDDIE PORTER

Printed at 05/05/26 18:55 by eport-tj

Acct #: 243567

Ad #: 554101

Status: New

FN8197
gpn14
NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on **Tuesday, June 16, 2026 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, including Article 1 (Title, Definitions and Application of Regulations), Section 93-1-2 (Definitions); Article 3.2 (Conditional Uses), Section 93-3.2-6 (Special Use Permit Criteria and Standards); Article 22.1 (Dimensional Requirements), Section 93-22.1-1 (Chart of Dimensional Requirements); and Article 28 (A-D Zone Arts District Overlay), Section 93-28-7.3 (Cultural and Entertainment Uses), for the purpose of establishing definitions and regulations for special event facilities and event centers, including applicable special use permit criteria and standards.

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 June 15, 2026.** 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.

5:13,2026
#554101-EP

MEMORANDUM OF UNDERSTANDING

This agreement is made and entered by and between
H a p e v i l l e E l e m e n t a r y S c h o o l
 (School / Facility owned and operated by Fulton County Schools) and
Hoyt Smith Recreation Center, 3444 North Fulton Avenue, Hapeville, GA 30344
 (Alternate Site Name and Address)

WHEREAS, the alternate site provider is authorized and empowered to enter into leases and building use agreements;
 and

WHEREAS, if a school should need to evacuate students and staff due to an emergency from one of its buildings or grounds, the school district desires to identify a site where students and staff may be housed until they can be released. Since the alternate site provider could act as a temporary shelter, it is reasonable to set up an agreement outlining the terms; and

WHEREAS, the school desires to enter into an agreement for the emergency only use of the building for students and staff; and

WHEREAS, the alternate site provider understands and agrees that after meeting its responsibilities to its primary usage, it will permit the school to use its physical facilities as an emergency shelter in the event of a disaster;

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, it is agreed as follows:

1. The school shall exercise reasonable care in the use of the alternate facility. Should any supplies be used or damages occur to the physical facility, the Principal should report this information to the Risk Management Department within 24 hours of occurrence.
2. Adequate supervision, as approved by the Principal, will be present.
3. The alternate site provider shall make reasonable efforts to make a building available for emergency shelter use by the school with minimal notice.
4. This agreement shall commence upon the date of execution by both parties. This agreement will remain in force and effect for one year, but may be terminated by either party at any time upon receipt of a thirty day written notice.

WHEREFORE, this Agreement was entered into on the date set forth below and the undersigned, by execution hereof, represent that they are authorized to enter into this agreement on behalf of the respective parties and state that this agreement has been read and each provision is understood. Implementation of this agreement will be in accordance with the emergency operations plan for Fulton County Schools.

Hapeville Elementary School
 (School / Facility)


 (Principal / Building Administrator)

6 / 1 8 / 2 0 2 6
 (Date)

 (Print Name of Alt Site Owner / Rep)

 (Principal/Owner/Manager Signature)

 (Date)

Christian Padgett
 Emergency Contact Name

9 1 2 - 4 1 4 - 3 7 0 6
 Emergency Contact Cell / Phone Number

Maria Rodriguez

From: noreply@civicplus.com
Sent: Thursday, July 2, 2026 7:06 AM
To: Wayne Stephens; Fabiola Tadeo; Ashley Moody; Sharee Steed; Maria Rodriguez
Subject: Online Form Submittal: Hapeville Event Request Form

WARNING: This email originated from outside your organization. Do not click links or open attachments unless you recognize the sender .< /div>

Hapeville Event Request Form

Contact Information

Please note that approval by the Hapeville Mayor and Council may be required for events that include any of the following:

- More than 75 attendees
- Use of City staff, services, utilities, or the placement of a banner on City property
- Charges for admission or other event activities

After you submit this form, you will be contacted regarding date availability, cost estimates, and, if applicable, a date to go before the Mayor and Council for approval (typically either the 1st or 2nd Tuesday of each month).

Today's Date 7/2/2026

Contact Person Denise Turner

Name of Organization Cause of Move Fitness Complex

Full Mailing Address

City Hapeville

State GA

Zip Code 30354

Telephone #:

Cell #:	<i>Field not completed.</i>
E-mail Address	ndm2fit@movefc.com
Event Information	
Name of the Event:	Back 2 School Block Party
Date of the Event:	08/01/2026
Start time:	11:30 am
End time:	3:00 pm
Arrival Time for Set-Up	8:00 am
Location of the Event:	Other
If other was selected, please explain	Claire Dr
How many attendees?	200
Banner:	No
If yes, where is the banner to be placed?:	<i>Field not completed.</i>
Specify dates banner will hang in proposed location:	<i>Field not completed.</i>
If placing a banner on City property, provide a description of the banner (measurements, color, etc.):	<i>Field not completed.</i>
Upload a pdf version of the banner:	<i>Field not completed.</i>
<i>*Banners placed on the Jess Lucas Park fence facing S. Central Avenue must be placed to the left of the telephone pole of Christ Church.</i>	
Will there be alcohol at this event?	No
Will there be a DJ/Music at this event?	Yes

Additional information
about this event:

This event will have vendors, food, and bounce houses.

City Services

Check all that apply

Road Closures

Do you need City Staff
to assist you with your
event

No

If yes, please specify:

Field not completed.

If requesting road
closures, please specify
which roads:

Claire Dr surrounding the tennis court area

Will there be a charge
for admission or other
event activities?

No

If yes, please specify:

Field not completed.

Vendor(s)

Will there be food
vendors?

Yes

Required to check box

I understand that it is the responsibility of the event organizer to ensure that all food vendors obtain a Transient Vendor or Mobile Food permit from the City Clerk.

Will there be any other
kinds of vendors? If so,
what will they be
selling?

clothing and/or services

Required to check box

I understand that it is the responsibility of the event organizer to ensure that all non-food vendors obtain a Transient Vendor permit from the City Clerk.

Liability Insurance

Do you or the
organization currently
possess liability
insurance?

Yes

Required to check box

I understand that I may be required to provide a certificate of insurance totaling \$1,000,000 General Liability for events that require Mayor and Council approval.

Road Closure Request

An application for temporary road closure will be needed with the Hapeville Police Department. [Please click here to submit a request.](#)

Email not displaying correctly? [View it in your browser.](#)



Application For Temporary Road Closure Permit

Event Coordinators Name	Back 2 School Block Party
-------------------------	---------------------------

Contact Number	[REDACTED]
----------------	------------

Email Address	ndm2fit@movefc.com
---------------	--

Mailing Address	[REDACTED]
-----------------	------------

City	Hapeville
------	-----------

State	GA
-------	----

Zip	30268
-----	-------

Event Name	Back 2 School Block Party
------------	---------------------------

Date and Hours of Closure	08/01/2026 5hrs
---------------------------	-----------------

Roadway to be closed	Claire Dr
----------------------	-----------

* Please attached a street map of the requested street closure*	claire dr.png
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COMMENTS	<i>Field not completed.</i>
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Applicants Printed Name	Denise Turner
-------------------------	---------------

Date	07/02/2026
------	------------

Internal Use Only	<i>Field not completed.</i>
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Email not displaying correctly? [View it in your browser.](#)



Hapeville Skate Park

Scout St

Cl Ave

Scout St

King Arnold St

Bistro

Claire Dr

Hapeville Branch Library

Hapeville Corner Tavern

June 8, 2026

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

Re: 2026 LMIG Paving Project
Our Reference No. 260207

Dear Mayor and Council Members:

We have reviewed the bids received via email on June 2, 2026 for construction of the referenced project. Eleven bids were received. The following is a summary of the three lowest responsive bids.

	<u>Bidder</u>	<u>Bid Amount</u>
1.	Piedmont Paving, Inc. 1020 Highway 16 East Newman, GA 30263	\$308,668.60
2.	Baldwin Paving Company 1014 Kenmil Dr. Marietta, GA 30060	\$312,172.11
3.	East Coast Grading, Inc. P.O. Box 579 Rutledge, GA 30663	\$312,227.88

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, Piedmont Paving, Inc., appears to have met all of the required qualifications. Keck & Wood, Inc. has worked with Piedmont Paving, Inc. before and finds them to be more than capable of performing the work required to complete this project.

Keck & Wood, Inc., therefore, recommends award to Piedmont Paving, Inc. in the amount of \$308,668.60 for completion of the 2026 LMIG Paving Project.

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

If there are any questions, please contact our office.

Very truly yours,
KECK & WOOD, INC.

A handwritten signature in blue ink, appearing to read "Adam Shelton".

Adam Shelton, P.E.

Enclosure

BID TABULATION
2026 LMIG Paving Project
Owner: City of Hapeville
Solicitor: Keck & Wood
6/6/2026 2PM EST

				BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3		BIDDER NO. 4	
				Piedmont Paving, Inc.		Baldwin Paving Company, Inc.		East Coast Grading, Inc.		MHB Paving, Inc.	
				1020 Highway 16 East Newman, GA 30263		1014 Kenmill Dr. Marietta, GA 30060		P.O Box 579 Rutledge, GA 30663		113 South Cherokee Road Social Circle, GA 30025	
Item No.	Item Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
SECTION 1											
150-1000	TRAFFIC CONTROL	1	LS	\$15,500.00	\$15,500.00	\$19,355.15	\$19,355.15	\$20,000.00	\$20,000.00	\$11,493.00	\$11,493.00
402-1812	RECYCLED ASPH CONC. PATCHING, MINIMUM 4", INCL. BITUMINOUS MATL & H LIME, INCL TACK COAT	100	TN	\$200.00	\$20,000.00	\$232.00	\$23,200.00	\$170.00	\$17,000.00	\$274.33	\$27,433.00
402-3103	RECYCLED ASPH CONC., 9.5mm SUPERPAVE, TP 2, GP 2 ONLY, INCL. BITUMINOUS MATL & H LIME, INCL TACK COAT, 1.25"	1840	TN	\$123.00	\$226,320.00	\$120.30	\$221,352.00	\$123.89	\$227,957.60	\$130.98	\$241,003.20
432-0208	MILL ASPH CONC. PVMT, 1.5"	22260	SY	\$2.01	\$44,742.60	\$2.11	\$46,968.60	\$2.00	\$44,520.00	\$2.12	\$47,191.20
653-1704	THERMO SOLID TRAF STRIPE, 24 IN, WHITE	156	LF	\$13.50	\$2,106.00	\$8.31	\$1,296.36	\$17.63	\$2,750.28	\$18.00	\$2,808.00
BASE BID TOTAL:				\$308,668.60		\$312,172.11		\$312,227.88		\$329,928.40	
BID BOND				5%		5%		5%		5%	
NOTE REFERENCE				(1)(2)		(1)(2)		(1)(2)		(1)(2)	
LICENSE NUMBER				23396		19682		13188		39306	

				BIDDER NO. 5		BIDDER NO. 6		BIDDER NO. 7		BIDDER NO.8	
				Blount Construction 1730 Sands Place Marietta, GA 30067		Blount Construction 1730 Sands Place Marietta, GA 30067		ShepCo Paving 4080 McGinnis Ferry Rd. Suite Alpharetta, GA 30005		FC Scarbrough, LLC 1955 E Highway 34 Newnan, GA 30265	
Item No.	Item Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
SECTION 1											
150-1000	TRAFFIC CONTROL	1	LS	\$23,998.56	\$23,998.56	\$46,998.40	\$46,998.40	\$12,600.00	\$12,600.00	\$18,392.00	\$18,392.00
402-1812	RECYCLED ASPH CONC. PATCHING, MINIMUM 4", INCL. BITUMINOUS MATL & H LIME, INCL TACK COAT	100	TN	\$188.97	\$18,897.00	\$187.65	\$18,765.00	\$290.00	\$29,000.00	\$192.43	\$19,243.00
402-3103	RECYCLED ASPH CONC., 9.5mm SUPERPAVE, TP 2, GP 2 ONLY, INCL. BITUMINOUS MATL & H LIME, INCL TACK COAT, 1.25"	1840	TN	\$136.49	\$251,141.60	\$120.81	\$222,290.40	\$138.30	\$254,472.00	\$153.56	\$282,550.40
432-0208	MILL ASPH CONC. PVMT, 1.5"	22260	SY	\$2.73	\$60,769.80	\$3.52	\$78,355.20	\$2.77	\$61,660.20	\$1.87	\$41,626.20
653-1704	THERMO SOLID TRAF STRIPE, 24 IN, WHITE	156	LF	\$14.28	\$2,227.68	\$12.75	\$1,989.00	\$17.83	\$2,781.48	\$31.53	\$4,918.68
BASE BID TOTAL:				\$357,034.64		\$368,398.00		\$360,513.68		\$366,730.28	
BID BOND				5%		5%		5%		5%	
NOTE REFERENCE				(1)(2)		(1)(2)		(1)(2)		(1)(2)	
LICENSE NUMBER				31194		281590		24112		23396	

				BIDDER NO. 9		BIDDER NO. 10		BIDDER NO. 11	
				A & S Paving 2747 S. Stone Lithonia, GA 30058		McLeroy Inc. 200 Plaza Drive Zebulon, GA 30295		CGS LLC 6040 Dawson Blvd, Suite K Norcross, GA 30093	
Item No.	Item Description	Quantity	Unit	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
SECTION 1									
150-1000	TRAFFIC CONTROL	1	LS	\$7,500.00	\$7,500.00	\$77,890.00	\$77,890.00	\$40,250.00	\$40,250.00
402-1812	RECYCLED ASPH CONC. PATCHING, MINIMUM 4", INCL. BITUMINOUS MATL & H LIME, INCL TACK COAT	100	TN	\$180.00	\$18,000.00	\$252.10	\$25,210.00	\$460.00	\$46,000.00
402-3103	RECYCLED ASPH CONC., 9.5mm SUPERPAVE, TP 2, GP 2 ONLY, INCL. BITUMINOUS MATL & H LIME, INCL TACK COAT, 1.25"	1840	TN	\$135.00	\$248,400.00	\$136.12	\$250,460.80	\$219.00	\$402,960.00
432-0208	MILL ASPH CONC. PVMT, 1.5"	22260	SY	\$4.25	\$94,605.00	\$2.50	\$55,650.00	\$3.64	\$81,026.40
653-1704	THERMO SOLID TRAF STRIPE, 24 IN, WHITE	156	LF	\$22.44	\$3,500.64	\$25.00	\$3,900.00	\$110.58	\$17,250.48
BASE BID TOTAL:				\$372,005.64		\$413,110.80		\$587,486.88	
BID BOND				5%		5%		5%	
NOTE REFERENCE				(1)(2)		(1)(2)		(1)(2)	
LICENSE NUMBER				18058		16691		18694	

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.



KECK & WOOD, INC.

6/8/26

DATE

July 9, 2026

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

Re: CDBG Park Improvements
Our Reference No. 250319

Dear Mayor and Council Members:

We have reviewed the bids received via email on June 19, 2026 for construction of the referenced project. Three bids were solicited, and two bids were received. The following is a summary of the bids.

	<u>Bidder</u>	<u>Bid Amount</u>
1.	The Corbett Group 6499 Roosevelt Hwy Union City, GA 30291	\$182,220.00
2.	Sol Construction 4120 Presidential Pkwy, Suite 115 Atlanta, GA 30340	\$261,704.50
3.	Tri Scapes 1200 Bluegrass Lakes Pkwy Alpharetta, GA 30004	No Response

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

The low bidder, The Corbett Group, appears to have met all of the required qualifications. Keck & Wood, Inc. has worked with The Corbett Group before 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 \$182,220.00 for completion of the CDBG Park Improvements Project.

Merchants National Building, Inc. is the surety company for The Corbett Group and will be the surety company used for the payment and performance bonds on the project. In addition to being listed on the U.S. Treasury Department Circular 570, the surety is shown as being licensed in Georgia, having an Active/Compliance status, and with an underwriting limitation that is greater than the bond amount. Please note that in accordance with Georgia Law (OCGA 36-91-40 (a)(2)), the City must have an "officer of the government entity" to "approve as to form and as to the solvency of the surety" for the proposed surety company named above. We recommend that your legal counsel be contacted to handle or suggest the procedures necessary to comply with this Georgia law. We can provide additional information on this issue if needed.

If there are any questions, please contact our office.

Very truly yours,
KECK & WOOD, INC.

A handwritten signature in blue ink, appearing to read "Adam Shelton".

Adam Shelton, P.E.

Enclosure

BID TABULATION
CDBG Park Improvements
Hapeville, Georgia

RECEIVED BY: CITY OF HAPEVILLE, GEORGIA
VIA EMAIL
2:00 PM, LOCAL TIME, JUNE 19, 2026

				BIDDER NO. 1 The Corbett Group 6499 Roosevelt Hwy Union City, GA 30291		BIDDER NO. 2 Sol Construction 4120 Presidential Pkwy, Suite 115 Atlanta, GA 30340		BIDDER NO. 3 Tri Scapes 1200 Bluegrass Lakes Pkwy Alpharetta, GA 30004	
ITEM NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT
1	Mobilization	1	LS	\$20,000.00	\$20,000.00	\$5,400.00	\$5,400.00		
2	Grading Complete	1	LS	\$6,000.00	\$6,000.00	\$57,200.00	\$57,200.00		
3	4" Thick Concrete Path	335	SY	\$50.00	\$16,750.00	\$52.00	\$17,420.00		
4	3" Thick Graded Aggr. Base	335	SY	\$8.00	\$2,680.00	\$10.20	\$3,417.00		
5	4" Thick Gravel Path	80	SY	\$20.00	\$1,600.00	\$30.00	\$2,400.00		
6	Block Retaining Wall	235	SF	\$30.00	\$7,050.00	\$143.00	\$33,605.00		
7	42" Safety Railing	30	LF	\$100.00	\$3,000.00	\$210.00	\$6,300.00		
8	Poured in Place Rubber Surfacing, incl. Foam Cushion Layer and GAB	245	SY	\$220.00	\$53,900.00	\$261.00	\$63,945.00		
9	6" Flush Concrete Curb Border	155	LF	\$28.00	\$4,340.00	\$18.50	\$2,867.50		
10	30' Embankment Slide	2	EA	\$25,000.00	\$50,000.00	\$22,700.00	\$45,400.00		
11	Sensory Playground: High 2 Music Panel (or approved equal)	1	EA	\$10,100.00	\$10,100.00	\$13,200.00	\$13,200.00		
12	Sensory Playground: Roller Ball Panel (or approved equal)	1	EA	\$3,800.00	\$3,800.00	\$6,200.00	\$6,200.00		
13	Erosion Control	1	LS	\$4,000.00	\$4,000.00	\$4,350.00	\$4,350.00		
TOTAL BID AMOUNT				\$183,220.00		\$261,704.50		No Bid	

NOTES:

* DENOTES CORRECTED VALUE

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT TABULATION OF BIDS RECEIVED AT THE TIME AND PLACE STATED ABOVE.



KECK & WOOD, INC.

6/30/26

DATE

STATE OF GEORGIA
COUNTY OF FULTON

**INTERGOVERNMENTAL AGREEMENT FOR USE AND DISTRIBUTION OF
PROCEEDS GENERATED BY THE 2026 TRANSPORTATION SPECIAL
PURPOSE LOCAL OPTION SALES TAX REFERENDUM**

THIS INTERGOVERNMENTAL AGREEMENT (“IGA” or “Agreement”) is made and entered into this _____ day of August, 2026 by and between **FULTON COUNTY, GEORGIA**, a political subdivision of the State of Georgia (hereinafter referred to as “**Fulton County**” or “**County**”); the **CITY of ALPHARETTA**; the **CITY OF CHATTAHOOCHEE HILLS**; the **CITY OF COLLEGE PARK**, the **CITY OF EAST POINT**; the **CITY OF FAIRBURN**; the **CITY OF HAPEVILLE**; the **CITY OF JOHNS CREEK**; the **CITY OF MILTON**; the **CITY OF MOUNTAIN PARK**; the **CITY OF PALMETTO**; the **CITY OF ROSWELL**; the **CITY OF SANDY SPRINGS**; the **CITY OF SOUTH FULTON**; and the **CITY OF UNION CITY** (hereinafter collectively referred to as the “**Cities**”).

WITNESSETH

WHEREAS, the parties to this Agreement consist of Fulton County and all qualifying municipalities (hereinafter referred to as “**Cities**”) located outside the city limits of the City of Atlanta, and located wholly or partially within Fulton County, Georgia; and

WHEREAS, the parties anticipate that Fulton County will approve and sign a Resolution authorizing the Fulton County Board of Registrations and Elections to call a Referendum on the issue of the imposition of a 0.75 percent Metropolitan County Transportation Special Purpose Local Option Sales Tax (“**TSPLOST**” or “**Tax**”) to begin on April 1, 2027 and to conclude on March 31, 2032; and

WHEREAS, the law authorizing a Referendum on the issue of the imposition of the TSPLOST was amended during the 2024 Legislative Session of the Georgia General Assembly; and

WHEREAS, the parties desire to execute an Intergovernmental Agreement to control the distribution and use of TSPLOST proceeds received solely by Fulton County and one or more Cities located within Fulton County, containing a combined total of not less than sixty percent of the aggregate population located within the County outside the City of Atlanta; and

WHEREAS, for the purpose of the distribution of proceeds for the April 1, 2027 through March 31, 2032 TSPLOST, the Special District shall be known as the boundaries of Fulton County outside the city limits of the City of Atlanta; and

WHEREAS, the fourteen Cities located wholly or partially within Fulton County and outside the city limits of the City of Atlanta have certified they are qualified municipalities and are eligible to receive distributions of the 0.75 percent TSPLOST Proceeds; and

WHEREAS, the parties hereto are interested in serving the needs of the residents of Fulton County by planning and performing transportation projects within the County and Cities which are parties to this Agreement; and

WHEREAS, the parties intend that the transportation projects which are the subject of this Agreement shall benefit residents of Fulton County and its Cities; and

WHEREAS, the County and the Cities located within Fulton County are committed to continue to work together to improve the County's transportation infrastructure; and

WHEREAS, the County and all its Cities have identified transportation needs that are important to the current and future well-being of their residents and have determined that proceeds from the TSPLOST should be used to address a portion of those needs.

NOW, THEREFORE, in consideration of the mutual promises and understandings herein made and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto do consent and agree as follows:

1.

This Agreement is conditioned upon a Referendum to be approved by a majority of the voters of Fulton County to impose a TSPLOST of 0.75 percent which shall commence on April 1, 2027 and continue to, through and including March 31, 2032.

2.

Pursuant to O.C.G.A. § 48-8-269.13, one percent (1.0%) of the amount of TSPLOST proceeds collected beginning April 1, 2027 shall be paid into the General Fund of the State of Georgia ("State") treasury in order to defray the costs of administration of the Georgia Department of Revenue. One-half of one percent (0.5%) of the tax proceeds shall be allocated to the County by the State to provide for any costs associated with the administration of the TSPLOST Program (County oversight). Such cost shall include the support, maintenance and operation of the Fulton Transportation Investment Citizen's Oversight Council, the annual audit and the overall program administration, at a minimum. The remaining ninety-eight and one-half percent (98.5%) of the amount collected from the TSPLOST Tax proceeds (hereinafter known as the "net proceeds") beginning April 1, 2027 and ending March 31, 2032, shall be distributed by the State to the County and all qualified Cities outside of the city limits of the City of Atlanta, and shall be allocated to each jurisdiction based on the percentages shown in the table below in Paragraph 3.

3.

DISTRIBUTION PERCENTAGES

City of Alpharetta	10.97%
City of Chattahoochee Hills	0.56%
City of College Park	2.28%
City of East Point	6.24%
City of Fairburn	2.81%
City of Hapeville	1.09%
City of Johns Creek	13.24%
City of Milton	6.77%
City of Mountain Park	0.09%
City of Palmetto	0.85%
City of Roswell	15.04%
City of Sandy Springs	17.20%
City of South Fulton	18.26%
City of Union City	4.60%

Total 100.00%

(A) To facilitate the distribution of net proceeds, the parties agree that the sum of Seven Hundred Sixty-Two Million Three Hundred Ninety-Three Thousand Six Hundred Eighty-Eight and 00/100 Dollars (\$762,393,688.00) shall represent an estimate of the maximum net proceeds to be derived from the subject TSPLOST during its five-year term.

(B) The parties agree that the aggregate total distribution received by the Cities shall amount to one hundred percent (100%) of the net proceeds distributed by the State.

(C) The percentage of total net proceeds calculated for each City based on the above distribution shall be adjusted proportionally, if necessary, to ensure that the Cities

on an aggregate basis receive the full one hundred (100%) of net proceeds distributed by the State, as agreed to by the parties.

(D) The parties agree that no project will be given preference in the funding and distribution process in such a way that the monthly distribution formula is affected.

(F) Should any jurisdiction choose not to be a party to this Agreement, said jurisdiction's allocation of the net proceeds shall be 0%. If a City chooses not to be party to this agreement, the DISTRIBUTION PERCENTAGES provided under Paragraph #3 shall be adjusted to reflect new percentages based on that city's population being removed from the calculation.

4.

In recognition of the need for transportation improvements across the County and its Cities, the parties agree that the total net proceeds shall be utilized for transportation purposes, as defined in O.C.G.A. § 48-8-260(4) and § 48-8-121.

5.

The projects and purposes ("Transportation Projects") to be funded from the net proceeds of the TSPLOST pursuant to this Agreement, the estimated dollar amounts allocated for each transportation purpose, and the schedule for distribution of funds are contained in Exhibit "A" which is attached hereto is incorporated herein by this reference and made a part of this Agreement. The parties acknowledge and agree that 30% of the estimate revenues are being expended on projects that are consistent with the Statewide Strategic Transportation Plan as defined in O.C.G.A. § 32-2-22. The priority and order in which the TSPLOST proceeds will be fully or partially funded is shown in Exhibit A.

6.

Except as otherwise provided herein, the TSPLOST which is the subject of the November 3, 2026 Referendum shall continue for a period of five years from April 1, 2027 until March 31, 2032, unless otherwise terminated earlier pursuant to O.C.G.A. § 48-8-269.10.

7.

All Transportation Projects included in this Agreement shall be funded in whole or in part from net proceeds from the TSPLOST authorized by law except as otherwise agreed in writing by the parties.

8.

The net proceeds from the TSPLOST shall be maintained in the parties' separate accounts and utilized exclusively for the purposes specified in this Agreement. The parties acknowledge that TSPLOST proceeds are not guaranteed. Proceeds received

under the amount estimated in the Referendum question shall be allocated in accordance with the percentages set forth in this Agreement and shall be used on the Transportation Projects as outlined in Exhibit A.

9.

Net proceeds over and above the amount estimated in Section 3(A) of this agreement, if any, that are collected during the quarter during which the amount estimated in Section 3(A) is reached shall be allocated in accordance with the percentages set forth in this Agreement and shall be used solely for the transportation purposes listed herein. Each party shall expend its portion of the excess net proceeds from the 2026 TSPLOST Program on the Transportation Projects as outlined in Exhibit A.

10.

At the end of each party's fiscal year wherein net proceeds from the TSPLOST are distributed, each party shall cause an audit of the distribution and use of its portion of the net proceeds from the TSPLOST to be completed. Each party to this Agreement shall pay the cost of each such annual audit that it conducts. Each party shall publish each of its annual audits as required by law.

11.

In addition to the audit required by paragraph 10 of this Agreement, at the end of each calendar year wherein net proceeds from the TSPLOST are distributed, the Cities and the County shall participate in a joint annual audit of the entire TSPLOST program approved by the voters during the November 3, 2026 Referendum. The purpose of this joint annual audit is to ensure compliance with the Resolution that resulted in the call of the TSPLOST Referendum. Fulton County shall choose the auditor to conduct the annual audit. The cost of such joint annual audit shall be paid from proceeds collected by the County as described under paragraph 2 of this document.

12.

Pursuant to O.C.G.A. § 48-8-269.21, not later than December 31 of each year, the County on behalf of itself and the qualified municipalities receiving proceeds from the tax, shall publish annually, in a newspaper of general circulation in the boundaries of each City and the County and in a prominent location on each City's and the County's website, a simple nontechnical report, or consolidated schedule of projects, which shows the following for each Transportation Project or purpose outlined in this Agreement:

- A. Original estimated cost;
- B. Current estimated cost if it is not the original estimated cost;
- C. Amounts expended in prior years;
- D. Amounts expended in the current year;
- E. Any excess proceeds which have not been expended for a project or purpose;
- F. Estimated completion date, and the actual completion cost of a project completed during the current year; and
- G. A statement of what corrective action the City or County intends to implement with respect to each project which is underfunded or behind schedule.

In addition to the above, the County shall include in such publication an accounting of expenditures of the County oversight funds. The use of these funds by the County will be made with input from the cities.

13.

Fulton County and the Cities will create a Fulton Transportation Investment Citizen's Oversight Council ("Oversight Council") within ninety (90) days of the November 3, 2026 referendum. The Oversight Council will oversee the progress and implementation of the program and shall furnish annual reports to the Board of Commissioners and each Mayor and City Council of the Cities within the County outside the City of Atlanta. The report shall also be published periodically. The Oversight Council shall consist of 15 total members with one appointee for each City and one member appointed by the Fulton County Board of Commissioners. The Annual Report shall include a complete list of projects and the progress of the projects. The Oversight Council shall meet at least twice per year. Any administrative costs associated with the Oversight Council shall be paid from the one-half of one percent as described in Section 2 above. Fulton County shall provide staff support to the Oversight Council.

14.

This Agreement constitutes all of the understanding and agreements of whatsoever nature or kind existing between the Parties with respect to distribution and use of the proceeds from this TSPLOST.

15.

This Agreement shall not be changed or modified except by agreement in writing executed by all Parties hereto.

16.

This Agreement shall be deemed to have been made and shall be construed and interpreted in accordance with the laws of the State of Georgia.

17.

It is agreed that the illegality or invalidity of any term or clause of this Agreement shall not affect the validity of the remainder of the Agreement, and the Agreement shall remain in full force and effect as if such illegal or invalid term or clause were not contained herein.

18.

Each party to this Agreement shall comply with all applicable local, state, and federal statutes, ordinances, rules and regulations.

19.

No consent or waiver, express or implied, by any party to this Agreement to any breach of any covenant, condition or duty of another party shall be construed as a consent to or waiver of any future breach of the same.

20.

All notices, consents, waivers, directions, requests or other instruments or communications provided for under this Agreement shall be deemed properly given if, and only if, delivered personally or sent by registered or certified United States mail, postage prepaid, as follows:

- a. If to the City of Alpharetta:
Mayor Jim Gilvin
City of Alpharetta
2 Park Place
Alpharetta, GA 30009
- b. If to the City of Chattahoochee Hills:
Mayor Camille Lowe
City of Chattahoochee Hills
6505 Rico Rd
Chattahoochee Hills, GA 30268
- c. If to the City of College Park:
Mayor Bianca Motley Broom
City of College Park
3667 Main St.
College Park, GA 30337
- d. If to the City of East Point:
Mayor Keisha Chapman
City of East Point
2757 East Point St.
East Point, GA 30344
- e. If to the City of Fairburn:
Mayor Hattie Portis-Jones
City of Fairburn
56 Malone St.
Fairburn, GA 30213
- f. If to the City of Hapeville:
Mayor Alan Hallman
City of Hapeville
3468 N. Fulton Ave.
Hapeville, GA 30354
- g. If to the City of Johns Creek:
Mayor John Bradberry
11360 Lakefield Drive
Johns Creek, GA 30097

- h. If to the City of Milton:
Mayor Peyton Jamison
City of Milton
2006 Heritage Walk
Milton, GA 30004
- i. If to the City of Mountain Park:
Mayor Bill Kolbrener
City of Mountain Park
118 Lakeshore Dr.
Roswell, GA 30075
- j. If to the City of Palmetto:
Mayor Teresa Thomas-Smith
City of Palmetto
P.O Box 190
509 Toombs St.
Palmetto, GA 30268
- k. If to the City of Roswell:
Mayor Mary Robichaux
City of Roswell
38 Hill Street, Suite 115
Roswell, GA 30075
- l. If to the City of Sandy Springs:
Mayor Rusty Paul
City of Sandy Springs
1 Galambos Way
Sandy Springs, GA 30328
- m. If to the City of South Fulton:
Mayor Carmalitha Gumbs
City of South Fulton
5440 Fulton Industrial Blvd.
South Fulton, GA 30336
- n. If to the City of Union City:
Mayor Vince Williams
City of Union City
5047 Union St.
Union City, GA 30329

- o. If to Fulton County:
Chairman, Robert Pitts
Fulton County
141 Pryor St., 10th Floor
Atlanta, GA 30303

Any party may at any time change the address where notices are to be sent or the person to whom such notices should be directed by the delivery or mailing to the above persons a notice stating the change.

21.

This Agreement shall become effective on _____, 2026. If the November 3, 2026 Referendum concerning the imposition of the TSPLOST is not approved by a majority of the voters of Fulton County, this Agreement shall expire and shall be of no force and effect after November 3, 2026.

22.

Should the November 3, 2026 Referendum be approved by the majority of voters of Fulton County, this Agreement shall continue in full force and effect until July 1st of the year following completion of the last project funded from the net proceeds from the 2026 TSPLOST Program.

23.

This Agreement shall be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto acting through their duly authorized agents have caused this Agreement to be signed, sealed and delivered for final execution by Fulton County on the date indicated herein.

[SIGNATURES CONTINUE OF FOLLOWING PAGES]

APPROVED AS TO FORM

FULTON COUNTY, GEORGIA:

County Attorney

By: _____
Robert L. Pitts, Chairman
Board of Commissioners

ATTEST:

Tonya R. Grier, Clerk to the Commission

(ADDITIONAL SIGNATURE PAGES FOLLOW)

(Executed in Counterparts for each City)

APPROVED AS TO FORM

CITY OF ALPHARETTA, GEORGIA:

City Attorney

By: _____
Mayor David Jim Gilvin

ATTEST:

City Clerk

APPROVED AS TO FORM

CITY OF CHATTAHOOCHEE HILLS,
GEORGIA:

City Attorney

By: _____
Mayor Camille Lowe

ATTEST:

City Clerk

APPROVED AS TO FORM

CITY OF COLLEGE PARK, GEORGIA:

City Attorney

By: _____
Mayor Bianca Motley Broom

ATTEST:

City Clerk

APPROVED AS TO FORM

CITY OF EAST POINT, GEORGIA:

City Attorney

By: _____
Mayor Keisha Chapman

ATTEST:

City Clerk

APPROVED AS TO FORM

CITY OF FAIRBURN, GEORGIA:

City Attorney

By: _____
Mayor Hattie Portis-Jones

ATTEST:

City Clerk

APPROVED AS TO FORM

CITY OF HAPEVILLE, GEORGIA:

City Attorney

By: _____
Mayor Alan Hallman

ATTEST:

City Clerk

APPROVED AS TO FORM

CITY OF JOHNS CREEK, GEORGIA:

City Attorney

By: _____
Mayor John Bradberry

ATTEST:

City Clerk

APPROVED AS TO FORM

CITY OF MILTON, GEORGIA:

City Attorney

By: _____
Mayor Peyton Jamison

ATTEST:

City Clerk

APPROVED AS TO FORM

CITY OF MOUNTAIN PARK,
GEORGIA:

City Attorney

By: _____
Mayor Bill Kolbrener

ATTEST:

City Clerk

APPROVED AS TO FORM

CITY OF PALMETTO, GEORGIA:

City Attorney

By: _____
Mayor Teresa Thomas-Smith

ATTEST:

City Clerk

APPROVED AS TO FORM

CITY OF ROSWELL, GEORGIA:

City Attorney

By: _____
Mayor Mary Robichaux

ATTEST:

City Clerk

APPROVED AS TO FORM

CITY OF SANDY SPRINGS, GEORGIA:

City Attorney

By: _____
Mayor Rusty Paul

ATTEST:

City Clerk

APPROVED AS TO FORM

CITY OF SOUTH FULTON, GEORGIA:

City Attorney

By: _____
Mayor Carmalitha Gumbs

ATTEST:

City Clerk

APPROVED AS TO FORM

CITY OF UNION CITY, GEORGIA:

City Attorney

By: _____
Mayor Vince Williams

ATTEST:

City Clerk

EXHIBIT A

Following are the lists of Projects and Purposes (“Transportation Projects and Purposes”) for each Jurisdiction proposed to be funded from the net proceeds of the Transportation Special Purpose Local Option Sales Tax (TSPLOST) pursuant to this Agreement, the estimated dollar amounts allocated for each transportation purpose, the schedule for distribution of funds, and the priority and order in which the TSPLOST net proceeds will be allocated:

NOTE: The net proceeds are estimated based upon the most recent projections of revenue that can reasonably be expected to be collected over the next five years in Fulton County outside of the City of Atlanta. They are not guaranteed. The following chart shows the estimates for each Jurisdiction (based on the most recent population projections) at three levels of priority (Tiers) – Tier 1 at 85% of forecast; Tier 2 at 100% of forecast; and Tier 3 at 115% of forecast (rounded to a grand total of \$762.4 Million).

FULTON T-SPLOST FORECASTS (BASED ON 2024 CENSUS ESTIMATE)

Jurisdiction	2024 Total Population (Outside Atlanta)	2024 % of County Population (Outside Atlanta)	Tier 1 Revenues (85% of Forecast)	Tier 1 & 2 Revenues (100% of Forecast)	Tier 1, 2 & 3 Revenue (115% of Forecast)
ALPHARETTA	67,275	10.97%	\$60,888,767	\$71,633,843	\$82,378,920
CHATTAHOOCHEE HILLS	3,451	0.56%	\$3,123,406	\$3,674,595	\$4,225,784
COLLEGE PARK	13,953	2.28%	\$12,628,480	\$14,857,035	\$17,085,590
EAST POINT	38,270	6.24%	\$34,637,133	\$40,749,568	\$46,862,003
FAIRBURN	17,237	2.81%	\$15,600,738	\$18,353,810	\$21,106,881
HAPEVILLE	6,712	1.09%	\$6,074,848	\$7,146,880	\$8,218,912
JOHNS CREEK	81,167	13.24%	\$73,462,037	\$86,425,926	\$99,389,815
MILTON	41,490	6.77%	\$37,551,467	\$44,178,196	\$50,804,926
MOUNTAIN PARK	574	0.09%	\$519,512	\$611,190	\$702,869
PALMETTO	5,213	0.85%	\$4,718,144	\$5,550,758	\$6,383,371
ROSWELL	92,227	15.04%	\$83,472,141	\$98,202,519	\$112,932,897
SANDY SPRINGS	105,505	17.20%	\$95,489,697	\$112,340,820	\$129,191,942
SOUTH FULTON	112,003	18.26%	\$101,370,859	\$119,259,834	\$137,148,809
UNION CITY	28,195	4.60%	\$25,518,525	\$30,021,794	\$34,525,063
City Distribution Total	613,272	100.00%	\$555,055,753	\$653,006,768	\$750,957,783
Dept of Revenue Fee (1%)			\$5,635,084	\$6,629,510	\$7,623,937
Fulton County Program Mgmt (0.05%)			\$2,817,542	\$3,314,755	\$3,811,968
Total TSPLOST Collection			\$563,508,379	\$662,921,034	\$762,393,688

City of Alpharetta

Purpose/Projects	TSPLOST Purpose Cost
ALPHARETTA TIER 1 PURPOSES/PROJECTS	
Maintenance & Safety Improvements	\$30,800,000
Maintenance (citywide)	
Pedestrian Bicycle, Streetscape & Landscape Projects	\$22,500,000
Academy Street Sidewalk Improvements (North Side Presbyterian Church to FS 81)	
Brookside Corridor Enhancements	
Kimball Bridge Road Sidewalk (North Side Northwinds Pkwy to Westside Pkwy)	
Northwinds Alpha Loop	
Windward Sidewalk	
Operations and Safety Improvement	\$4,000,000
Clubhouse at Douglas Intersection Improvement	
Mansell Improvements (GA 400 to Old Roswell Road)	
Congestion Relief and Roadway Projects	\$3,500,000
Hembree Road Corridor Improvements (Wills Road to Morrison Parkway)	
TIER 1 TOTAL PURPOSE COSTS	\$60,800,000
ALPHARETTA TIER 2 PURPOSES/PROJECTS	
Pedestrian Bicycle, Streetscape & Landscape Projects	\$7,700,000
Alpha Loop: Various Sections and Intersection Crossings	
Milton Ave Sidewalk	
Operations and Safety Improvement	\$3,000,000
Charlotte Mini-Roundabout	
Haynes Bridge at Mansell Improvements	
TIER 2 TOTAL PURPOSE COSTS	\$10,700,000
ALPHARETTA TIER 3 PURPOSES/PROJECTS	
Pedestrian Bicycle, Streetscape & Landscape Projects	\$7,700,000
Canton St Sidewalk (Mayfield to Vaughan)	
Quick Response	\$3,000,000
Debt Payment	
TIER 3 TOTAL PURPOSE COSTS	\$10,700,000
TOTAL ALPHARETTA COSTS - ALL PURPOSES FOR TIERS 1-3	\$82,200,000

City of Chattahoochee Hills

Purpose/Projects	TSPLOST Purpose Cost
CHATTAHOOCHEE HILLS TIER 1 PURPOSES/PROJECTS	
Maintenance & Safety Improvements	\$2,904,768
Quick Response	\$62,468
Project Management	\$156,170
TIER 1 TOTAL PURPOSE COSTS	\$3,123,406
CHATTAHOOCHEE HILLS TIER 2 PURPOSES/PROJECTS	
Maintenance & Safety Improvements	\$512,606
Quick Response	\$11,024
Project Management	\$27,559
TIER 2 TOTAL PURPOSE COSTS	\$551,189
CHATTAHOOCHEE HILLS TIER 3 PURPOSES/PROJECTS	
Maintenance & Safety Improvements	\$512,606
Quick Response	\$11,024
Project Management	\$27,559
TIER 3 TOTAL PURPOSE COSTS	\$551,189
TOTAL CHATTAHOOCHEE HILLS COSTS - ALL PURPOSES FOR TIERS 1-3	\$4,225,784

City of College Park-WAITING

Purpose/Projects	TSPLOST Purpose Cost
COLLEGE PARK TIER 1 PURPOSES/PROJECTS	
TIER 1 TOTAL PURPOSE COSTS	<u><u>\$12,628,480</u></u>
COLLEGE PARK TIER 2 PURPOSES/PROJECTS	
TIER 2 TOTAL PURPOSE COSTS	<u><u>\$2,228,555</u></u>
COLLEGE PARK TIER 3 PURPOSES/PROJECTS	
TIER 3 TOTAL PURPOSE COSTS	<u><u>\$2,228,555</u></u>
TOTAL COLLEGE PARK COSTS - ALL PURPOSES FOR TIERS 1-3	<u><u>\$17,085,590</u></u>

City of East Point

Purpose/Projects	TSPLOST Purpose Cost
EAST POINT TIER 1 PURPOSES/PROJECTS	
Maintenance & Safety Improvements	\$17,000,000
City-Wide Pavement, Sidewalk and ADA Rehab	
Pedestrian, Bicycle, Streetscape & Landscape Projects	\$10,867,668
Connally Drive Sidewalk (Semmes to Collins Drive)	
Dodson Drive Sidewalk (Hogan to Ben Hill Rd)	
Washington Road Sidewalk (Carmal Drive to South Fulton City Limits)	
Plantation Drive Sidewalk (Headland Drive to Connally Drive)	
Willingham Dr Sidewalk (City of East Point/Hapeville City Limits to E Main St)	
Briarwood Blvd Sidewalk (Dodson Dr to End and Stone to End)	
City-Wide Traffic Calming	
Humphries Street Sidewalk (Norman Berry Drive to Winburn Drive)	
Kimmeridge Drive Sidewalk (Lexington Street and Washington Road)	
W Rugby Ave Sidewalk (from Mt Olive Rd to Dodson Dr Connector)	
Ben Hill Rd Sidewalk and Resurfacing Extension (to Heritage Park)	
Headland Dr Sidewalk and Resurfacing (from Norman Berry Dr/Headland Dr to Semmes St)	
Redwine Road Sidewalk (N Commerce to Desert Drive)	
Jefferson Avenue Sidewalk (Batavia St to Sylvan Rd)	
East Point Exchange Multimodal Path	
Operations and Safety	\$5,721,116
Collonial Hills Roadway and Sidewalk Rehabilitation	
Kimmeridge Drive and Headland Drive Pedestrian Upgrades	
City Wide Bridge Repairs	
Project Management	\$900,000
TIER 1 TOTAL PURPOSE COSTS	\$34,488,784
EAST POINT TIER 2 PURPOSES/PROJECTS	
Pedestrian, Bicycle, Streetscape & Landscape Projects	1,372,067
Neely Avenue Sidewalk (Delowe Drive and Lexington Street)	
N Clark Drive Sidewalk (from Neely Ave to Lexington Street)	
Bryant Drive Sidewalk (from Headland Dr to Ben Hill Rd)	
Operations and Safety	\$4,740,000
Ben Hill Road Signalized Intersection	
Cleveland Ave and Sylvan Rd Intersection Upgrades	
TIER 2 TOTAL PURPOSE COSTS	\$6,112,067

EAST POINT TIER 3 PURPOSES/PROJECTS**Maintenance & Safety Improvements****\$495,000**

Citywide Sidewalk and ADA Rehab

Pedestrian, Bicycle, Streetscape & Landscape Projects**\$211,071**

Cedar Avenue Sidewalk (from Harlan Drive to End)

Randall Street Sidewalk (from Bryan Avenue to Wadly Avenue)

Operations and Safety**\$5,330,000**Headland Drive Corridor Traffic Signal Upgrades (Plantation Dr to
City of East Point/City of Atlanta City Limits)**TIER 3 TOTAL PURPOSE COSTS****\$6,036,071**

TOTAL EAST POINT COSTS - ALL PURPOSES FOR TIERS 1-3

\$46,636,922

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City of Fairburn

Purpose/Projects	TSPLOST Purpose Cost
FAIRBURN TIER 1 PURPOSES/PROJECTS	
Maintenance & Safety Improvements	\$3,000,000
City-Wide Road Resurfacing	
Pedestrian, Bicycle, Streetscape & Landscape Projects	\$4,350,000
Pedestrian and Bike Improvements (Phase 1)	
Roadway Projects	\$5,400,000
Brooks Drive Extension	
Oakley Industrial Boulevard/Cleckler Road Extension	
Harris Road (from Plantation Road to Hwy 92/Spence Road)	
Roadway Project	
W. Broad Street Roundabouts	
Operations and Safety	
Quiet Zone R/R Crossings	\$2,070,738
Project Management	\$780,000
Construction Management	
TIER 1 TOTAL PURPOSE COSTS	\$15,600,738
FAIRBURN TIER 2 PURPOSES/PROJECTS	
Operations and Safety	\$1,752,000
Pedestrian Bridge over CSX R/R to McLarin Rd near Harbor Lakes	
Mid-Block Crossing (Design & Permitting)	
Warehousing and Distribution Center Community Safety	
Improvements (Construction)	
Pedestrian, Bicycle, Streetscape & Landscape Projects	\$861,072
Pedestrian and Bike Improvements (Phase 2)	
Project Management	\$140,000
Construction Management	
TIER 2 TOTAL PURPOSE COSTS	\$2,753,072
FAIRBURN TIER 3 PURPOSES/PROJECTS	
Congestion Relief & Roadway Projects	\$500,000
Operation and Safety	\$700,000
Pedestrian, Bicycle, Streetscape & Landscape Projects	\$1,000,000
Pedestrian and Bike Improvements (Phase 3)	
Quick Response	\$413,071
Project Management	\$140,000
TIER 3 TOTAL PURPOSE COSTS	\$2,753,071
TOTAL FAIRBURN COSTS - ALL PURPOSES FOR TIERS 1-3	\$21,106,881

City of Hapeville

Purpose/Projects	TSPLOST Purpose Cost
HAPEVILLE TIER 1 PURPOSES/PROJECTS	
Maintenance & Safety Improvements	\$4,000,000
Paving, Asphalt Resurfacing, Striping	
Pedestrian, Bicycle, Streetscape & Landscape Projects	\$2,000,000
Sidewalk/N. Central Rear Alleyway	
Operation and Safety	\$74,848
Traffic & Street Signage	
TIER 1 TOTAL PURPOSE COSTS	\$6,074,848
 HAPEVILLE TIER 2 PURPOSES/PROJECTS	
Programs/Project Management	\$1,072,032
Residential Traffic Calming (Citywide Program)	
TIER 2 TOTAL PURPOSE COSTS	\$1,072,032
 HAPEVILLE TIER 3 PURPOSES/PROJECTS	
Operation and Safety	
City Owned Traffic Signal Replacement & Upgrades	
TIER 3 TOTAL PURPOSE COSTS	\$1,072,032
TOTAL HAPEVILLE COSTS - ALL PURPOSES FOR TIERS 1-3	\$8,218,912

City of Johns Creek

Purpose/Projects	TSPLOST Purpose Cost
JOHNS CREEK TIER 1 PURPOSES/PROJECTS	
Maintenance and Safety	\$19,148,936
Citywide	
Operations and Safety	\$10,851,064
Citywide	
Pedestrian Bicycle, Streetscape & Landscape Projects	\$27,554,893
Citywide	
Bridges	\$4,255,319
Citywide	
Landscape/Streetscape	\$7,978,723
Citywide	
Program Management	\$3,673,102
TIER 1 TOTAL PURPOSE COSTS	\$73,462,037
JOHNS CREEK TIER 2 PURPOSES/PROJECTS	
Maintenance and Safety	\$3,723,404
Citywide	
Pedestrian Bicycle, Streetscape & Landscape Projects	\$7,528,461
Citywide	
Landscape/Streetscape	\$1,063,830
Citywide	
Program Management	\$648,194
TIER 2 TOTAL PURPOSE COSTS	\$12,963,889
JOHNS CREEK TIER 3 PURPOSES/PROJECTS	
Pedestrian, Bicycle, Streetscape & Landscape Projects	\$12,315,695
Citywide	
Program Management	\$648,194
TIER 3 TOTAL PURPOSE COSTS	\$12,963,889
TOTAL JOHNS CREEK COSTS - ALL PURPOSES FOR TIERS 1-3	\$99,389,815

City of Milton

Purpose/Projects	TSPLOST Purpose Cost
MILTON TIER 1 PURPOSES/PROJECTS	
Operations and Safety	\$11,000,000
Corridor Improvements	
Roundabout Improvements	
SE Crabapple	
Deerfield Connector	
Pedestrian, Bicycle, Streetscape & Landscape Projects	\$4,000,000
Streetscape	
Bridges	\$10,000,000
Maintenance & Safety Improvements	\$10,000,000
Quick Response	\$1,551,467
Program Management and Staffing	\$1,000,000
TIER 1 TOTAL PURPOSE COSTS	\$37,551,467
MILTON TIER 2 PURPOSES/PROJECTS	
Operations and Safety	\$4,000,000
Pedestrian, Bicycle, Streetscape & Landscape Projects	\$2,626,729
TIER 2 TOTAL PURPOSE COSTS	\$6,626,729
MILTON TIER 3 PURPOSES/PROJECTS	
Operations and Safety	\$4,000,000
Pedestrian, Bicycle, Streetscape & Landscape Projects	\$2,626,729
TIER 3 TOTAL PURPOSE COSTS	\$6,626,729
TOTAL MILTON COSTS - ALL PURPOSES FOR TIERS 1-3	\$50,804,925

City of Mountain Park -WAITING

Purpose/Projects	TSPLOST Purpose Cost
MOUNTAIN PARK TIER 1 PURPOSES/PROJECTS	
TIER 1 TOTAL PURPOSE COSTS	\$519,512
MOUNTAIN PARK TIER 2 PURPOSES/PROJECTS	
TIER 2 TOTAL PURPOSE COSTS	\$91,678
MOUNTAIN PARK TIER 3 PURPOSES/PROJECTS	
TIER 3 TOTAL PURPOSE COSTS	\$91,679
TOTAL MOUNTAIN PARK COSTS - ALL PURPOSES FOR TIERS 1-3	\$702,869

Purpose/Projects

TSPLOST Purpose Cost

PALMETTO TIER 1 PURPOSES/PROJECTS

TIER 1 TOTAL PURPOSE COSTS	<u>\$4,718,144</u>
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PALMETTO TIER 2 PURPOSES/PROJECTS

TIER 2 TOTAL PURPOSE COSTS	<u>\$832,614</u>
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PALMETTO TIER 3 PURPOSES/PROJECTS

TIER 3 TOTAL PURPOSE COSTS	<u>\$832,613</u>
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TOTAL PALMETTO COSTS - ALL PURPOSES FOR TIERS 1-3	<u>\$6,383,371</u>
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Purpose/Projects	TSPLOST Purpose Cost
ROSWELL TIER 1 PURPOSES/PROJECTS	
Pedestrian, Bicycle, Streetscape & Landscape Projects	\$41,400,000
Norcross Street Multi-Use Trail (Canton Street to Pattingham Drive)	
Vickery Creek Trail Rehabilitation (Off System Trail) (Oxbo Road to Waterfall by Mills Ruins)	
East Roswell Loop Multi-Use Trail (Old Alabama Road to Eves Road)	
Atlanta Street (SR9) Sidewalk Improvements (SR 120 to Hill Street)	
Operations and Safety	\$17,870,000
Alpharetta Hwy (SR 9) at Mansell Road Intersection Improvement	
Crabapple Road at Hembree Road Intersection Improvement	
Nesbit Ferry Rd Corridor Improvements (SR 140 to Old Alabama Road)	
Hembree Road Corridor Improvements (Wills Road to Maxwell Road)	
Programs/Project Management	\$25,000,000
Citywide Resurfacing (Citywide Program)	
Bridge Repair (Citywide Program)	
TIER 1 TOTAL PURPOSE COSTS	\$84,270,000
ROSWELL TIER 2 PURPOSES/PROJECTS	
Operations and Safety	\$6,800,000
Hardscrabble Road at King Road Intersection Improvements	
Programs/Project Management	\$10,000,000
Citywide Resurfacing (Citywide Program)	
TIER 2 TOTAL PURPOSE COSTS	\$16,800,000
ROSWELL TIER 3 PURPOSES/PROJECTS	
Operations and Safety	\$2,650,000
Alpharetta Hwy (SR 9) at Hembree Road Intersection Improvements	
Holcomb Bridge Road (SR 140) Median Islands (Old Alabama Road to Nesbit Ferry Road)	
Pedestrian, Bicycle, Streetscape & Landscape Projects	\$9,450,000
Hembree Road Multi-Use Trail (Crabapple Road to Houze Road)	
River Eves Elementary School Multi-Use Trail (Off System Trail) (Eves Road to Eves Circle)	
Holcomb Bridge Road (SR 140) Multi-Use Trail (Eves Road to Fouts Road)	
Programs/Project Management	\$2,000,000
Residential Traffic Calming (Citywide Program)	
TIER 3 TOTAL PURPOSE COSTS	\$14,100,000
TOTAL ROSWELL COSTS - ALL PURPOSES FOR TIERS 1-3	\$115,170,000

City of Sandy Springs

Purpose/Projects	TSPLOST Purpose Cost
SANDY SPRINGS TIER 1 PURPOSES/PROJECTS	
Operations and Safety	\$20,089,697
Roswell Road at Morgan Falls Road Intersection Improvement	
Northside Drive at I-285 Concept Development	
Roswell Road Safety Project Concept Development and Design (Carpenter Dr to Hammond Dr)	
Peachtree Dunwoody at Johnson Ferry Road Intersection Improvements – Construction	
Peachtree Dunwoody Road Corridor Improvements Concept Development (Mt Vernon Hwy to Spalding Dr)	
Glenridge Connector at Johnson Ferry Road Intersection Improvements - Design and Right-of-Way	
Pedestrian, Bicycle, Streetscape & Landscape Projects	\$24,300,000
Holcomb Bridge Road Multi-Use Path (Spalding Dr to the Chattahoochee River)	
Capital Sidewalk Program	
Mid-Block Crossing Program	
Bridges	\$5,000,000
Bridge Program	
Congestion Relief & Roadway Projects	\$46,100,000
Hammond Drive Corridor Improvements Phase 2 (Roswell Rd to Boylston Dr & Glenridge Dr to Barfield Rd)	
Riverside Drive at Heard's Ferry Road Corridor Improvements- Design	
TIER 1 TOTAL PURPOSE COSTS	\$95,489,697
SANDY SPRINGS TIER 2 PURPOSES/PROJECTS	
Operations and Safety	\$12,551,123
Glenridge Connector at Johnson Ferry Intersection Improvements - Construction	
Intelligent Transportation System Program	
Intersection Program	
Pedestrian, Bicycle, Streetscape & Landscape Projects	\$4,300,000
Capital Sidewalk Program	
TIER 2 TOTAL PURPOSE COSTS	\$16,851,123
SANDY SPRINGS TIER 3 PURPOSES/PROJECTS	
Operations and Safety	\$16,851,122
Access Management Program	
TIER 3 TOTAL PURPOSE COSTS	\$16,851,122
TOTAL SANDY SPRINGS COSTS - ALL PURPOSES FOR TIERS 1-3	\$129,191,942
City of South Fulton	

Purpose/Projects

TSPLOST Purpose Cost

CITY OF SOUTH FULTON TIER 1 PURPOSES/PROJECTS

Maintenance & Safety Improvements

\$21,680,859

Shirley Dr SW

Shirley Way SW

Waterfront Dr SW

Westlake Blvd SW

Bruce Pl SW

Fairburn Rd SW (East Side under const)

Shoreland Dr SW

Pompey Dr SW

Dunedin Dr SW

Old Fairburn Rd SW

Spring St

Thompson Rd

Lee Pl

Southwood Rd

Hannah Rd

Southern Rd

Bailey St

Reeves St

Church St

N Wexford Rd

Beaver Pond Trl

Bishop Rd

Dodson Rd

Buffington Rd

Dot Dr

Rock Hill Rd

Westbrook Rd

Spurgeon Rd

Forrest Rd

Chatteron Rd

Janice Dr

Nunns Wood Way

Sheriff Rd

Fayetteville Rd

Peters Rd

Lees Mill Rd

Brumley Ct

Oakley Ter

Oglesby Rd

Gordon St	
Elgin St	
Wood R	
Madison Trace	
Regency Hills	
Old Fairburn Village	
Brookwood	
Jaillette Trace	
Berkshire Place	
Deep Creek Acres	
Chestnut Ridge At Cedar Grove	
Farnsborough West	
High Grove	
Town Creek at Cedar Grove	
Bradford Crossing at Bethsaida	
Burdett Ridge	
Magnolia Walk	
Sandpipers Cove	
Fairfield Square	
Madison Place	
Oak Ridge	
Pine Tree Condominiums	
Thornwood Park	
Oakley Station	
Stoneridge	
Jonesboro Meadows	
Congestions Relief & Roadway	\$18,150,000
Hall Road, SR 92 to Ridge Road	
Jones Road, SR 92 to Cedar Grove Road	
Bridges	\$4,870,000
Hobgood Road over Bear Creek	
Ono Road over Bear Creek	
Operations and Safety	\$19,600,000
Boat Rock Road at FIB Intersection Improvements (design)	
Bakers Ferry Rd at FIB Signal	

Cedar Grove Road at SF Parkway improvement (design)	
Campbellton Rd & Reynolds Rd Roundabout	
Butner Road, Camp Creek Village to Thames Road roundabout	
Cascade Palmetto Highway at Cochran Road intersection improvement	
Pedestrian, Bicycle, Streetscape & Landscape	\$32,070,000
Cascade Road, CoA limits to Fulton Industrial Boulevard	
Flat Shoals Rd, Old National Hwy to Buffington Rd	
Merk Road, Sanford Jones Blvd to Aldredge Road/Miles Rd	
Welcome All Road from Roosevelt Hwy to Will Lee Road	
Enon Road, Campbellton Road to Sanford J Jones Blvd	
Vandiver Road, Enon Road to Union Road	
Scarborough Road, Brookwood Place to Welcome All Road	
Cedar Grove, Roundabout to SF Parkway	
Stonewall Tell Road, Enon Road to Butner Road	
Feldwood Road, Flat Shoals Road to Stacks Road	
Mallory Road, Flat Shoals Road to Stacks Road	
Bethsaida Road, Old National to Clayton County Line	
Wolf Creek, Butner Road to Enon Road	
Pierce Road, Felwood Road to Mallory Road	
Old Bill Cook, Buffington Road to Godby Place	
Quick Response	\$3,000,000
Project Management/Feasibility Studies	\$2,000,000
Widening of Cascade Palmetto Hwy (Campbellton Rd to SR92)	
Widening of Butner Rd (City limits to Ridge Rd)	
Widening of Stonewall Tell Rd (Campbellton Rd to Roosevelt Hwy).	
TIER 1 TOTAL PURPOSE COSTS	\$101,370,859
CITY OF SOUTH FULTON TIER 2 PURPOSES/PROJECTS	
Maintenance & Safety Improvements	\$1,123,975
Kimberly Rd SW	
Westpark Dr SW	
Westpark Pl SW	
Wharton Cir SW	
Congestions Relief & Roadway	\$4,700,000
Harris Road, from Plantation Road to Hwy 92/Spence Road	
Bridges	\$2,435,000
Harris Road at Whitewater Creek Tributary	

Operations and Safety	\$4,775,000
Mallory Road at Flat Shoals Road intersection improvement	
Pedestrian, Bicycle, Streetscape & Landscape Projects	\$4,855,000
Scarborough Road, Brookwood Place to Welcome All Road	
Stonewall Tell Road, Enon Road to Butner Road	
TIER 2 TOTAL PURPOSE COSTS	\$17,888,975

CITY OF SOUTH FULTON TIER 3 PURPOSES/PROJECTS

Operations and Safety	\$5,448,975
Riverside Drive, Plummer Road to Canaan Woods Drive Widening Improvement	
Pedestrian, Bicycle, Streetscape & Landscape Projects	\$12,440,000
Enon Road, Campbellton Road to Sanford J Jones Blvd	
Mallory Road, Flat Shoals Road to Stacks Road	
Bethsaida Road, Old National to Clayton County Line	
TIER 3 TOTAL PURPOSE COSTS	\$17,888,975

TOTAL SOUTH FULTON COSTS - ALL PURPOSES FOR TIERS 1-3	\$137,148,809
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City of Union City

Purpose/Projects	TSPLOST Purpose Cost
UNION CITY TIER 1 PURPOSES/PROJECTS	
Congestion Relief & Roadway Projects	\$4,000,000
Citywide Roadway Capacity & Congestion Mitigation Projects Improvements	
Maintenance & Safety Improvements	\$6,025,525
Citywide Roadway & Safety Improvements	
Operations and Safety	\$2,000,000
Citywide Interchange Improvements	
Pedestrian Bike, Streetscape & Landscape Projects	\$12,618,000
Union City R3 Master Plan: Multimodal & Streetscape Improvements	
Quick Response	\$875,000
TIER 1 TOTAL PURPOSE COSTS	\$25,518,525
UNION CITY TIER 2 PURPOSES/PROJECTS	
Congestion Relief & Roadway Projects	\$720,523
Citywide Roadway Capacity & Congestion Mitigation Projects	
Maintenance & Safety Improvements	\$1,080,785
Citywide Roadway & Safety Improvements	
Operations and Safety	\$360,262
Citywide Interchange Improvements	
Pedestrian Bike, Streetscape & Landscape Projects	\$2,206,602
Union City R3 Master Plan: Multimodal & Streetscape Improvements	
SR138 Sidewalks & Gateway Improvements	
Quick Response	\$135,097
TIER 2 TOTAL PURPOSE COSTS	\$4,503,269
UNION CITY TIER 3 PURPOSES/PROJECTS	
Congestion Relief & Roadway Projects	\$720,523
Citywide Roadway Capacity & Congestion Mitigation Projects	
Maintenance & Safety Improvements	\$1,080,785
Citywide Roadway & Safety Improvements	
Operations and Safety	\$360,262
Citywide Interchange Improvements	
Pedestrian Bike, Streetscape & Landscape Projects	\$2,206,602
Union City R3 Master Plan: Multimodal & Streetscape Improvements	
Quick Response	\$135,097
TIER 3 TOTAL PURPOSE COSTS	\$4,503,269
TOTAL UNION CITY COSTS - ALL PURPOSES FOR TIERS 1-3	\$34,525,063