

Mayor and Council Session

Join in-person at 3444 N Fulton Avenue, Hapeville, GA 30354,
Online at <https://us02web.zoom.us/j/86518103103> Passcode: 780035,
Or, by dialing 877 853 5247 Webinar ID: 865 1810 3103 Passcode: 780035

December 8, 2020 6:00 PM

Agenda

1. Call to Order
2. Roll Call
Alan Hallman
Mike Rast
Travis Horsley
Mark Adams
Chloe Alexander
3. Welcome
4. Pledge of Allegiance
5. Invocation
6. Presentations
 - 6.I. Fulton County Schools' Chief Academic Officer, Cliff Jones and Chief Operations Officer, Patrick Burke Presentation on K-8 Model Plans for Fulton County Schools
Background:
For many years, compelling evidence has continued to grow in support of a kindergarten through grade 8 (K-8) school model. Fulton County Schools is exploring this model to enhance student outcomes and increase community participation within our schools. This presentation has been provided to the Fulton County Board of Education on the initial planning stages for a transition to this model.

Documents:
 1. Hapeville K8 Presentation to the City of Hapeville 20201208
 - 6.II. Hapeville AeroATL Model Mile Project Overview
Background:
Matthew Wilder of Pond & Company will give an overview of the project process and present information on the preferred alignment. The final plan will be presented to Council for approval in January 2021.

Documents:
 1. 2020-1208 Hapeville Model Mile presentation
7. Public Hearing - In addition to the public comments made by citizens at the meeting, interested parties may submit written comments to the City Clerk via email or telephonically by 5PM on December 7th. In order for comments to be read into the record at the meeting, all correspondence must include the sendee's name, address, agenda item and position regarding public hearing (pro or

con). All sendees must confirm receipt of their public comment with the City Clerk prior to the deadline stated above. Written public comments will be read into record alternating with in-person comments.

7.I. Consideration on an Amendment to the Code of Ordinances, City of Hapeville, Georgia Chapter 93 (Zoning), Article 3.1 (Zones), Section 93-3.1-2 (Zoning Map) - 1st Reading

Background:

Consideration of a text amendment to update the zoning map and to rezone parcels bounded by North Avenue, Hope Street and I-85 from R-3, Single Family Attached to R-1, One-Family Attached.

Per direction from City Councilman Mark Adams, the City is initiating a zoning map amendment for 11 parcels. The parcels include single-family dwellings and vacant parcels. Five of the parcels do not have road frontage.

The Planning Commission considered this item on November 10, 2020 and recommended approval.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Ordinance to Amend Zoning Map 11-17-2020 (02578734xA0B3B)
2. Hapeville Zoning Map_20201221
3. Planners Report R3 to R1 Rezoning
4. LEGAL ADV - 12-08-2020_Zoning Map Amendment_R-3 to R-1

7.II. Consideration and Action on a Conditional Use Permit for the properties bounded by N. Central/LaVista/Sunset/King Arnold St.

Background:

Will Casaday of SCP Acquisitions, LLC is requesting a Conditional Use Permit to construct a mixed-use, multifamily development at 369 North Central Avenue, 377 North Central Avenue, 383 North Central Avenue, 397 North Central Avenue, 325 Sunset Avenue, 376 King Arnold Street, 400 King Arnold Street and 3394 LaVista Drive, Parcel Identification Numbers 14-0096-0006-012-5, 14-0096-0006-013-3, 14-0096-0006-005-9, 14-0096-0006-004-2, 14-0096-0006-003-4, 14-0096-0006-002-6, 14-0096-0006-009-1, 14-0096-0006-014-1 and 14-0066-0001-007-6. The properties are zoned U-V, Urban Village.

The Planning Commission considered this item on November 10, 2020 and recommended approval.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. APPLICATION - N. Central, LaVista, Sunset, King Arnold St._CUP_redacted
2. PLANS - N. Central, LaVista, Sunset, King Arnold_CUP

3. Planners Report North Central Sunset Ave Conditional Use Permit
4. Fire Marshal Report - N. Central Avenue_CUP
5. LEGAL ADV-12-08-2020-CUP_North Central Avenue

7.III. Consideration and Action on a Special Exception Request to permit a drive-through window at 461 N. Central Avenue.

Background:

Joseph Latimer of Dwarf House Group is requesting a special exception to permit a drive-through window at 461 North Central Avenue, Parcel Identification Number 14-0095-0003-015-2. The property is zoned U-V, Urban Village.

The Planning Commission considered this item on November 10, 2020 and recommended approval.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. APPLICATION - 461 North Central Ave._Special Exception_Redacted
2. PLANS - 461 North Central Avenue_special exception
3. Planners Report 461 North Central Special Permit
4. LEGAL ADV - 12-08-2020_461 North Central Avenue_special exception

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. Approval of Minutes

1. Mayor and Council Session 10-06-2020
2. Mayor and Council Work Session 10-20-2020
3. Council and HDA 11-05-2020
4. Mayor and Council Work Session 11-17-2020

9.II. Approval of Executive Session Minutes

Background:

A copy of the executive session minutes will be provided to Mayor and Council prior to the start of the meeting.

9.III. Consideration and Action on CDBG Application Resolution

Background:

This resolution is a requirement for application of CDBG funds for a track resurfacing and splash pad.

Documents:

1. CDBG Resolution 1

10. Old Business

10.I. Consideration on Mayor and Council 2021 Meeting Schedule Ordinance – 2nd Reading

Background:

Attached for consideration is the 2021 meeting schedule ordinance and holiday schedule.

Documents:

1. Amendment to Ordinance for Regular Meetings
2. 2021 HOLIDAY SCHEDULE
3. 2021 M C Meeting

10.II. Consideration and Action on Updated Resolution for the Sale of Sherman Road

Background:

On June 2, 2020, Mayor and Council held a public hearing on a request to abandon Sherman Road. Thereafter, City Staff complied with state law and began the disposal process for the property. The property is in the final stages to be sold; however, to complete the sale of the property, language needs to be included in the Resolution regarding the ownership rights of the City. The attached Resolution has the necessary language to complete the process. Staff recommends that Council adopts the attached updated resolution.

Documents:

1. Resolution to Abandon Road - Sherman Road (02422435xA0B3B)

11. New Business

11.I. Discussion Initiated by Councilman Horsley to Apply for the PayDirt Grant from Santa Cruz Bicycles

Background:

Application for Santa Cruz PayDirt Grant to transform open field and adjacent surrounding area of John Lewis Memorial Park into a mountain bike accessible trail area. PayDirt is a grant with a commitment to increasing access to trails by supporting the work of people that make it happen.

Michael Koliner, architect and designer is seeking to build a coalition of local advocates for mountain biking that could execute upon applying for this grant, and managing the design-build of a trail in this area.

Council Member Horsley seeks input from council as to if they would be interested with Mr. Koliner's proposal, and for staff and legal to work on a contract with Mr. Koliner to apply for the grant and manage a trail build out project.

Documents:

1. JOHN LEWIS BIKE PARK_CITY COUNCIL_12.4.2020
2. Bike Park Picture

12. City Manager Report

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.



Expanding our School Portfolio to Include K-8

Agenda

City of Hapeville

K-8 Model

Student and Community Benefits

Supporting Research

Facility Opportunities

Hapeville

Conley Hills Replacement

Questions

1st
Students

Version 12/4/2020

What is a K-8 School Model?

K-8 Model Characteristics

- ✓ Serves grades Pre-K – 8th on one campus
- ✓ Schools similar sized but smaller grade enrollments
- ✓ Slower pace of change for early teens
- ✓ Increased role model/leadership opportunities
- ✓ Increased continuity for students, families, teachers, and the wider community
- ✓ Less transition for students and parents results in greater community connection to the school

Interesting Facts

- K-8 is a standard model in
- Charter Schools,
 - Private Schools,
 - Public Urban Schools, and
 - International Schools.

Largest K-8 transition challenge for many traditional districts is funding for building configurations.

Quality instruction is still the greatest indicator of student success in any school setting.

How does the K-8 Model benefit students?

Academic Achievement

- Increased curriculum continuity and fewer transitions improves academic performance.
- Smaller classes allow for more individualized support from the teaching staff.

Security

- Continuity allows children to have more consistent and stable relationships with siblings, peers and adults.
- Continuity allows parents to stay informed and connected as children become older.

Fewer Distractions

- The more consistent community reduces potential negative societal influences.

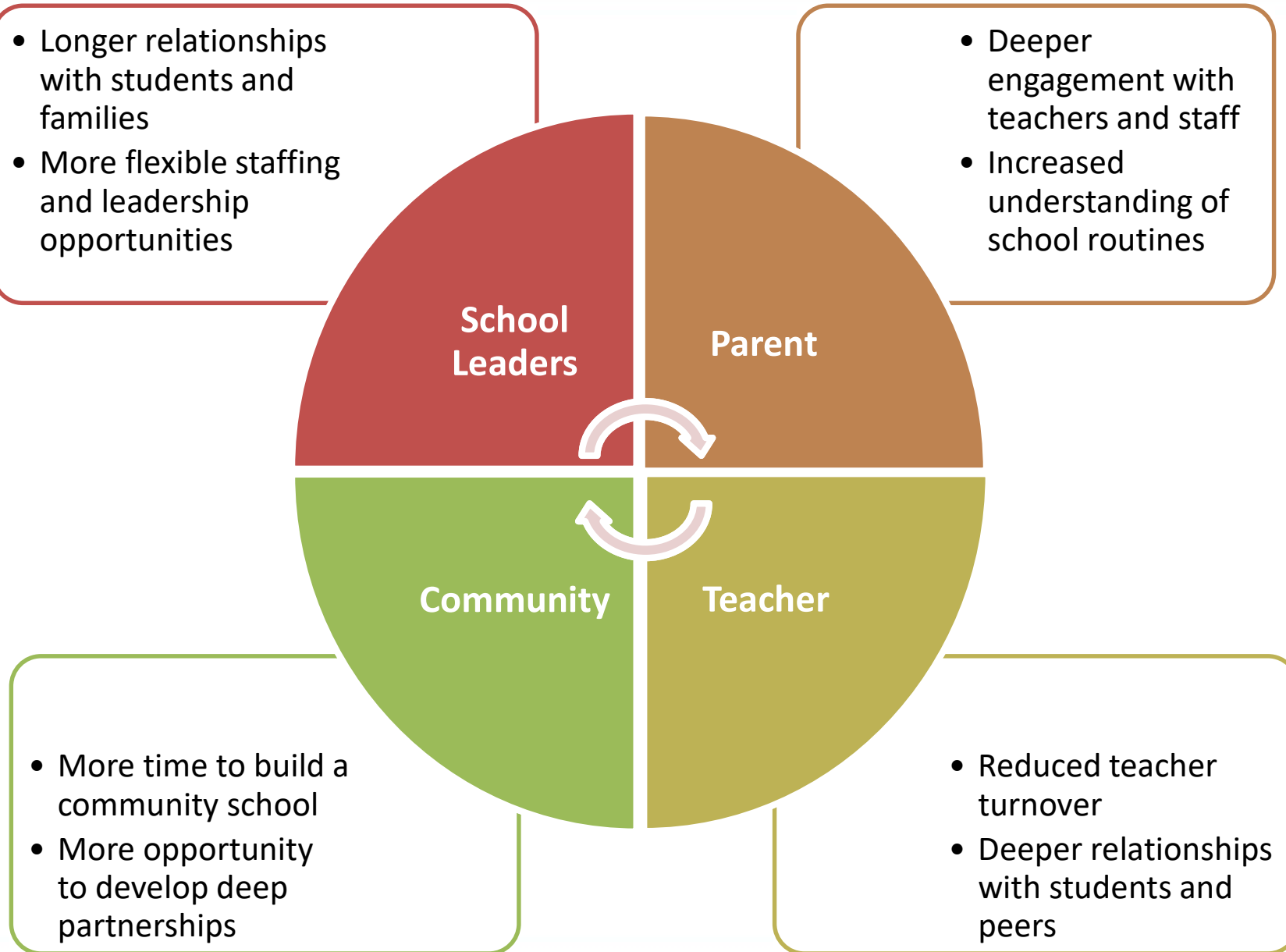
Engagement

- Stable connections with peers and adults result in improved behavior and attendance.

Climate/Culture

- Increased time as a cohort provides opportunity for deeper social relationships.

How does the K-8 Model benefit school communities?



Why Are We Confident in the K-8 Model?

Extensive National Research

Baltimore: Students in K–8 schools scored higher than their middle school counterparts on standardized achievement measures in reading, language arts, and math.

Baltimore City Schools, Division of Research, Evaluation, and Accountability. (2001). An examination of K–5, 6–8 versus K–8 grade configurations.

Philadelphia: Students in the K–8 schools had higher academic achievement and surpassed middle school students in reading and science, with statistically higher gains in math.

Offenberg, R. M. (2001). The efficacy of Philadelphia's K-to-8 schools compared to middle grades schools. Middle School Journal, 32(4), 23–29.

Milwaukee: Students in the K–8 schools had higher academic achievement as measured by standardized test scores, especially in math.

Simmons, R. G., & Blyth, D. A. (1987). Moving into adolescence: The impact of pubertal change and school context. New York: Aldine de Gruyter

Long-Term Local Expertise

FCS has successfully managed K-8 Charters for over 15 years.

- Amana Academy (2005)
- The Main Street Academy (2010)
- Chattahoochee Hills Charter (2013)
- Rise Grammar and Prep Schools (2015)
- Fulton Academy of Science and Technology (2016)



Where Might FCS Employ Additional K-8 Models?

School communities that feature the following characteristics would most benefit from the K-8 Model

Parents are interested in increased engagement

Community is addressing mobility challenges

Student populations would benefit from more focused instruction

Facility configuration opportunities exist which would support the learning model

Two opportunities for a K-8 Model:

Hapeville

Conley Hills

Proposed Scope and Program for Hapeville K-8

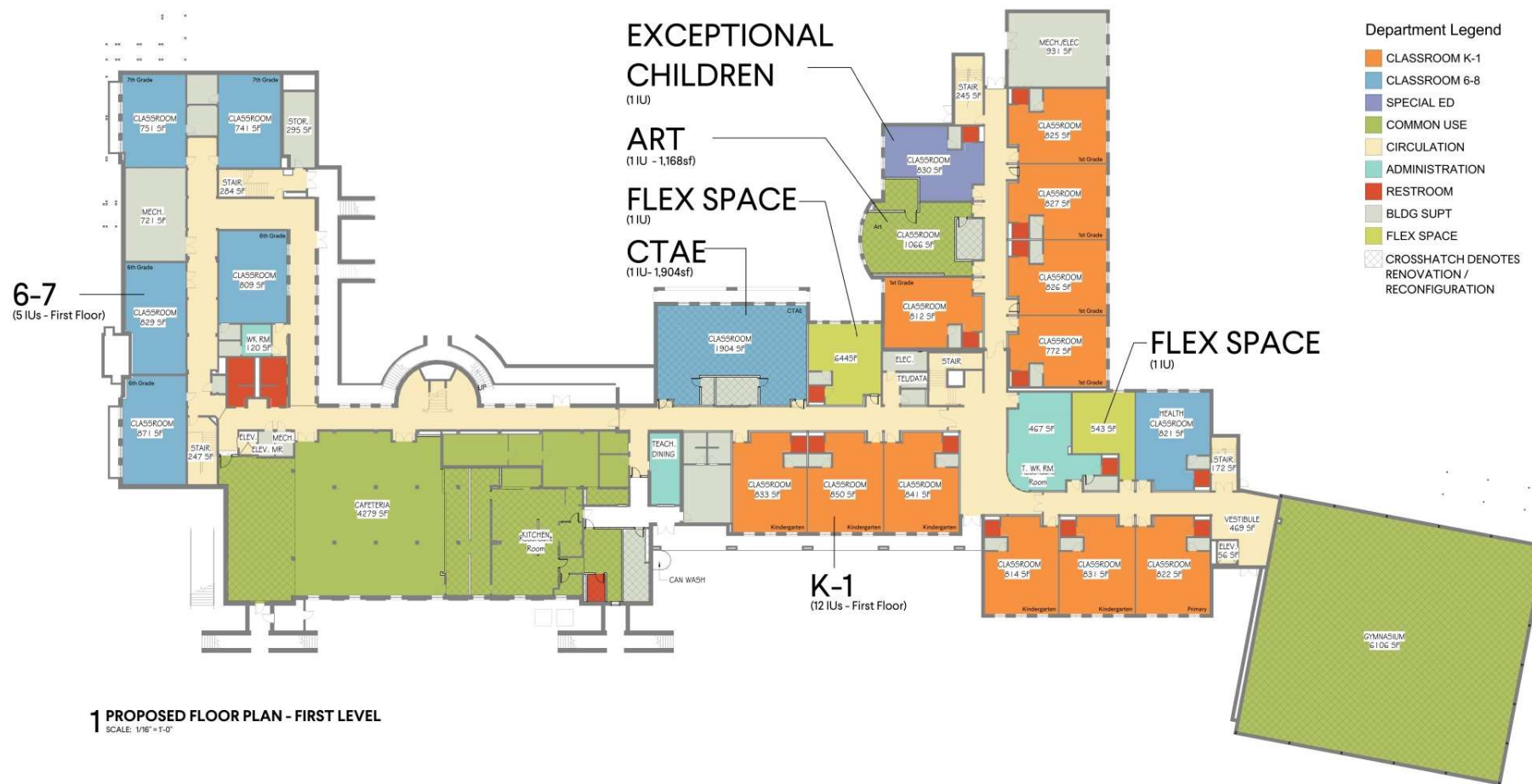
Hapeville K-8 School – The opportunity is to leverage the existing facility and capital to add the K-8 school to the FCS portfolio; this effort:

- Utilizes existing elementary facilities such as restrooms adjacent to K-1 classrooms
- Uses former high school amenities to meet middle grade curricular requirements including gymnasium and field
- Adds locker rooms to the existing gymnasium
- Creates a science lab
- Moves music adjacent to the auditorium
- Renovates the media center
- Includes 2 CTAE and 2 Art rooms

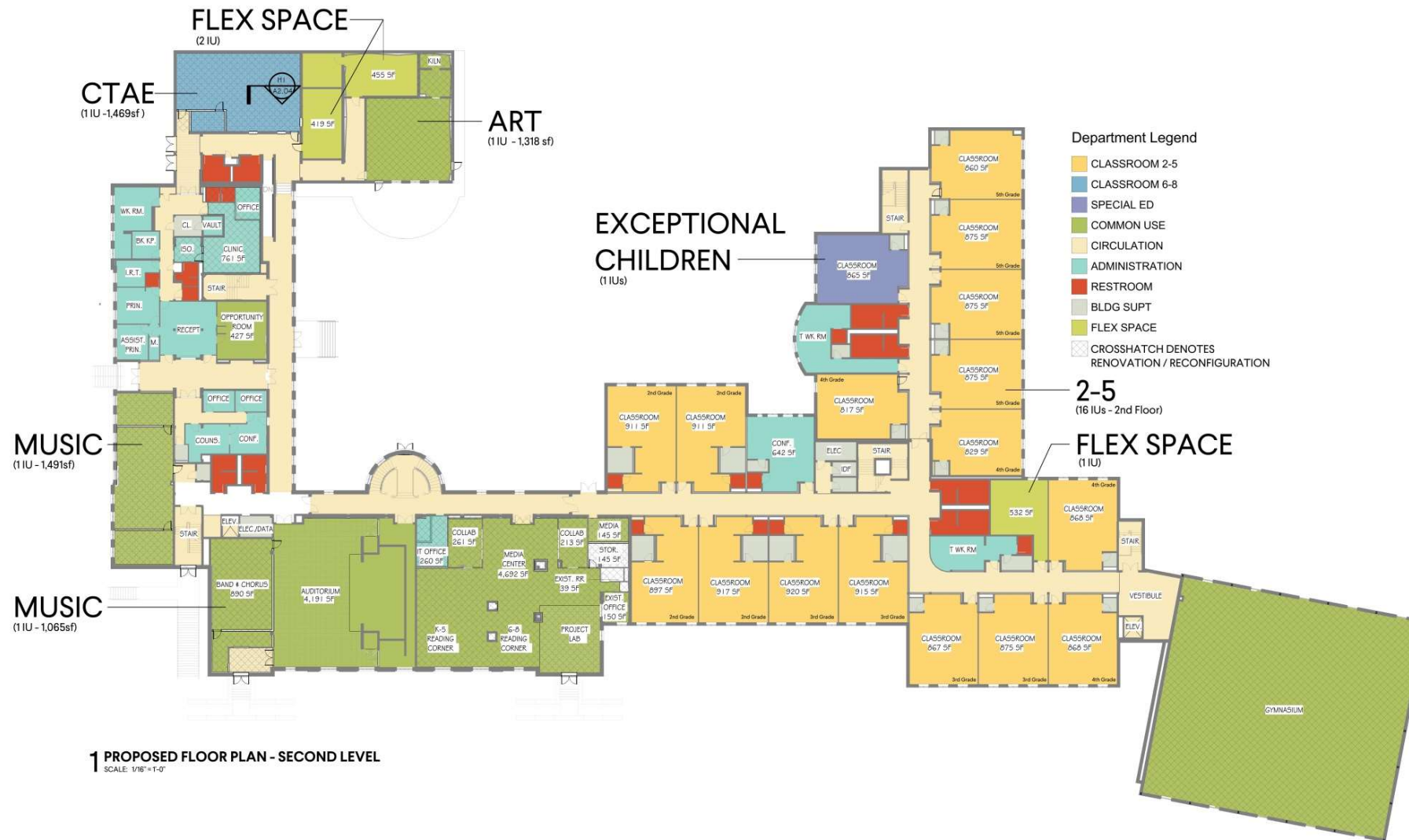
Space Summary	
Core Academics K-1 [1100 SF (CR + Restroom + Stor)]	
Kindergarten	
First Grade	
Core Academics 2-5 [950 SF (CR + Storage)]	
Second Grade	
Third Grade	
Fourth Grade	
Fifth Grade	
Core Academics 6-8 [825 SF (CR + Study)]	
Sixth Grade	
Seventh Grade	
Eighth Grade	
Science	
Exceptional Children	
Flex CR	
Media Center (incl. Project Lab)	
Visual Art	
Music	
Physical Education	
CTAE	
World Language	
Administration & Guidance (ISS IU)	
Food Service	
Custodial	
Non Programmed SF Area (Excess)	
Subtotal	
Building Services & Circulation	
TOTAL	

Hapeville ES				
Existing Size 121,516 SF				
Existing IUs = 55				
Proposed 53 IUs = 850 FTE				
96 Students per Grade				
IU	SF	Construction / Reconfiguration SF	Refresh / Renewal SF	No Work
11	9,053	-	-	9,053
6	4,991	-	-	-
5	4,062	-	-	-
16	14,083	-	-	14,083
4	3,639	-	-	-
4	3,577	-	-	-
4	3,382	-	-	-
4	3,485	-	-	-
9	6,864	663	-	6,088
3	2,509	-	-	-
3	2,230	-	-	-
3	2,125	-	-	-
1	1,604	1,604	-	-
3	2,261	-	-	2,261
1	532	-	-	532
1	4,692	4,692	-	-
2	3,218	3,218	-	-
1	1,453	1,453	-	-
2	9,005	9,005	-	-
2	4,035	4,035	-	-
2	1,187			1,187
1	8,405	-	684	7,721
0	7,457	7,457	-	
0	1,579	-	-	1,579
0	3,580	-	-	3,580
52	79,008	32,127	684	46,084
	42,508			42,508
52	121,516	32,127	684	88,592

Hapeville K-8 School - Proposed 1st Floor

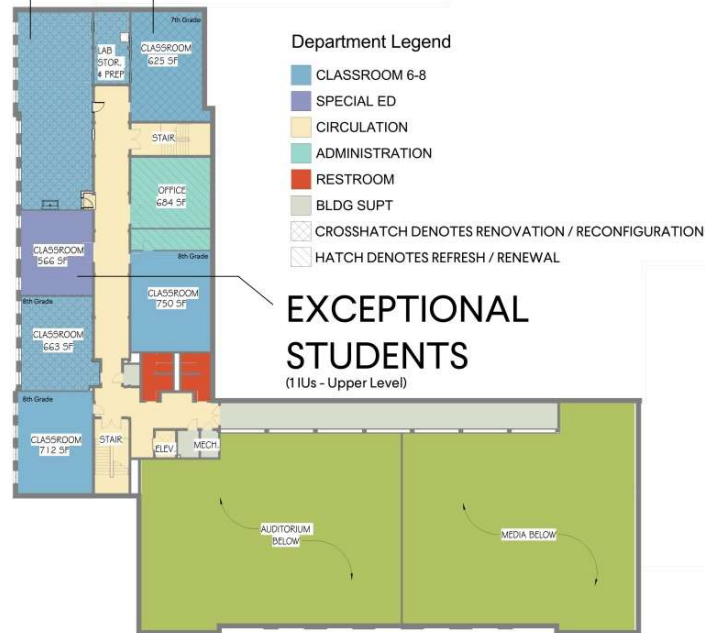


Hapeville K-8 School - Proposed 2nd Floor



Hapeville K-8 School - Proposed Upper Floor

7-8
(4 IUs - Upper Level)
SCIENCE
(1 IU - 1,604sf)



1 PROPOSED FLOOR PLAN - UPPER LEVEL
SCALE: 1/16" = 1'-0"



2 PROPOSED FLOOR PLAN - GYMNASIUM LOWER LEVEL
SCALE: 1/16" = 1'-0"

Hapeville K-8 School – Next Steps

Stakeholder Presentations	Fall 2020
Community Forums	Dec 2020 – Jan 2021
Board Approval of Plan	March 2021 (earliest date)
Construction:	June 2021 – July 2022
<i>Note: Construction activities will be concurrent with school during school year 2021-2022.</i>	
Open for School:	August 2022

Questions?



The City of Hapeville **AeroATL Model Mile Alignments**

City Council Briefing

December 8, 2020

INTRODUCTION / PURPOSE

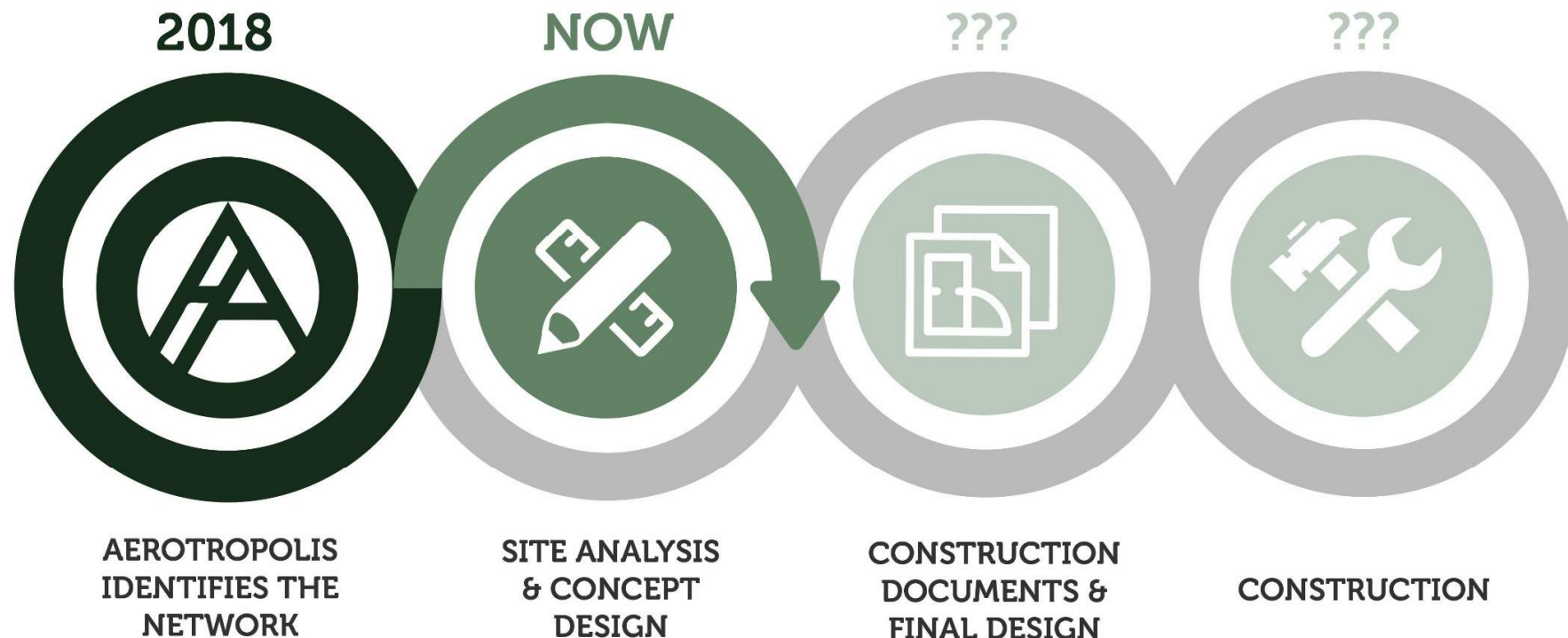
In 2018, the AeroCIDs, in cooperation with the Aerotropolis Alliance completed the **AeroATL Greenway Plan**. This document identified a large network of trails that would connect the many communities of South Metro Atlanta.

In 2019, the AeroCIDs applied for and received a **Livable Centers Initiative (LCI) grant** from the Atlanta Regional Commission. Through a competitive selection process, POND was selected to complete this study.

This current grant will focus on developing feasibility studies for **seven model mile communities**. This will include defining a preferred route designed with supporting design concepts, cost estimates, and a recommended funding strategy.

Each of the seven communities defined their model mile project area, which served as the starting point for this study.

INTRODUCTION: WHERE ARE WE?



OVERVIEW OF GOALS + CRITERIA

Project Goals

Providing a safe route of passage in an area obviously traversed on foot and lacking sufficient sidewalks, crosswalks and basic bike and pedestrian facilities and amenities.

Include trail elements that promote and enhance safety travel by means other than the typical single occupant vehicle.

Develop a preferred model-mile concept

EXISTING CONDITIONS



LOOKING WEST ALONG PERRY J HUDSON BOULEVARD TOWARDS ATLANTA AVENUE.



EXISTING CYCLE-TRACK LOOKING NORTH-WEST ALONG DOUG DAVIS DRIVE



EXISTING STREETSCAPE LOOKING WEST ALONG VIRGINIA AVENUE



LOOKING SOUTH ALONG DELTA BOULEVARD TOWARDS NORTH OUTER LOOP ROAD.

**CITY OF HAPEVILLE
N OUTER LOOP RD
TRAIL ALIGNMENT**

**CITY OF HAPEVILLE
N INNER LOOP RD
TRAIL ALIGNMENT**

**CITY OF HAPEVILLE
CYCLE TRACK 1
TRAIL ALIGNMENT**

**CITY OF HAPEVILLE
CYCLE TRACK 2
TRAIL ALIGNMENT**

CRITERIA MATRIX

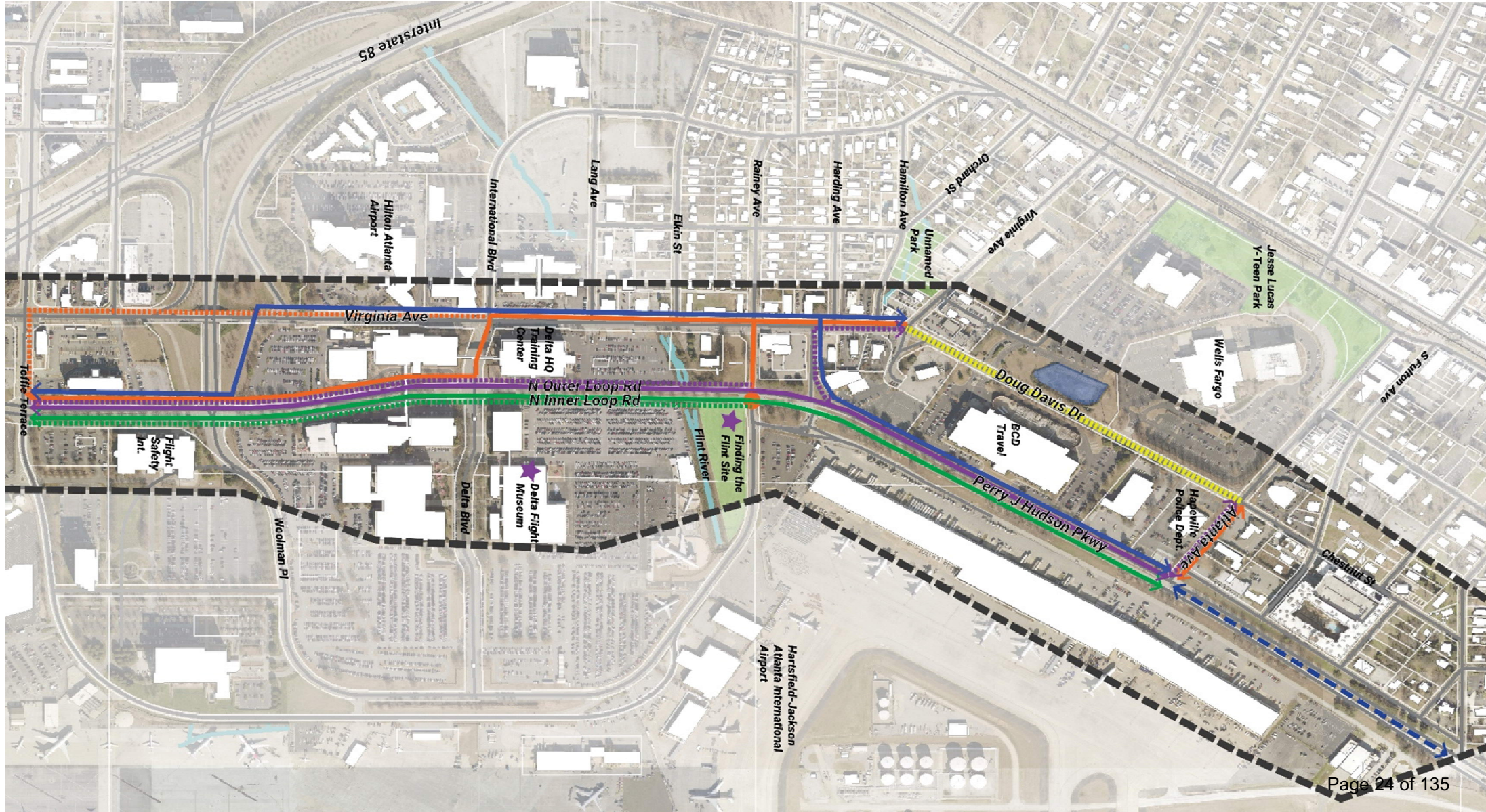
- Compares all four alignments.
- Seven different criteria to evaluate constraints along the alignments
- Helps determine trade-offs for each trail alignment
- Incorporates quantitative data to make an informed decision regarding the preferred alignment

	CITY OF HAPEVILLE N OUTER LOOP RD TRAIL ALIGNMENT	CITY OF HAPEVILLE N INNER LOOP RD TRAIL ALIGNMENT	CITY OF HAPEVILLE CYCLE TRACK 1 TRAIL ALIGNMENT	CITY OF HAPEVILLE CYCLE TRACK 2 TRAIL ALIGNMENT
 CONFLICT POINTS	A: 2 DRIVEWAYS 6 INTERSECTIONS B: 2 DRIVEWAYS 6 INTERSECTIONS	A: 0 DRIVEWAYS 6 INTERSECTIONS B: 0 DRIVEWAYS 6 INTERSECTIONS	A: 13 DRIVEWAYS 12 INTERSECTIONS B: 16 DRIVEWAYS 13 INTERSECTIONS	A: 14 DRIVEWAYS 11 INTERSECTIONS
 LENGTH OF TRAIL	A: 5344 LINEAR FEET / 1 MILES B: 5344 LINEAR FEET / 1 MILES	A: 5344 LINEAR FEET / 1 MILES B: 5344 LINEAR FEET / 1 MILES	A: 6413 LINEAR FEET / 1.2 MILES B: 6681 LINEAR FEET / 1.26 MILES	6068 LINEAR FEET / 1.15 MILES
 CONNECTIONS	1 NEIGHBORHOOD 66 COMMERCIAL/BUSINESS 4 CIVIC 3 TRANSIT	1 NEIGHBORHOOD 66 COMMERCIAL/BUSINESS 4 CIVIC 3 TRANSIT	1 NEIGHBORHOOD 66 COMMERCIAL/BUSINESS 4 CIVIC 3 TRANSIT	1 NEIGHBORHOOD 66 COMMERCIAL/BUSINESS 4 CIVIC 3 TRANSIT
 ENVIRONMENTAL IMPACT	A: MINIMAL ENVIRONMENTAL IMPACT B: 35 LARGE TREES REMOVED	A: MINIMAL ENVIRONMENTAL IMPACT B: 38 LARGE TREES REMOVED	MINIMAL ENVIRONMENTAL IMPACT	MINIMAL ENVIRONMENTAL IMPACT
 ROW IMPACTS	MINIMAL	MINIMAL	MINIMAL	MINIMAL
 OFF-ROAD VS ON-ROAD TRAIL	A: 100% OF TRAIL ON ROAD B: 100% OF TRAIL ON ROAD	A: 100% OF TRAIL ON ROAD B: 100% OF TRAIL ON ROAD	A: 100% OF TRAIL ON ROAD B: 100% OF TRAIL ON ROAD	100% OF TRAIL ON ROAD
 INFRASTRUCTURE IMPACTS	A: LARGE ROADWAY INFRASTRUCTURE IMPACT. MINIMAL UTILITY IMPACT B: SIGNIFICANT UTILITY IMPACT	A: LARGE ROADWAY INFRASTRUCTURE IMPACT. MINIMAL UTILITY IMPACT B: SIGNIFICANT UTILITY IMPACT	SIGNIFICANT ROADWAY RECONFIGURATION - MINIMAL IMPACT TO EXISTING UTILITIES	SIGNIFICANT ROADWAY RECONFIGURATION - MINIMAL IMPACT TO EXISTING UTILITIES

ALIGNMENT COMPARISON

▲ N
NOT TO SCALE

- north outer loop alignment
- north inner loop alignment
- cycle track 1 alignment
- cycle track 2 alignment
- potential future trail connection
- ★ destination
- alternate alignment
- alternate alignment
- alternate alignment



PLAN VIEW - PREFERRED



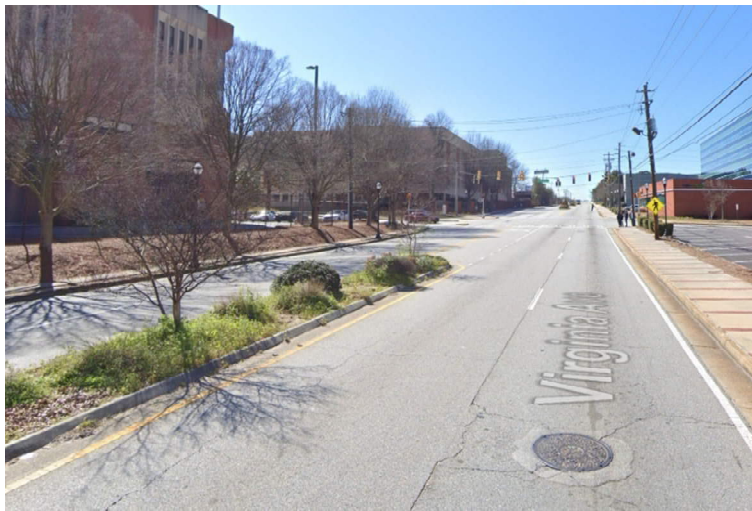
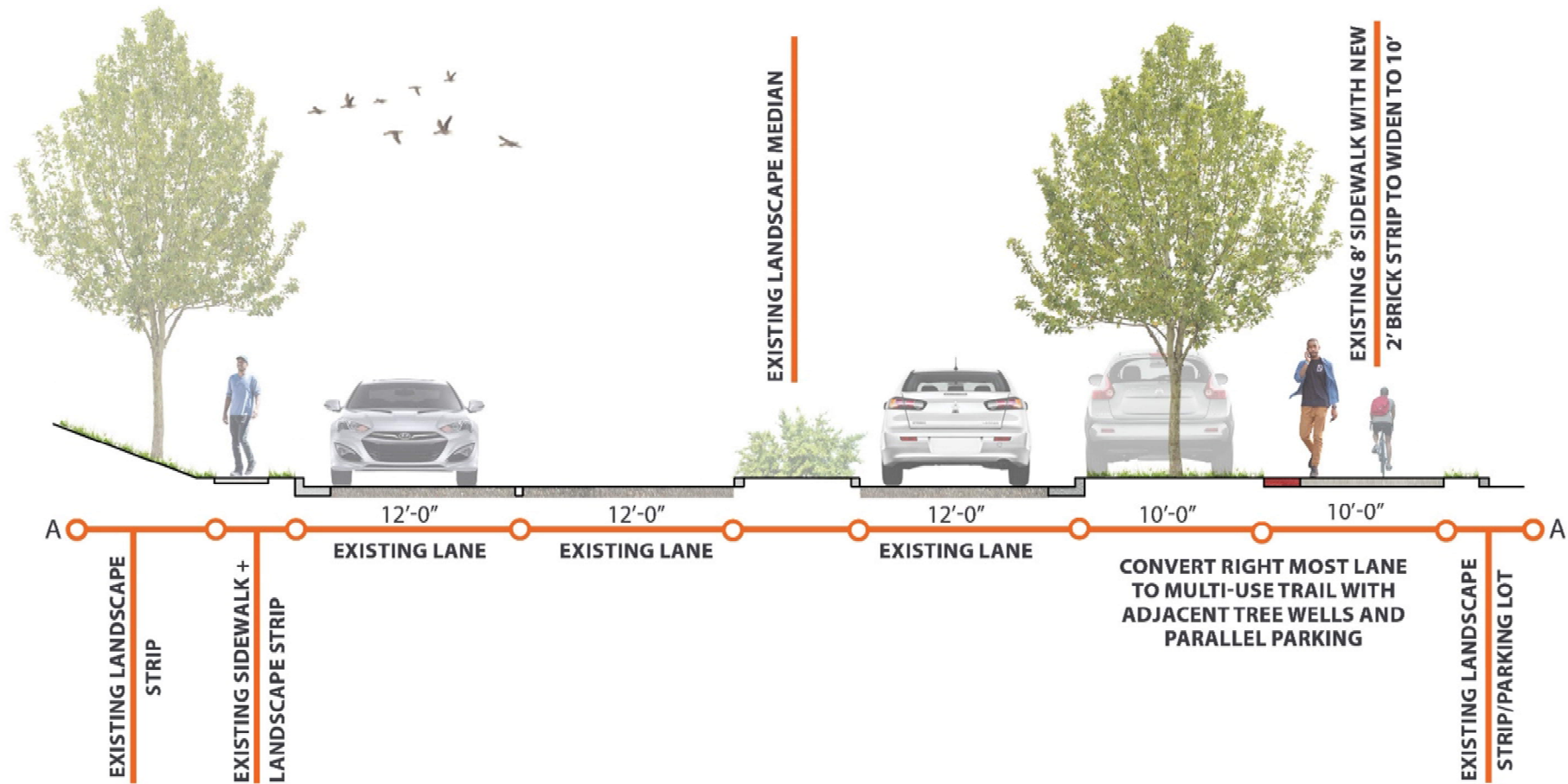
TRAIL LENGTH

NEW CONSTRUCTION: +/- 1.1 MILES

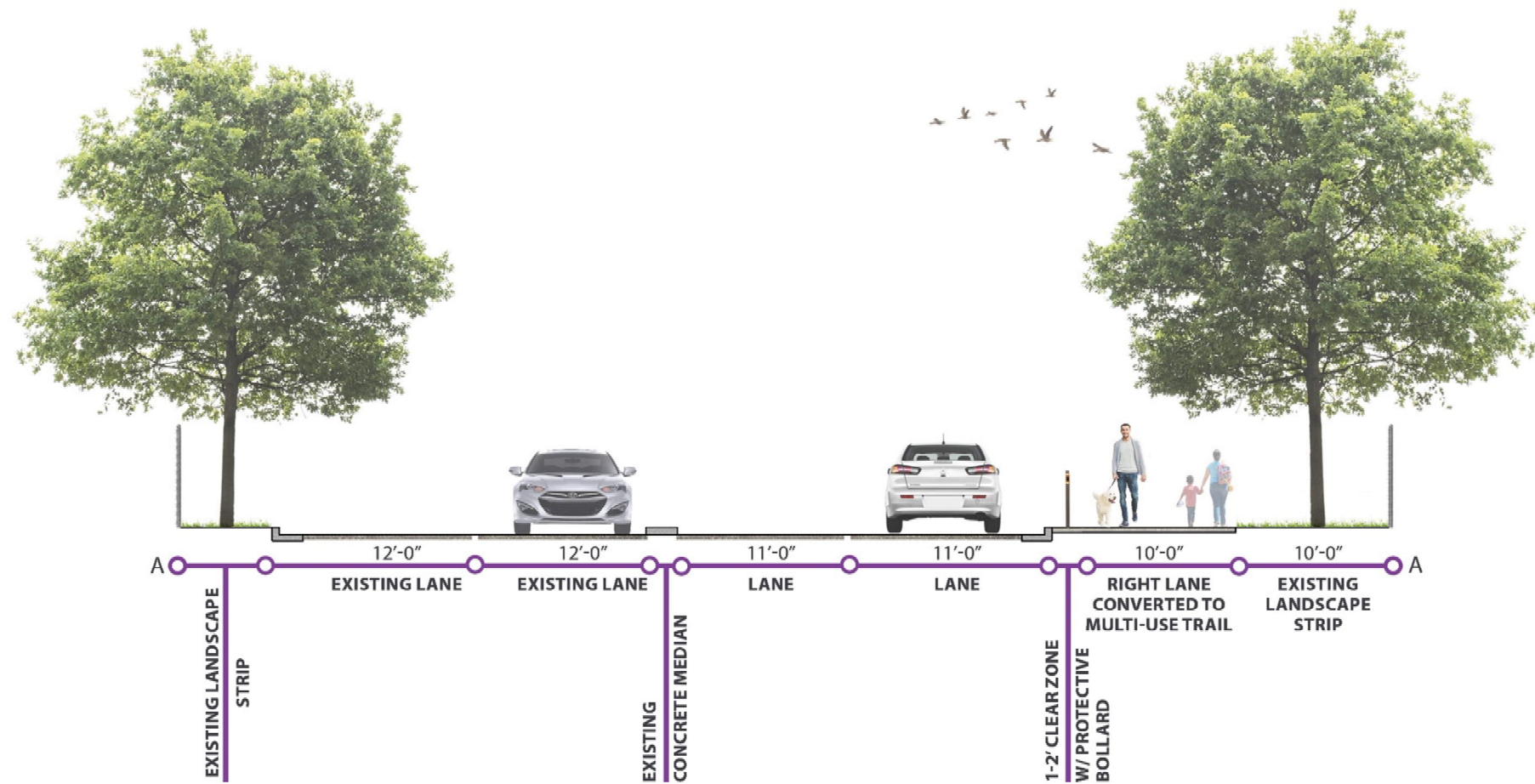
EXISTING PEDESTRIAN/BICYCLE INFRASTRUCTURE: +/- .4 MILE
(ATLANTA AVE. STREETSCAPE & DOUG DAVIS CYCLE-TRACK)

TOTAL ROUTE: +/- 1.5 MILES

SECTIONS



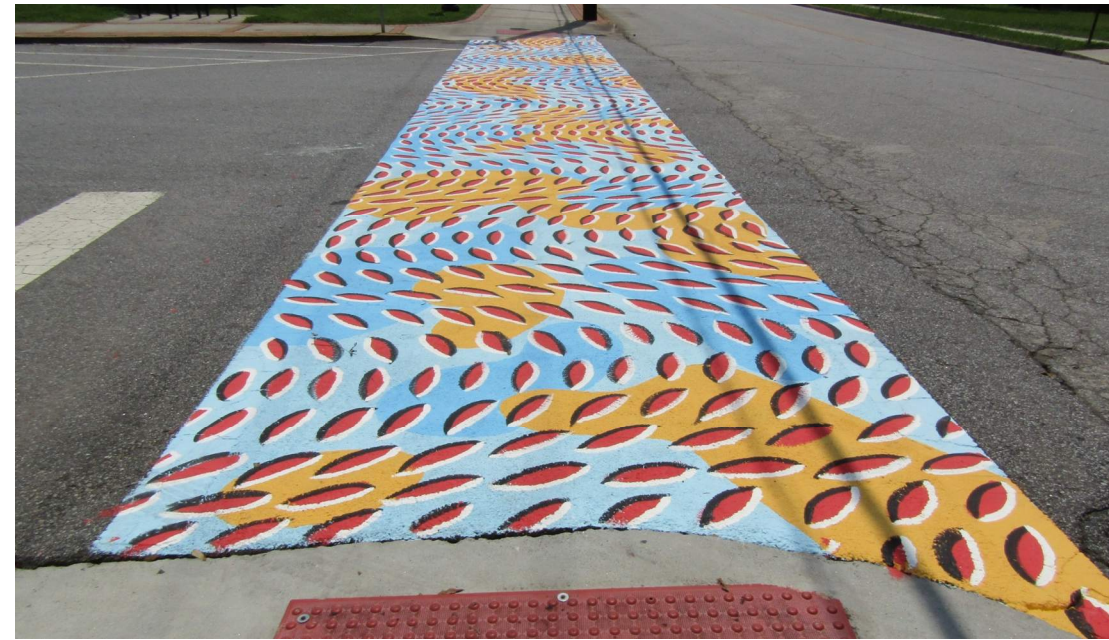
SECTIONS



TRAIL ELEMENTS



PARALLEL PARKING WITH TREE WELLS ADJACENT TO SIDEWALK
(INDIANAPOLIS CULTURAL TRAIL)



EXISTING PAINTED CROSS WALK IN CITY OF HAPEVILLE



PARALLEL PARKING WITH TREE WELLS ADJACENT TO SIDEWALK
(EAST ATLANTA VILLAGE)

3D VIEW



COST SUMMARY

Cost Summary

AEROATL HAPEVILLE MODEL MILE TRAIL:

Construction:	\$2,125,000.00
Design & Engineering:	\$218,000.00
Contingency:	<u>\$363,000.00</u>
Total:	\$2,706,000.00

* Cost estimate subject to change before final submittal.

All Trail costs include:

- Construction costs
- Rights-of-way and easement acquisition
- Utilities relocations and adjustments
- Mobilization fees
- 20% contingency fee
- Design and engineering fees
- Construction engineering and inspection fees

COST SUMMARY

Cost Management Strategies

Design and construct trail with local funding. This will save time and money.

Utilize existing pedestrian and bicycle infrastructure along preferred alignment to save money and increase the value of money already spent.

Consider public-private partnerships for trail construction. This will very likely be a collaboration between the City, The City of Atlanta/Hartsfield Jackson International Airport, and possibly Delta Airlines.

Materials and costs will be refined through design process.

COST SUMMARY

Funding Strategies

Prioritize local funding sources to accelerate trail development.

Piggy-back on other planned projects to lower costs and see implementation happen more quickly.

TSPLOST, SPLOST, and General Capital Improvement Funds are primary resources for design and implementation costs.

Begin designing the trail NOW – maintain momentum with the project. Become “Shovel or Funding Ready” , in anticipation of future funding sources including COVID relief funds.

Partner with private owners and third parties to begin acquiring land.

DRAFT

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

3
4 **ORDINANCE NO. _____**

5
6 **AN ORDINANCE TO AMEND CHAPTER 93 (“ZONING”), ARTICLE 3.1 (“ZONES”),**
7 **SECTION 93-3.1-2 (“ZONING MAP”) OF THE CODE OF ORDINANCES, CITY OF**
8 **HAPEVILLE, GEORGIA; TO UPDATE THE CITY OF HAPEVILLE ZONING MAP; TO**
9 **PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO**
10 **PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL**
11 **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**, existing ordinances, resolutions, rules and regulations of the City and its
22 agencies now lawfully in effect not inconsistent with the provisions of the City’s charter shall
23 remain effective until they have been repealed, modified or amended; and,

24
25 **WHEREAS**, amendments to any of the provisions of the City’s Code may be made by
26 amending such provisions by specific reference to the section number of the City’s Code; and,

27
28 **WHEREAS**, every official act of the Mayor and Council which is to become law shall be
29 by ordinance; and,

30
31 **WHEREAS**, the procedures required for amending the City’s zoning ordinance have been
32 satisfied, including, but not limited to, notice and public hearings; and,

33
34 **WHEREAS**, the governing authority of the City finds it desirable to amend and update the
35 City of Hapeville Zoning Map.

36
37 **BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
38 **THE CITY OF HAPEVILLE, GEORGIA THAT:**

39
40 **Section One.** Section 93-3.1-2 (Zoning map) in Chapter 93 (Zoning), Article 3.1 (Zones)
41 of the City Code of Ordinances is hereby amended by striking:

42
43 January 21, 2020

44
45 and inserting in lieu thereof the following language:
46

DRAFT

November 17, 2020.

Section Two. The “zoning map” referred to in Section 93-3.1-2 (Zoning map) in Chapter 93 (Zoning), Article 3.1 (Zones) of the City Code of Ordinances is attached hereto and incorporated herein by reference as:

Exhibit “A”

The zoning map attached as Exhibit “A” shall replace the zoning map adopted on January 21, 2020.

Section Three. Codification and Certify. This Ordinance and the Zoning Map adopted hereby shall be codified and certified in a manner consistent with the laws of the State of Georgia and the City.

Section Four. Severability.

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

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

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

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

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

ORDAINED this _____ day of _____, 2020.

DRAFT

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

City Clerk

APPROVED BY:

City Attorney

City of Hapeville Official Zoning Map

December 21, 2020: As Amended from January 21, 2020



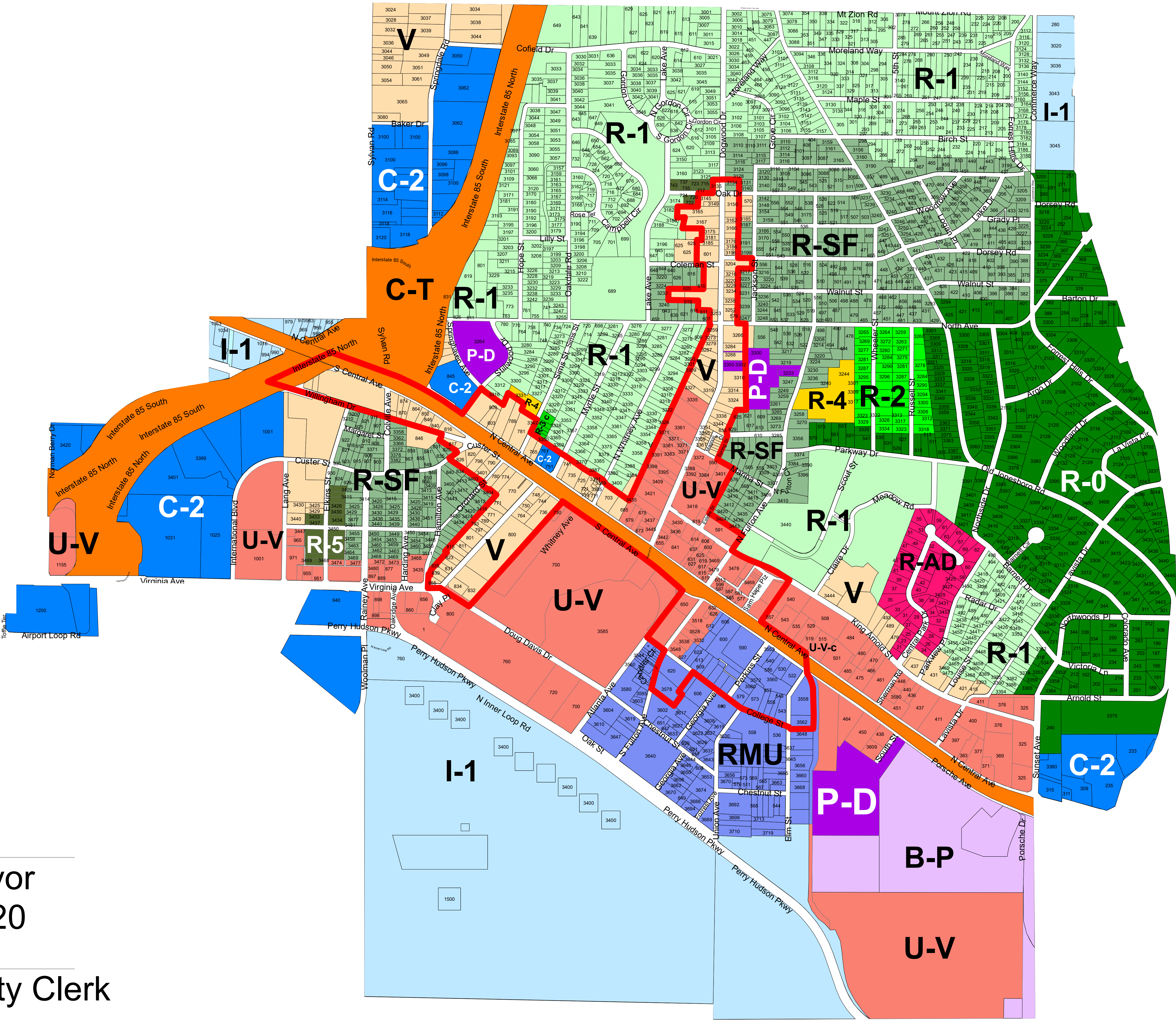
- ARTS DISTRICT OVERLAY
- R-AD RESIDENTIAL ARCHITECTURAL DESIGN
- R-SF RESIDENTIAL-SINGLE FAMILY
- R-1 ONE-FAMILY DETACHED
- R-2 TWO-FAMILY RESIDENTIAL
- R-3 SINGLE FAMILY ATTACHED
- R-4 MULTIFAMILY RESIDENTIAL
- R-5 SINGLE FAMILY ATTACHED AND DETACHED
- R-0 ONE-FAMILY DETACHED
- N-C NEIGHBORHOOD COMMERCIAL
- V VILLAGE
- U-V URBAN VILLAGE
- RMU RESIDENTIAL MIXED USE
- C-1 RETAIL COMMERCIAL
- C-2 GENERAL COMMERCIAL
- C-T COMMERCIAL TRANSPORTATION
- B-P BUSINESS PARK
- P-D PLANNED UNIT DEVELOPMENT
- I-1 LIGHT INDUSTRIAL

C - ZONING WITH CONDITION

NOTE: Addresses and parcel boundaries are based on data provided by the Fulton County Tax Assessors Office and are not guaranteed by the City of Hapeville to be accurate.

I, Crystal Griggs-Epps, City Clerk of the City of Hapeville, Georgia, do hereby certify that this is the City of Hapeville Official Zoning Map, Fulton County, Georgia, adopted by the Mayor and Council of Hapeville on the ____ day of _____, ____ and includes all subsequent amendments adopted by Mayor and Council as indicated in the Mayor and Council meeting minutes and as further indicated on this Map.

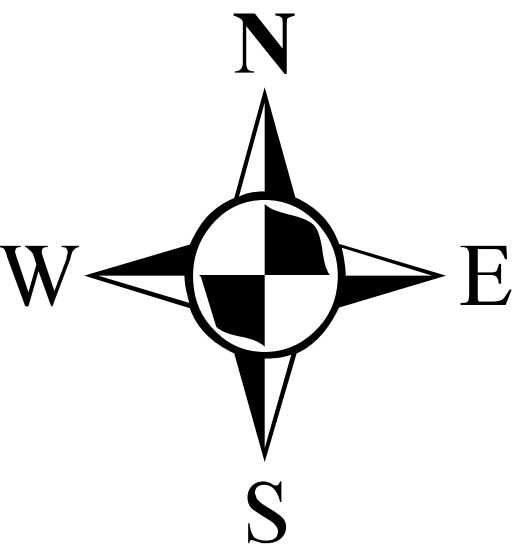
Date	Amendment



Alan Hallman, Mayor
December 21, 2020

Crystal Griggs-Epps, City Clerk

City Attorney





PLANNER'S REPORT

DATE: November 2, 2020
 TO: Adrienne Senter
 FROM: Lynn Patterson
 RE: Rezoning for R-3 (Two Family Residential) to R-1 (One Family Residential)

BACKGROUND

Per direction from City Councilman Mark Adams, the City is initiating a zoning map amendment for the following parcels (see Table 1) from R-3 (Two Family Residential) to R-1 (One Family Residential). The properties include single family dwellings and vacant parcels. Five of the parcels do not have road frontage.

Table 1 Parcels under consideration for Rezoning

Parcel ID	Property Address
14-0099-0004-116-3	0 EXPRESSWAY R W *
14-0099-0004-114-8	0 SPRINGDALE PL *
14-0099-0004-103-1	0 SPRINGDALE RD*
14-0099-0004-038-9	801 NORTH AVE NW REAR*
14-0099-0004-107-2	819 NORTH AVE
14-0099-0004-113-0	825 NORTH AVE
14-0099-0004-027-2	831 NORTH AVE
14-0099-0004-095-9	811 NORTH AVE
14-0099-0004-096-7	809 NORTH AVE
14-0099-0004-111-4	793 NORTH AVE
14-0099-0004-112-2	0 NORTH AVE*

*Parcel does not have road frontage

The location of the proposed parcels are shown on Figure 1, City of Hapeville Zoning Map. According to the City of Hapeville Future Land Use Map (Figure 2), the properties are identified as Residential.

Table 2 outlines the permitted uses for the current R-3 Zoning and the proposed R-1 Zoning. The difference in permitted uses between the two zoning districts are R-3 allows for two family residential buildings and patio homes/attached single family dwellings with a limit of 4 attached units. Table 3 presents the dimensional requirements for the two zoning districts.

Figure 1 City of Hapeville Current Zoning Map

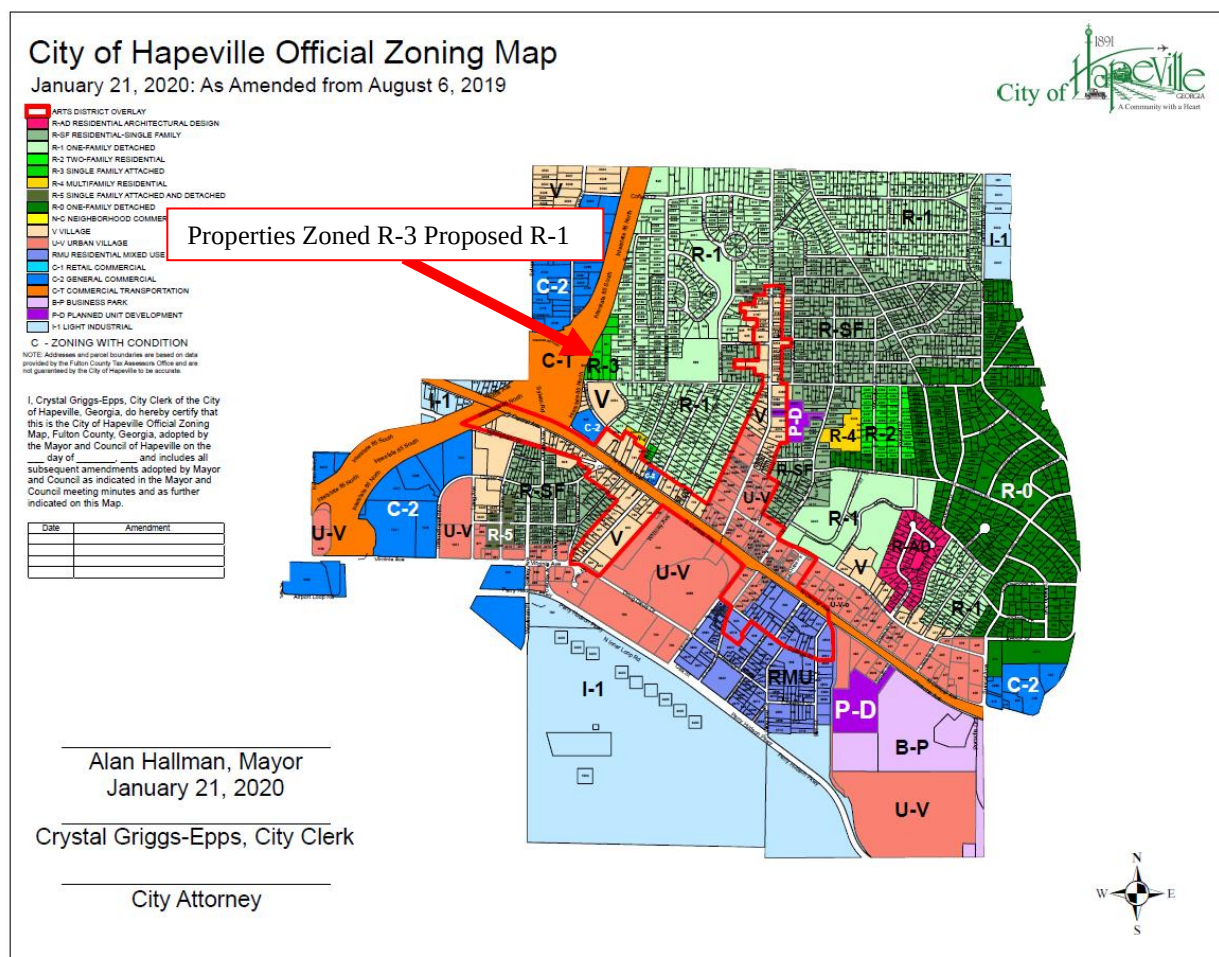


Figure 2 City of Hapeville Future Land Use Map

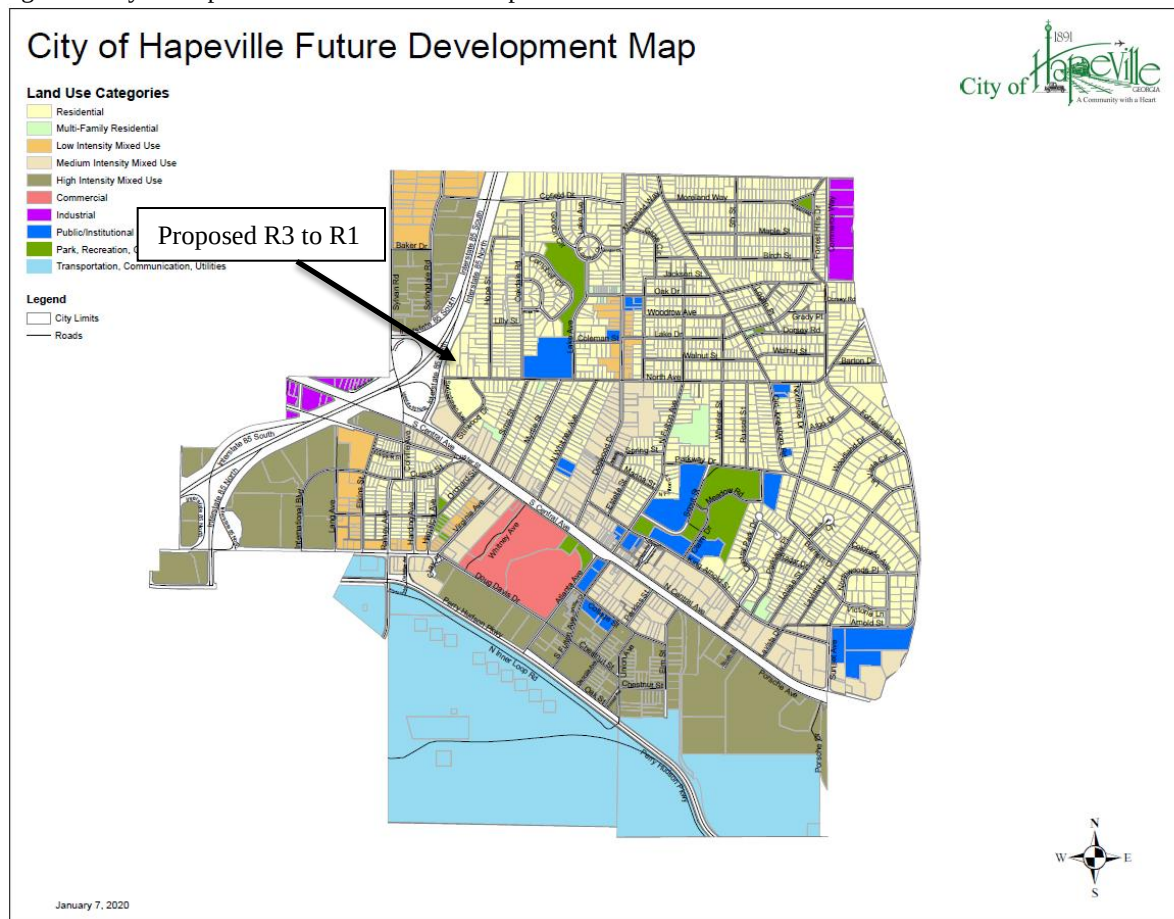


Table 2 Permitted Uses

R-3 (Current)	R-1 (Proposed)
One-family dwellings	One family dwelling
Two-family dwellings	----
Group homes, subject to the restrictions in section 93-2-19	Group homes, subject to the restrictions in section 93-2-19
Single-family attached and patio houses with no more than four dwelling units attached	-----
Public, private, and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.	Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties
Playground, parks, and buildings operated on a noncommercial basis for the purposes of recreation only.	Playgrounds, parks and buildings operated on a noncommercial basis for recreational purposes only.
Customary home occupations, as defined in section 93-1-2.	Customary home occupations as defined in section 93-1-2
Customary accessory uses and buildings.	Customary accessory uses and buildings including noncommercial gardens and greenhouses.

Table 3 Dimensional Requirements City of Hapeville

							Minimum Front Yard		Minimum		Maximum			
Zoning District	Development Type	Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/ DU Square Feet	Floor Area/ DU Sq. Ft.	Max Lot Coverage	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max Unit Per Bldg Lot
R-1	Single-family detached	50	6,750	6,750	1,000	40	15	15	5	25	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25	2 DU	
R-3	Single-family detached	60	8,500	8,500	1,000	40	15	15	5	25	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25		
	Single-family attached—Duplex	60	8,500	4,250	1,000	60	15	15	10	20	2½	35	2 DU	1
	Accessory structure(s)								5	5	2	25		
	Single-family attached patio/town homes	60	10,000	2,500	1,000	60	15	15	5	20	2½	35	2 DU	a.
	Accessory structure(s)								5	5	2	25		

REVIEW OF APPLICATION

(1) The existing land use pattern;

The existing land use pattern is a combination of single family homes and vacant landlocked parcels.

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

The adjacent areas are zoned R-1 and C-T (Interstate 85). The area is designated as residential in the Future Land Use Map.

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

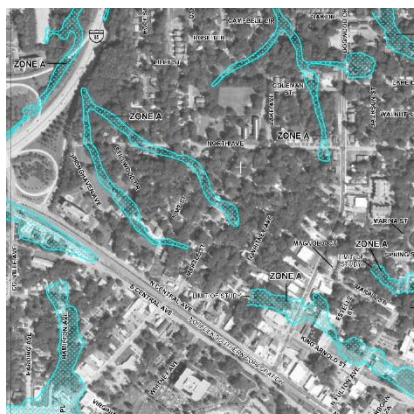
The proposed zoning would reduce the potential density of the area removing the potential for patio homes/townhomes and two family homes to single family homes only.

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

There is no foreseeable significant increase in providing, improving, increasing or maintaining public utilities, schools, streets, and other public safety measures.

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

Portions of the properties include the Special Flood Zone Area (Flood Zone A) according to FEMA Flood Map 9/18/2013.



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

There is no evidence the change in zoning is a deterrent to the value or improvement of adjacent property. Adjacent properties are zoned R-1, One Family Residential.

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

There are no substantial reasons why the property cannot be in used in accordance with existing regulations. The landlocked parcels would require access to North Avenue or Hope Avenue regardless of the R-3 or R-1 zoning classification.

(8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;
The proposed zoning would limit development to the permitted uses listed above. Nearby residents have voiced their concerns that the properties would be cleared/environmentally altered for development. Any development, single family or otherwise, is required to follow the City's ordinances and State regulations regarding stream buffers, etc. All residential uses are subject to the Neighborhood Conservation Area of the Architectural Design Standards.

(9) The extent to which the proposed zoning map amendment is consistent with the land use plan;
The future land use plan designates the land use as residential. The proposed zoning amendment is consistent with the future land use map.

(10) The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;
The effects of the zoning map amendment would limit residential development to single family detached dwellings only versus the currently allowable two family and patio homes/single family attached dwellings (in addition to single family dwellings). Other uses, such as schools, playgrounds, parks, etc. would still be allowed.

(11) The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations;
The proposed zoning map amendment would not substantially change the purpose of these zoning regulations.

(12) Applications for a zoning map amendment which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;
A specific site plan was not provided. This rezoning was initiated by a City Council member.

(13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;
There are adjacent single family residential neighborhoods. The proposed zoning change is also residential.

(14) In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.
The properties are bounded by the interstate to the west and a single family neighborhood to the east, a planned unit development has been approved to the south with approximately 62 single family homes on smaller lots.



CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
ATLANTA, GA 30354

THE DAILY REPORT
136 Pryor Street, SW
Suite CB14
Atlanta, GA 30303

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF FULTON

In Re: Ad # 499617

Before me, the undersigned, a Notary Public, this day personally came the undersigned who, being duly sworn, according to law, says she is an agent for the ALM, LLC publishers of the Daily Report, the official legal organ of Fulton County, published in Atlanta, Georgia, in said county and state, and that the publication, of which is annexed is true copy, was published in said newspaper as provided by law on the following dates: 11/23/20, 11/24/20, _____, _____

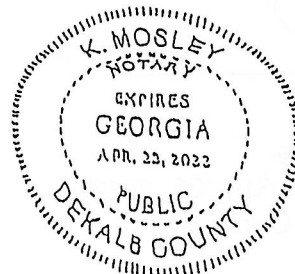
Alecia Seal
Agent of the Daily Report

Sworn to and subscribed before me this
2ND ~~11th~~ day of December, ~~2019~~ 2020

K. Mosley

Signature, Notary Public
K. Mosley

My Commission Expires Apr. 22, 2022
Location: Fulton County, Georgia



NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on **Tuesday, December 8, 2020 at 6:00 p.m.** at the Hoyt Smith Center located at 3444 North Fulton Avenue, Hapeville, Georgia 30354. All attendees will be required to wear a face covering and practice social distancing in accordance with the requirements set forth by state law and public health regulations. The meeting will also be made available to the public by teleconference in accordance with O.C.G.A § 50-14-1(g) at 1-888-204-5987, Access Code 1045050# to consider the following:

Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 3.1 (Zones), Section 93-3.1-2 (Zoning Map) for the purpose of amending and updating the City of Hapeville Zoning Map.

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at cepps@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on December 7, 2020. 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.
#0000499617:11/23-2AS

20-PC-11-20

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant SCP Acquisitions, LLC

Mailing Address: 3715 Northside PWKY NW, STE 1-310, Atlanta, GA 30327

Telephone 404-400-1322 Mobile # [REDACTED] Email wcasaday@southcitypartners.com

Property Owner (s) Louis Levenson | Patricia L. Murray c/o Jay V. Dell, JR

Mailing Address 125 Broad Street SW, Atlanta, GA 30303 | 1040 Founders Row, Ste. B, Greensboro, GA 30642

Telephone 404-659-5000 | 706-453-4800 Mobile # _____

Address/Location of Property: See Exhibit A

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** See Exhibit A

Present Zoning Classification: U-V Urban Village Size of Tract: See Exhibit A acre(s)

Present Land Use: Vacant Land & Commercial Uses

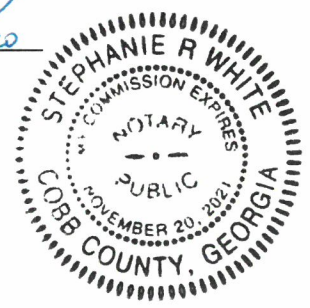
Please check the following as it applies to this application

☐ Site Plan Review
☒ Conditional Use Permit
☐ Temporary Use Permit
Other (Please State) _____

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

[Signature]
Applicant's signature
Date: 10/12/2020

Sworn to and subscribed before me
This 12 day of October, 2020.
[Signature]
Notary Public



Mixed-Use Parcels

Parcel ID	Parcel Address	Acres	Owner
10 009600060125	369 NORTH CENTAL AVE	2.0517	Patricia L. Murray
14 009600060133	325 SUNSET AVE	1.7052	Patricia L. Murray
14 099600060059	377 NORTH CENTRAL AVE	0.7820	Louis Levenson
14 009600060034	397 NORTH CENTRAL AVE	1.2070	Louis Levenson
14 009600060026	400 KING ARNOLD ST	1.1490	Louis Levenson
14 009600060091	376 KING ARNOLD ST - TRACT 5	0.7700	Louis Levenson
14 009600060041	383 NORTH CENTRAL AVE	0.4960	Louis Levenson
Total Mixed-Use Parcels:		8.1610	

Townhome & Single Family Parcels

Parcel ID	Parcel Address	Acres	Owner
14 009600060091	376 KING ARNOLD ST - TRACT 5A	0.5770	Louis Levenson
14 009600060141	325 SUNSET AVE	0.7240	Louis Levenson
14 006600010076	3394 LAVISTA DRIVE	0.1920	Louis Levenson
Total Townhome & Single Family Parcels:		1.4930	

Total Site Acreage	9.6540
---------------------------	---------------

Contemplating between 270 – 300 Multifamily Units

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

WRITTEN SUMMARY

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

SCP Acquisitions, LLC proposes a horizontally and vertically integrated mixed-use project contemplating 274 luxury apartments, 5,000 SF of retail/restaurant space, and approximately 22 adjacent townhomes across approximately 9.445 combined acres in Hapeville, Georgia.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

377 NORTH CENTRAL AVE, 383 NORTH CENTRAL AVE, 397 NORTH CENTRAL AVE, 325 SUNSET AVE

400 KING ARNOLD ST, 376 KING ARNOLD ST, & 3394 LA VISTA DR, HAPEVILLE, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

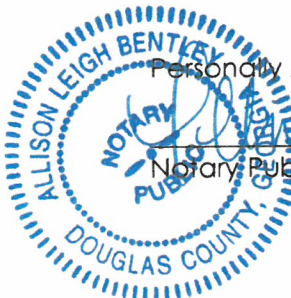
Name of Applicant SCP Acquisitions, LLC

Address of Applicant
3715 Northside PWKY NW, STE 1-310, Atlanta, GA 30327

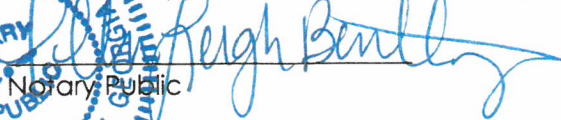
Telephone of Applicant
[REDACTED]


Signature of Owner

Louis Levenson
Print Name of Owner



Personally Appeared Before Me this 9 day of October, 2020.


Notary Public

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

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:
325 Sunset Avenue & 369 North Central Ave
Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant SCP Acquisitions, LLC

Address of Applicant
3715 Northside PWKY NW, STE 1-310, Atlanta, GA 30327

Telephone of Applicant
[REDACTED]

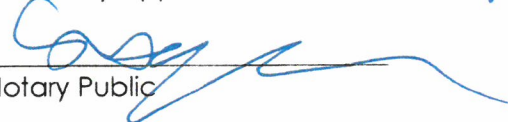


Signature of Owner

Patricia L. Murray

Print Name of Owner

Personally Appeared Before Me this 9th day of October, 2020.

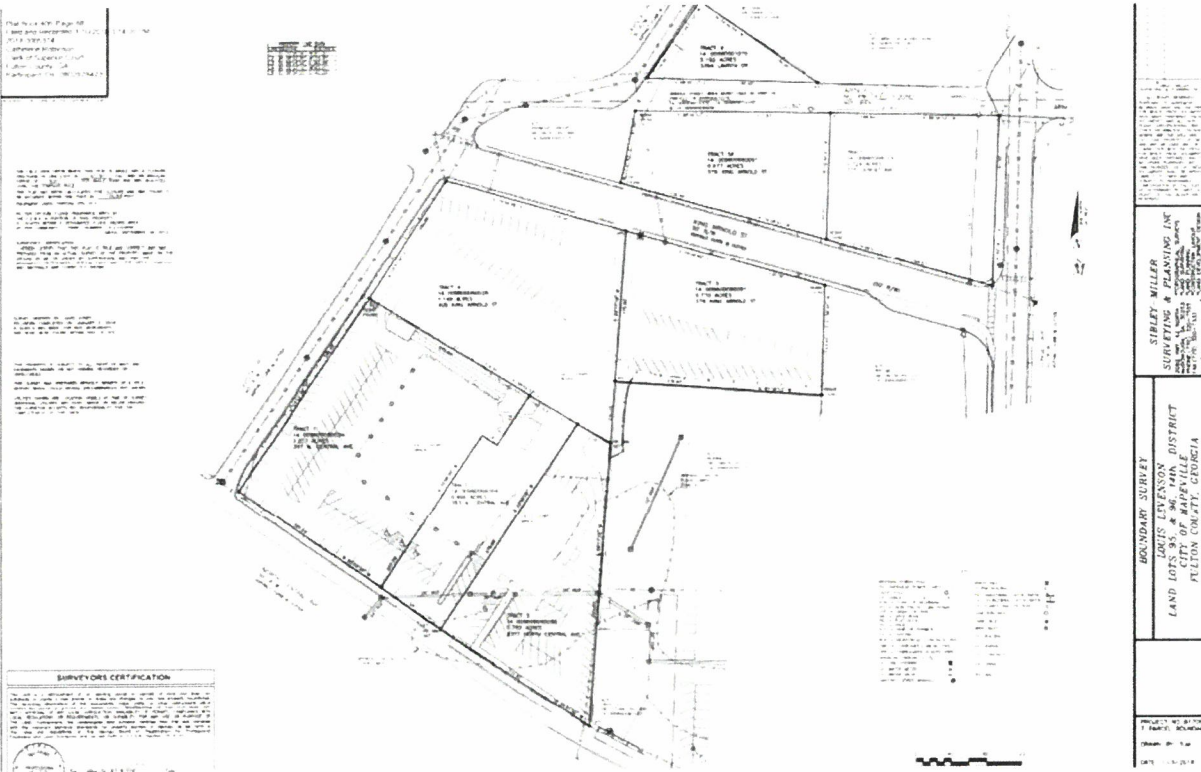


Notary Public



Legal Description of Property

Tracts 1, 2, 3, 4, 5, 5A, 6 and 7 as show on that Boundary Line Survey for Louis Levenson filed in Plat Book 406, page 68, Fulton County, Georgia records:



Legal Description of the Land

Tract 1:

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

BEGINNING at an iron pin found on the Northeasterly side of North Central Avenue, said pin located 579.48 feet Southeasterly from the corner formed by the intersection of the Northeasterly side of North Central Avenue with the East side of LaVista Drive, as measured along the Northeasterly side of North Central Avenue; running thence North 01 degree 14 minutes 08 seconds East, 195.87 feet to an iron pin found; thence South 89 degrees 28 minutes 04 seconds West, 87.05 feet to an iron pin found; thence North 03 degrees 26 minutes 22 seconds East, 240.01 feet to an iron pin set; thence South 86 degrees 49 minutes 50 seconds East, 230.82 feet to an iron pin set; thence South 01 degree 07 minutes 43 seconds West, 475.56 feet to an iron pin found on the Northeasterly side of North Central Avenue; thence Northwesterly along the Northeasterly side of North Central Avenue, 140.17 feet to a point; thence Southwesterly along North Central Avenue, 1.3 feet to a point; thence Northwesterly along the Northeasterly side of North Central Avenue, 21.18 feet to an iron pin found and the point of beginning; being improved property known as 369 North Central Avenue, Hapeville, GA 30354

Tract 2:

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

BEGINNING at the Southwest corner of King Arnold Street and Sunset Avenue (formerly Sunset Street), if said street lines were extended to form an angle instead of a curve; running thence South along the West side of Sunset Avenue, 390.83 feet to an iron pin found; thence North 78 degrees 42 minutes 54 seconds West along the North line of property now or formerly owned by Wendy's, 193.15 feet to an iron pin found; thence North 01 degree 07 minutes 43 seconds East, 399.9 feet to an iron pin found on the Southwesterly side of King Arnold Street; thence Southeasterly along the Southwesterly side of King Arnold Street, 191.51 feet to a point on the West side of Sunset Avenue, if extended, and the point of beginning; LESS AND EXCEPTING that portion of the above described property used in rounding the corner of King Arnold Street and Sunset Avenue.

Known as 325 Sunset Avenue, Hapeville, GA 30354

RESERVED FOR CLERK OF THE SUPERIOR COURT

PROPERTY LINE DATA		
LINE	BEARING	DISTANCE
L1	S 33°58'00" W	67.20'
L2	N 56°02'00" W	20.00'
L3	S 58°54'33" E	63.08'
L4	N 55°03'10" W	83.01'
L5	S 58°54'33" E	42.29'

THE FIELD DATA ON WHICH THIS PLAT IS BASED HAS A CLOSURE
PRECISION OF ONE FOOT IN 47,787 FEET AND AN ANGULAR
ERROR OF 0.01" PER ANGLE POINT AND WAS ADJUSTED
USING THE COMPASS RULE.
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO
BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
EQUIPMENT USED: TOPCON GTS-313.

AS PER OFFICIAL FLOOD INSURANCE MAPS BY
THE F.E.M.A. A PORTION OF THIS PROPERTY
IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA
AS PER COMMUNITY - PANEL NUMBER 13121C0369F
DATED: SEPTEMBER 18, 2013

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE
GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THE
MONUMENTS REFERENCED HEREON, EXIST AND THEIR SIZES, LOCATIONS
AND MATERIALS ARE CORRECTLY SHOWN.

SURVEY ORDERED BY: DAVID AYNES
FIELDWORK COMPLETED ON: JANUARY 2, 2018
A SEARCH WAS MADE FOR NGS MONUMENTS
AND NONE WERE FOUND WITHIN 500' OF SITE.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND
EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR
UNRECORDED.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH COULD REVEAL ENCUMBRANCES NOT SHOWN.

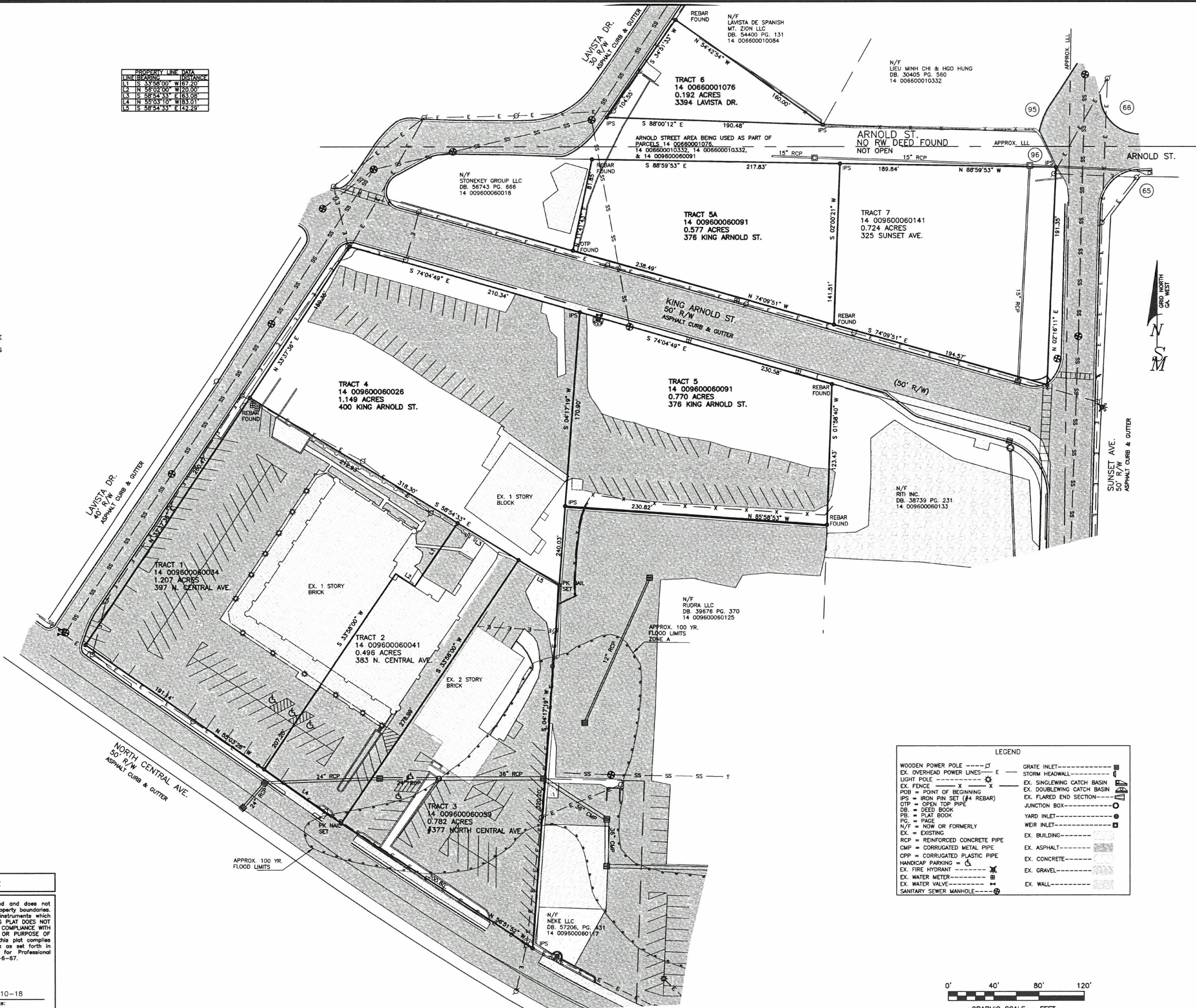
UTILITIES SHOWN ARE LOCATION VISIBLE AT TIME OF SURVEY.
ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND.
THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE
COMPLETENESS OF THIS DATA.

This plat is a reticulation of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated herein. READER'S NOTE: THIS PLAT DOES NOT CONSTITUTE ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys as set forth in the California Professional Land Surveyors Registration Act, California Professional Engineers and Land Surveyors and as set forth in O.C.G.S. Section 15-6-67.



Tim L. Miller GA. RLS # 3150 1-10-18
Date:

1-10-18
Date:

[illegible]

SIBLEY-MILLER
SURVEYING & PLANNING INC.

(ALL RIGHTS RESERVED)
PURSUANT TO AGREEMENT
BETWEEN SMSMP AND THE PARTY
FOR WHICH THESE DOCUMENTS
HAVE BEEN PREPARED, THESE
DOCUMENTS AND ALL DATA,
PLANS, SPECIFICATIONS, AND
OTHER INFORMATION CONTAINED
HEREIN ARE THE SOLE AND
EXCLUSIVE PROPERTY OF SMSMP,
AND MAY BE USED ONLY IN
CONNECTION WITH THE PROJECT
FOR WHICH THESE DOCUMENTS
HAVE BEEN PREPARED AND FOR
NO OTHER PURPOSES. ANY
UNAUTHORIZED USE OF THESE
DOCUMENTS SHALL BE WITHOUT
LIABILITY TO SMSMP AND
SUBJECT TO REASONABLE
COMPENSATION BY THE USER
AS DETERMINED BY SMSMP. ALL
RIGHTS OF THIS DESIGN ARE
RESERVED.

SIBLEY-MILLER
SURVEYING & PLANNING INC.

*TOPOGRAPHICAL SURVEYS
*LAND SURVEYING
*LAND PLANNING
*CONSTRUCTION LAYOUT
*LAND DEVELOPMENT DESIGN
*CIVIL ENGINEERING

2062 HWY. 42 NORTH
MCDONOUGH, GA. 30253
PHONE: (770) 320-7555
FAX: (770) 320-7333
www.sibleysurveying.com

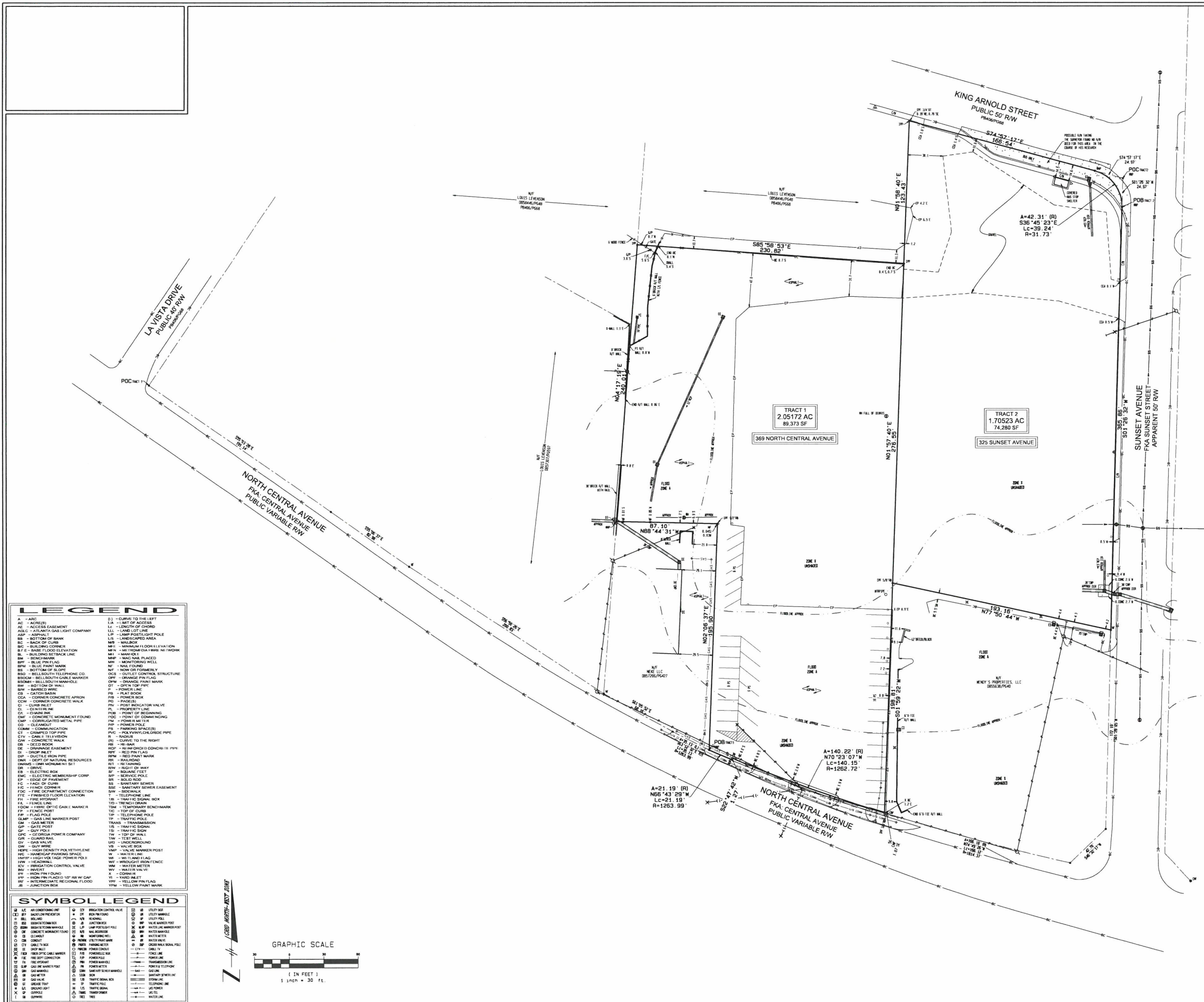
BOUNDARY SURVEY
LOUIS LEVENSON
LAND LOTS 95, & 96, 14th. DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

PROJECT NO.:B17085
7 PARCEL BOUNDARY

DRAWN BY: TLM

DATE: 1-3-2018

SCALE: 1" = 40'



ALTANSPS LAND TITLE SURVEY FOR
VERNAY LABORATORIES
LOCATED IN
LAND LOT 96
14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

[illegible]

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-5192
FAX: (770) 694-6870
WWW.NBENGINE.COM
LSF000429 - PEF000714

SCALE:	1" = 30'
DATE SURVEYED:	03/10/2020
DATE UPDATED:	N/A
SURVEYED BY:	JPH
DATE DRAFTED:	03/23/2019
UPDATE DRAFTED:	N/A
DRAWN BY:	AMCM
CHECKED BY:	VTH, BCP
JOB BOOK #	2737
JOB NUMBER:	200315
FOLDER NUMBER:	200315
COGO FILE:	N/A
DISC FILE:	200315
COUNTY/LAND/S:	FULTON/36/14
PLAT FILE:	C
SHEET:	2 OF 2



SEAL _____

PROJECT **Hapeville Multifamily**
Hapeville, GA

FOR **South City Partners**
Atlanta, GA

ISSUES &  - REVISIONS

DATE 22 August 1999

JOB NUMBER _____ 00 August 2020

DRAWN BY _____ 2006301

CHECKED BY _____ DAG

SHEET TITLE _____ DAG

DENSITY STUDY

SHEET NUMBER _____

DS-01

COMMENTS _____

NOT FOR CONSTRUCTION

24X36 © 2019 THE PRESTON PARTNERSHIP, LLC

Page 56 of 56



Site Data:
0.192 Acres

Single Family Home

Site Data:
1.49 Acres

22 Town Homes
1,500 sf Average

Site Data:
8.11 Acres

5,000 sf Retail
274 Units
810 sf Average
221,940 sf NRSF

2 Story Office
10,000 sf plate
20,000 sf Total

Parking Data:

18 Street Spaces for Retail

4 Garages Under Carriage Units
10 Tuck Under Garages Bldg 3
4 Tandem Spaces behind Carriage Garages
362 Surface Spaces
380 Total Spaces
1.38 sp/du



View 2 – King Arnold



View 1 – North Central

September 9, 2020



DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

To: Adrienne Senter
From: Lynn M. Patterson
Date: November 3, 2020
RE: Conditional Use Permit – 369 North Central Ave, 0 Sunset Ave, 377 North Central Ave, 383 North Central Ave, 397 North Central Ave, 400 King Arnold Street

BACKGROUND

The City of Hapeville received a request for a Conditional Use Permit from SCP Acquisitions, LLC to construct a mixed use apartment and retail development. Prior to submission of the site plan and required approvals, the property will be replatted such all parcels will be consolidated. The properties are zoned U-V, Urban Village. The properties are developed with multiple structures which will be demolished as part of the project.

Multifamily uses are permitted as a Conditional Use within the U-V Zoning District and are subject to the provisions of Article 3.2 below:

CODE

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-5. - Conditional uses.

Specific uses may be permitted as conditional uses, provided conformance to the purpose and intent of the applicable code. Such uses are:

- (9) All multifamily uses shall be conditional uses in U-V zone. In addition to meeting the conditional use provisions, all multifamily uses in U-V shall comply with [subsection] 93-11.2-3(19).

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

- (19) Residential density limitations shall be as follows:
 - a. The maximum permitted residential density of a master planned development shall be 40 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant;
 - b. The built residential density of individual parcels or blocks within a master planned development may be greater or less than 40 units per acre, provided the project's combined average maximum permitted residential density is not exceeded; and
 - c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

The Master Plan for the project includes property between North Central and King Arnold, bounded by LaVista and Sunset with apartments, retail and commercial space as well as single family attached homes and a single family home across King Arnold. The total acreage is 9.435 acres with a maximum residential density of 377

units across all parcels. The proposed multi-family project will have approximately 275 to 295 residential units and 5,000 SF of retail and 20,000 SF of commercial space across 7.93 acres, which is compliant. An additional 22 to 25 townhomes and a single-family home are planned across King Arnold.

ARTICLE 3.2 – Conditional Uses

Sec. 93-3.2-1. - Permit required.

Zoning districts established herein permit certain uses which are allowable therein provided they meet specified conditions, as set forth therein and here. No such use shall be permitted until a conditional use permit has been issued authorizing such use. The procedures for granting such permits shall be the same as for amendments to the zoning ordinance or zoning map.

Sec. 93-3.2-2. - Review of applications.

Those conditions specified in the zoning district regulations shall be considered to be the minimum standards which must be met before the conditional use application may be considered by the planning commission for review and recommendation and the mayor and council for decision. In deciding upon whether or not a conditional use meets the minimum standards and promotes the health, safety, morals, or general welfare of the city, the mayor and council shall utilize the applicable standards of review of [section 93-25-6](#).

Sec. 93-3.2-3. - Issuance of permit.

If the mayor and council, after applying the evidence to the standards of review, have been convinced that the allowance of the conditional use will promote the health, safety, morals, or general welfare of the city, a conditional use permit may be granted, subject to those provisions that may be imposed by the mayor and council.

Sec. 93-3.2-4. - Procedures regarding delays in use of condition.

If a building permit, grading permit or occupation tax permit has not issued and construction (if any is necessary) begun within a 12-month period after such conditional use is approved, the conditional use may be withdrawn at a meeting of the mayor and council. The mayor and council may then reinstate the prior zoning district and regulations. In the alternative, the mayor and council may extend the conditional use for 12 months and any number of subsequent 12-month periods by only one such period at a time.

Sec. 93-3.2-5. - Special use permit procedures.

Mayor and Council may in considering a special use permit following a public hearing impose reasonable conditions deemed necessary to the protection or benefit of owners of adjacent and nearby properties to ensure compatibility of the proposed development or use with surrounding uses. The decision of mayor and council concerning consideration of a special use shall be given to the applicant in writing, by certified U.S. mail to the address indicated in the application. Aggrieved applicants shall have 30 calendar days from the date of receipt of the notice in which to petition the superior court of Fulton County for writ of certiorari.

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

- (a) *Special use permit criteria.* Special uses are compatible uses of land or the improvement of structures within a zoning district that reasonably require special consideration and therefore, are not allowed "by right." The following standards shall be considered in evaluating the appropriateness of all proposed special uses of property:
 - (1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns public health, safety or general welfare;
The use of the property for a vertically mixed use (apartments, retail and commercial space) would not adversely affect the public health, safety or general welfare of the surrounding area. The density of the apartments supports the goals for more transit oriented development, creates a more substantial demographic base to help attract retail operations, such as pharmacies, grocers, and other retailers, as well as other businesses. The location of the project along the City's eastern gateway is consistent with the adopted LCI plan.
 - (2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance;

- The consolidated lots can accommodate the proposed density while satisfying the dimensional requirements of the Ordinance.
- (3) Compatibility with adjacent properties and other land uses in the vicinity;
The area has been designated as medium intensity mixed use in the future land use map. This encourages higher densities and multi-family developments. Directly across Sunset Avenue is St. John's Catholic School. There is a residential neighborhood to the north. Along King Arnold, Sunset and North Central Avenue, there are a mix of residential and commercial in the vicinity. The proposed use for a multifamily facility is compatible.
 - (4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity;
Multi-family housing units are neither a nuisance nor do they create hazardous conditions.
 - (5) Impact on traffic movement, availability of off-street parking, options for buffering or protective screening, hours and manner of operation, lighting, signs and access to the property; and
As with a development, particularly higher density development, there is expected to be an increase in traffic. The proximity of the development to North Central Avenue and Interstate 75 and the potential for a commuter rail line may lessen the impact. The on street parking along LaVista to accommodate the retail has been reviewed with the Department Heads to minimize traffic conflicts. Proposed interior parking and on street parking is adequate at the site. The number of curb cuts from North Central has been reduced to 2 and there is access from King Arnold Street as well.
 - (6) Conformance of the special use to other requirements of the ordinance.
The conceptual site plan has been designed to meet the requirements of the U-V District as well as the Architectural Design Standards.

RECOMMENDATION

The proposed use of mixed use apartment, retail and commercial development is compatible with the U-V Zoning District and meets the intent of the district, the LCI Plan and the Comprehensive Plan. The conditional use application is recommended for approval.



DAVID BLOODWORTH
FIRE CHIEF

FIRE DEPARTMENT

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: North Central Ave and LaVista Dr.

Date: November 5, 2020

Currently working on Fire Department access to the buildings and fire mains (fire hydrants and sprinkler lines). If you should need any more information, please let me know. Thanks.



CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
ATLANTA, GA 30354

THE DAILY REPORT
136 Pryor Street, SW
Suite CB14
Atlanta, GA 30303

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF FULTON

In Re: Ad # 499615

Before me, the undersigned, a Notary Public, this day personally came the undersigned who, being duly sworn, according to law, says she is an agent for the ALM, LLC publishers of the Daily Report, the official legal organ of Fulton County, published in Atlanta, Georgia, in said county and state, and that the publication, of which is annexed is true copy, was published in said newspaper as provided by law on the following dates: 11/23/20, _____, _____, _____

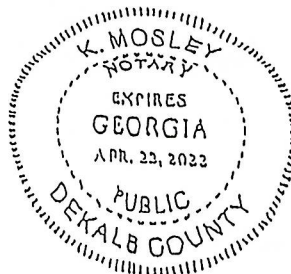
Alexia Seal
Agent of the Daily Report

Sworn to and subscribed before me this
2nd day of December, ~~2019~~ 2020

K. Mosley

Signature, Notary Public
K. Mosley

My Commission Expires Apr. 22, 2022
Location: Fulton County, Georgia



NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on **Tuesday, December 8, 2020 at 6:00 p.m.** at the Hoyt Smith Center, 3444 North Fulton Avenue, Hapeville, Georgia 30354. All attendees will be required to wear a face covering and practice social distancing in accordance with the requirements set forth by state law and public health regulations. The meeting will also be made available to the public by teleconference in accordance with O.C.G.A. § 50-14-1(g) at 1-888-204-5987, Access Code 1045050# to consider the following:

Consideration of a Conditional Use Permit for a multi-family development at 369 North Central Avenue, 377 North Central Avenue, 383 North Central Avenue, 397 North Central Avenue, 325 Sunset Avenue, 376 King Arnold Street, 400 King Arnold Street and 3394 LaVista Drive, Parcel Identification Numbers 14-0096-0006-012-5, 14-0096-0006-013-3, 14-0096-0006-005-9, 14-0096-0006-004-2, 14-0096-0006-003-4, 14-0096-0006-002-6, 14-0096-0006-009-1, 14-0096-0006-014-1 and 14-0066-0001-007-6. The properties are zoned U-V, Urban Village and are subject to the zoning regulations under Section 93-11.2-5 of the City of Hapeville Zoning Ordinance.
Applicant: Will Casaday, SCP Acquisitions, LLC

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at cepps@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on December 7, 2020. 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.
#0000499615:11/23-1AS

20-PC-11-17

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

Name of Applicant Joseph Latimer c/o Dwarf House Group

Mailing Address: 5200 Buffington Rd. Atlanta GA 30349

Telephone [REDACTED] Mobile # [REDACTED] Email joseph.latimer@cfacorp.com

Property Owner (s) Dwarf House, LTD; Dwarf House Property Co., INC.; 451 N. Central, LLC; John Martin Holder, Jr.

Mailing Address 5200 Buffington Rd, Atlanta GA 30349

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: varies, see attached owner forms

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

Present Zoning Classification: U-V-c Size of Tract: proposed 3.5 a cre(s)

Present Land Use: Commercial

Please check the following as it applies to this application

☒ Site Plan Review

☒ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) _____

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

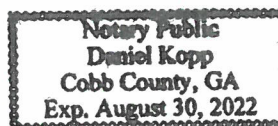
S. Joseph Latimer
Applicant's signature

Date: 10/7/2020

Sworn to and subscribed before me

This 7th day of October, 2020.

Daniel Kopp
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

436 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

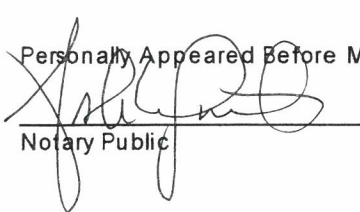
Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]


Signature of Owner

John Holder
Print Name of Owner

Personally Appeared Before Me this 7 day of October, 2020.


Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

440-448 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant



[Signature]
Signature of Owner

JOHN N. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

451 N Central Ave.

Hapeville GA 30354

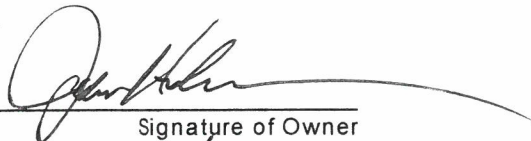
City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

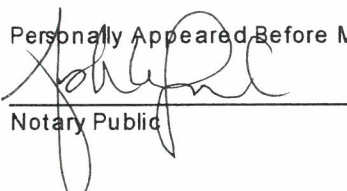
Address of Applicant
5200 Buffington Rd Atlanta GA 30349

Telephone of Applicant
[REDACTED]


Signature of Owner

JOHN HOLDER
Print Name of Owner

Personally Appeared Before Me this 7 day of October, 2020.


Notary Public



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

AUTHORIZATION OF PROPERTY OWNER

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

461 N Central Ave.

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

466 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3580 Sherman Rd.

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

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

AUTHORIZATION OF PROPERTY OWNER

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

Sherman Road, Land Lot 96 of the 14th District

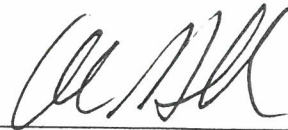
City of Hapeville, County of Fulton, State of Georgia

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

Name of Applicant Joseph Latimer c/o Dwarf House Group

Address of Applicant
461 North Central Avenue

Telephone of Applicant
[REDACTED]



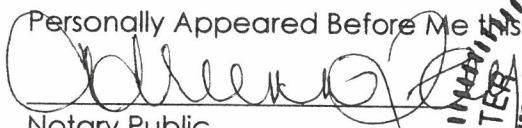
Signature of Owner

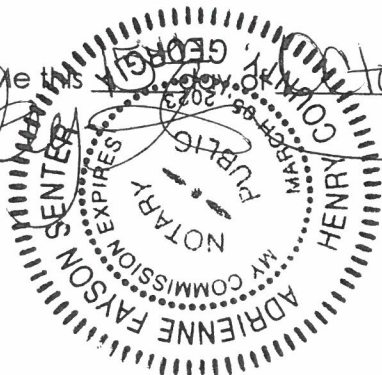
Alan Hallman, Mayor

Print Name of Owner

Personally Appeared Before Me this

5th day of October, 2020


Notary Public



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

WRITTEN SUMMARY

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

This project is for the redevelopment of the Dwarf House in Hapeville, GA. The combination of parcels surrounding Sherman road will allow for the creation of one larger parcel for the redevelopment. Chick-fil-A is currently in the process of obtaining the abandoned Sherman Road. We are asking for the approval to combine the Sherman Road land with the other parcels owned by entities of Chick-fil-A to create a single parcel. There will still be, for the foreseeable future, two lease parcels which will remain as parking and drive aisles. We are also asking for a few variances to be verified during site plan review but could consist of increaseing the building setback line to align with other buildings along this corridor, the building orientation, increased parking over the 110% maximum, and parking on the lease parcels. As part of this development we are also asking for a conditional/special use permit to continue to allow a drive thru on the site.

The proposed building will be a combinations of styles throughout the history of the ownership and will act as a tribute to Truett Cathy's devotion to serving quality products to his consumers. The site will have outdoor play and eating areas, bus parking for tours, an expanded drive thru with canopies for face to face ordering and meal delivery. The landscaping will be greatly improved upon and underground detention will be provided for stormwater.

Site Plan Checklist – Please include with your application.

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

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

PD 4 JL

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

JL

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

P-30' JL

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

JL

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

- 5L The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.
- C-20 5L The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.
- C-30 5L Existing and proposed grades at an interval of five (5) feet or less.
- L-100 5L The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).
- L-100 5L A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.
- 5L The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.
- 5L The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.
- C-20 5L The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

- C-3.0 JL Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- S-8ⁿ
PRIVATE JL Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- A-3.0¹ JL Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- C-2.0 JL Site area (square feet and acres).
- G-0.0¹ JL Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- G-0.0²
~~G-0.0~~ JL Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- C-2.0 JL Total floor area ratio and/or residential density distribution.
- C-2.0 JL Number of parking spaces and area of paved surface for parking and circulation
- JL At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please initial each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: S. Joseph Latimer
Date 10/7/2020

N/F
SOUND THACH LAI THI KIM
TAX ID: 14 009500030293
DB 48602 PG 90
ADDRESS: 470 KING ARNOLD ST

N/F
DWARF HOUSE, LTD
DB 48847 PG 274
TAX ID: 14 009500030301
ADDRESS: 466 KING ARNOLD STREET
AREA: 9,462 SQ. FT. (0.217 ACRES)

N/F
DWARF HOUSE, LTD
DB 48847 PG 274
TAX ID: 14 009500030152
ADDRESS: 461 NORTH CENTRAL AVENUE
AREA: 53,804 SQ. FT. (1.235 ACRES)

N/F
APOGEE MANAGEMENT, LLC
TAX ID: 14 009500030400
DB 56214 PG 54
ADDRESS: 475 NORTH CENTRAL AVE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.G.C.A. SECTION 15-6-67.

LINE	BEARING	DISTANCE
L1	S 42°14'20" E	94.00
L2	S 34°48'29" W	126.59
L3	S 34°07'07" W	215.19
L4	N 34°21'48" E	125.00
L5	S 48°06'48" E	8.79
L6	S 34°48'29" W	8.83

SSMH
TOP=991.37
INV IN=983.40 A
INV IN=985.23 C
INV IN=985.57 C
INV OUT=983.15 D
STMH-2076
TOP=990.76
INV IN=984.56
INV OUT=984.31

SURVEYOR CERTIFICATION:

TO: DWARF HOUSE GROUP, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13 & 16. THE FIELD WORK WAS COMPLETED ON MAY 22, 2019.

SIGNED: *Daniel E. Buice*
DATE: 5/25/19
REGISTRATION NO. 2350

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	87.90	1160.17	S 42°14'20" E	87.93
C2	14.43	10.00	S 06°33'58" E	13.21

LAND DESCRIPTION OF TRACT 6

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 95 OF THE 14TH DISTRICT AND BEING IN THE CITY OF HAPEVILLE, GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET (50' RIGHT-OF-WAY) AND SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY); THENCE S54°04'18"E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET A DISTANCE OF 182.46 FEET TO A 1/2" REBAR WITH CAP SET AT THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY S33°59'19"W A DISTANCE OF 186.06 FEET TO A 3-CUT IN PVC PIPE SET; THENCE N54°15'22"W A DISTANCE OF 64.08 FEET TO A MAG NAIL SET; THENCE N34°21'48"E A DISTANCE OF 50.00' TO A 1/2" REBAR WITH CAP FOUND; THENCE N55°04'51"W A DISTANCE OF 100.00 FEET TO A 1/2" REBAR WITH CAP FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY N54°00'22"E A DISTANCE OF 130.13 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT 22.14 FEET HAVING A RADIUS OF 14.00 FEET SUBTENDED BY A CHORD OF N79°18'55"E A DISTANCE OF 19.91 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET (50' RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY S55°22'32"E A DISTANCE OF 148.53 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF 26.888 SQUARE FEET OR 0.617 ACRES.

SITE

LOCATION MAP

NOTES

- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13121C03677 & 13121C03687, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 AND IT IS IN A AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
 - EQUIPMENT USED FOR MEASUREMENTS IS AS FOLLOWS: TRIMBLE R6 GPS UNIT, TRIMBLE 56 ROBOTIC TOTAL STATION AND A TSC3 RANGER DATA COLLECTOR.
 - THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83 AND THE VERTICAL DATUM IS NAVD83.
 - THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON 03/12/2018.
 - THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A TRIMBLE R6 DUAL FREQUENCY RECEIVER WITH A TRIMBLE TSC3 DATA COLLECTOR NETWORK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY NETWORK RTK UTILIZING THE TRIMBLE VRS REALTIME NETWORK OPERATED BY eGPS SOLUTIONS, INC.
 - THE CERTIFICATE OF AUTHORIZATION NUMBER FOR COLUMBIA ENGINEERING IS LSF000902.
 - THERE IS NO OBSERVED EVIDENCE OF EARTHMOVING WORK ALONG ROAD FRONTAGES OF SUBJECT PROPERTY.
 - THERE IS NO OBSERVED EVIDENCE OF WASTE DUMP, SUMP, OR SANITARY LANDFILL ON SUBJECT PROPERTY.
 - THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES AS WELL AS UNDERGROUND STORAGE TANKS) WERE LOCATED BY THE PUBLIC UTILITY COMPANIES SERVICING THIS AREA AND ARE SHOWN HEREON AS THEY WERE PAINTED AND/OR MARKED ACCORDINGLY.
- THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION.
- THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS POSSIBLE FROM INFORMATION AVAILABLE.
- INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

LAND DESCRIPTION OF COMBINED TRACTS 1 & 2

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOTS 95 & 96, 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL SET AT THE EXTENDED INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET (50' RIGHT-OF-WAY) AND NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY); THENCE SOUTH 34°48'29" WEST, A DISTANCE OF 8.83' TO THE POINT OF BEGINNING; THENCE SOUTH 34°48'29" WEST, ALONG NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD, A DISTANCE OF 126.59 FEET TO A POINT; THENCE SOUTH 34°07'47" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 215.19 FEET TO A MAG NAIL SET ON THE INTERSECTION OF SAID NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD AND NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE LEAVING NORTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD, NORTH 54°53'19" WEST, ALONG NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE A DISTANCE OF 149.85 FEET TO A 1" ROD FOUND; THENCE LEAVING NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE NORTH 34°39'31" EAST, ALONG PROPERTY LINE OF APOGEE MANAGEMENT, LLC, RECORDED IN DEED BOOK 56214, PAGE 54, A DISTANCE OF 192.59 FEET TO A 1/2" REBAR SET; THENCE NORTH 58°44'13" SOUTH, ALONG SAID PROPERTY LINE, A DISTANCE OF 50.00 FEET TO A 1/2" REBAR FOUND (REBAR 0.19 FEET SOUTH EAST FROM TRUE CORNER); THENCE LEAVING SAID PROPERTY LINE NORTH 35°00'29" EAST, ALONG PROPERTY LINE OF SOUND THACH AND LAI THI KIM RECORDED IN DEED BOOK 48602, PAGE 90, A DISTANCE OF 186.00 FEET TO A 1/2" REBAR WITH CAP SET ON THE SOUTHWESTERLY RIGHT-OF-WAY OF KING ARNOLD STREET; THENCE SOUTH 42°14'20" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 94.08 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT A DISTANCE OF 97.95 FEET, HAVING A RADIUS OF 1160.17 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 42°28'57" EAST, FOR A DISTANCE OF 97.93 FEET, TO A POINT; THENCE CONTINUING ALONG MITERED RIGHT-OF-WAY OF KING ARNOLD STREET AND SHERMAN ROAD, ALONG A CURVE TO THE RIGHT A DISTANCE OF 14.43 FEET, HAVING A RADIUS OF 10.00 FEET AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 06°33'58" EAST, FOR A DISTANCE OF 13.21 FEET, TO THE POINT OF BEGINNING. CONTAINING 63,266 SQUARE FEET OR 1.452 ACRES, MORE OR LESS.

LAND DESCRIPTION OF TRACT 3

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 95 & 96, 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A MAG NAIL SET AT THE INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY) AND NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE NORTH 34°21'48" EAST, ALONG SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD, A DISTANCE OF 75.00 FEET TO A MAG NAIL SET, SAID THE POINT BEING THE POINT OF BEGINNING; THENCE NORTH 34°21'48" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 125.00 FEET TO A 1/2" REBAR WITH CAP SET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 55°04'51" EAST, ALONG PROPERTY LINE OF RICHARD E. BUICE, A DISTANCE OF 100.00 FEET TO A 1/2" REBAR WITH CAP SET; THENCE SOUTH 34°21'48" WEST, ALONG SAID PROPERTY LINE AND PROPERTY LINE OF DWARF HOUSE PROPERTY CO., INC., A DISTANCE OF 125.00 FEET TO A POINT; THENCE NORTH 55°04'51" WEST, ALONG SAID PROPERTY LINE OF DWARF HOUSE PROPERTY CO., INC., A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 12,499 SQUARE FEET OR 0.287 ACRES, MORE OR LESS.

LAND DESCRIPTION OF TRACT 4

ALL THAT TRACT OR PARCEL OF LAND LYING OR BEING IN LAND LOT 96, 14TH DISTRICT, CITY OF HAPEVILLE, GEORGIA, FULTON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A MAG NAIL SET AT THE INTERSECTION OF SOUTHWESTERLY RIGHT-OF-WAY OF SHERMAN ROAD (40' RIGHT-OF-WAY) AND NORTHEASTERLY RIGHT-OF-WAY OF NORTH CENTRAL AVENUE; THENCE NORTH 34°21'48" EAST, ALONG SOUTHEASTERLY RIGHT-OF-WAY OF SHERMAN ROAD, A DISTANCE OF 75.00 FEET TO A MAG NAIL SET; THENCE LEAVING SAID PROPERTY LINE SOUTH 54°15'22" EAST, ALONG PROPERTY LINE OF RICHARD E. BUICE, A DISTANCE OF 64.08 FEET TO AN X-CUT IN PVC PIPE SET; THENCE LEAVING SAID PROPERTY LINE SOUTH 58°03'38" EAST, ALONG PROPERTY LINE OF JOHN MARTIN HOLDER, JR., A DISTANCE OF 50.00 FEET TO A 3/4" OPEN TOP PIPE FOUND; THENCE LEAVING SAID PROPERTY LINE SOUTH 54°47'04" EAST, ALONG PROPERTY LINE OF N & N COIN LAUNDRY, LLC, A DISTANCE OF 15.47 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID PROPERTY LINE NORTH 33°59'19" EAST, ALONG PROPERTY LINE OF N & N COIN LAUNDRY, LLC, A DISTANCE OF 15.47 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID PROPERTY LINE NORTH 33°59'19" EAST, ALONG PROPERTY LINE OF N & N COIN LAUNDRY, LLC, A DISTANCE OF 15.47 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID PROPERTY LINE NORTH 33°59'19" EAST, ALONG PROPERTY LINE OF N & N COIN LAUNDRY, LLC, A DISTANCE OF 15.47 FEET TO A 1/2" REBAR FOUND; THENCE LEAVING SAID PROPERTY LINE NORTH 33°59'19" EAST, ALONG PROPERTY LINE OF N & N COIN LAUNDRY, LLC, A DISTANCE OF 15.47 FEET TO A 1/2" REBAR FOUND. CONTAINING 26,851 SQUARE FEET OR 0.616 ACRES, MORE OR LESS.

CIVIL ENGINEERS * LAND PLANNERS
* LANDSCAPE ARCHITECTS * SURVEYORS

COLUMBIA
ENGINEERING
2862 BUFORD HIGHWAY
SUITE 200
DULUTH, GEORGIA 30096
(770) 925-0357



FOR THE FIRM COLUMBIA
ENGINEERING LSP#000902

ALTA/NSPS SURVEY FOR

DWARF HOUSE GROUP, LLC &
FIDELITY NATIONAL TITLE INSURANCE COMPANY
451, 461 NORTH CENTRAL AVENUE, 3580 SHERMAN ROAD, 436, 440, 448 KING ARNOLD STREET
LAND LOTS 95 AND 96 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

REVISIONS	DATE
RAILROAD CROSSING	05/09/18
ADDED BUICE TRACK	05/30/19

DRAWING TITLE

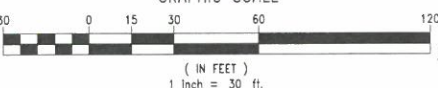
ALTA/NSPS
SURVEY

FILE NAME 5041_00_SV	DRAWING NO.
DRAWN BY: SJ	
PROJECT NO. 5041.00	
FIELD DATE 05/22/19	1 OF 1
PLAT DATE 04/05/18	
SCALE: 1"=30'	

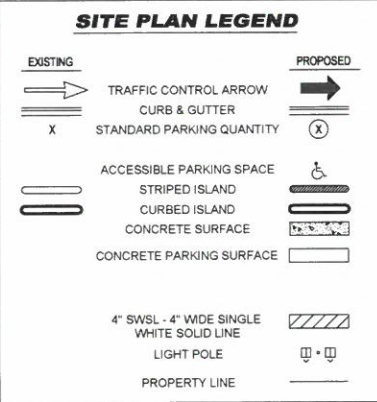
LEGEND

- | | |
|---|---|
| <ul style="list-style-type: none"> PROPERTY CORNER FOUND CALCULATED PROPERTY CORNER SINGLE WING CATCH BASIN DOUBLE WING CATCH BASIN STORM MANHOLE DROP INLET SANITARY SEWER MANHOLE CURB INLET GAS VALVE BOLLARD POWER POLE AC UNIT TELEPHONE MANHOLE TELEPHONE PEDESTAL CLEANOUT GUY ANCHOR FIRE HYDRANT WATER VALVE WATER METER TELEPHONE POLE GREASE TRAP | <ul style="list-style-type: none"> PROPERTY CORNER SET LIGHT POLE ELECTRIC BOX NUMBER OF PARKING SPACES DECORATIVE TREE OVERHEAD UTILITY LINE LANDSCAPED AREA FENCE SANITARY SEWER LINE GAS LINE WATER LINE UNDERGROUND ELECTRIC LINE STORM LINE RIGHT OF WAY NOW OR FORMERLY DEED BOOK P.O.C. POINT OF COMMENCEMENT REINFORCED CONCRETE PIPE CORRUGATED METAL PIPE POLYVINYL PLASTIC PIPE NAIL SET |
|---|---|

GRAPHIC SCALE



N/F
DWARF HOUSE PROPERTY CO., INC.
TAX ID: 14 009600030276 &
14 009600030268
DB 56271 PG 86
ADDRESS: 3560 SHERMAN ROAD
AREA: 12,499 SQ. FT. (0.287 ACRES)



AREA SUMMARY

EXISTING AREA TABULATION

IMPERVIOUS AREA
BUILDING PAD
ASPHALT PAVEMENT
CONCRETE, GRAVEL 139746.62 SF: 3.21 ACRES (91.2%)

PERVIOUS AREA
GRASS/LANDSCAPE 13504.92 SF: 0.31 ACRES (8.8%)

TOTAL AREA 153251.54 SF: 3.52 ACRES (100%)

PROPOSED AREA TABULATION

IMPERVIOUS AREA
BUILDING PAVEMENT
CONCRETE 127388.86 SF: 2.92 ACRES (83%)

PERVIOUS AREA
GRASS/LANDSCAPE 25862.68 SF: 0.59 ACRES (17%)

TOTAL AREA 153251.54 SF: 3.52 ACRES (100%)

FAR = 7%

PARKING REQUIREMENTS

PARKING RATIO = 3 SPACES PER 1000 SF

TOTAL SPACE INSIDE = 11,324 SF

PATIO SPACE = 818

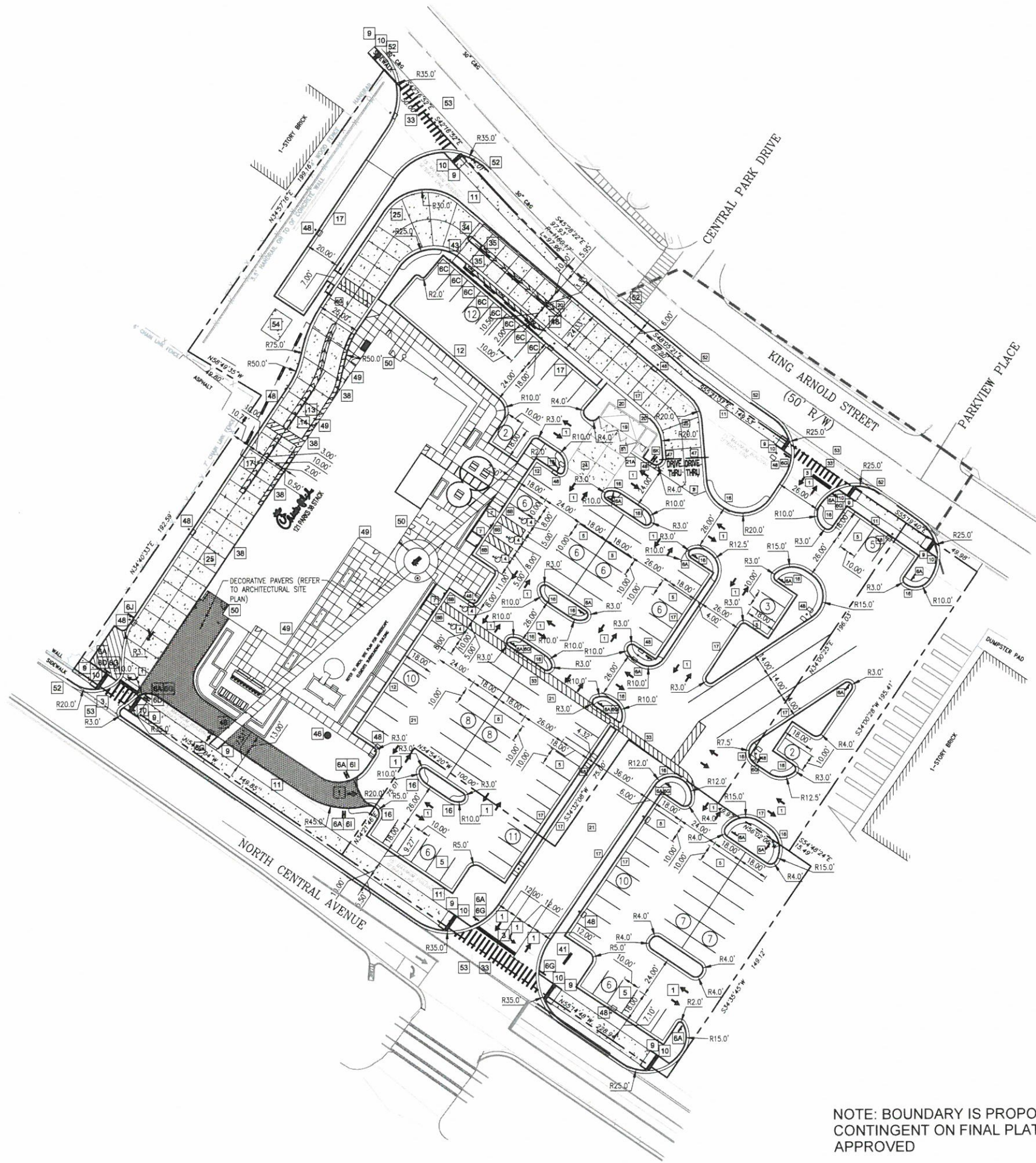
PARKING SPACES REQUIRED = 36

TOTAL SPACES PROVIDED = 121

DEVELOPMENT DATA

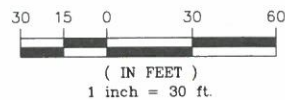
SITE ZONING: U-V-C

SETBACKS	BUILDING	LANDSCAPE
EAST -	0 FEET	0 FEET
SOUTH -	0-15 FEET	5 FEET
NORTH -	0-15 FEET	5 FEET
WEST -	15 FEET	5 FEET



- SITE PLAN DESIGN NOTES & KEY PLAN**
- 1 DIRECTIONAL ARROW
- 2 DRIVE-THRU GRAPHICS
- 3 STOP LINE GRAPHIC
- 4 PAINTED ACCESSIBILITY SYMBOL
- 5 STANDARD PARKING STALL & STRIPING DETAIL. NEUTRAL AREAS SHALL BE MARKED WITH 4" WIDE STRIPES AT 48" O.C. UNLESS NOTED OTHERWISE
- 6 DIRECTIONAL SIGNAGE (REFER TO SIGN PACKAGE FOR MORE DETAILS AND DETAILS 5-8 ON C9.0)
- ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" BY THE U.S. DEPARTMENT OF TRANSPORTATION
- 6A STOP SIGN (R1-1 36"x36")
- 6B HANDICAP SIGN
- 6C MOBILE ORDERING SIGN
- 6D NO LEFT TURN SIGN
- 6E ONE WAY SIGN (R6-1 OR R6-2)
- 6F RIGHT TURN ONLY
- 6G PEDESTRIANS CROSSING
- 6H CIRCLE BUILDING FOR DRIVE THRU
- 6I DO NOT ENTER SIGN (R5-1)
- 6J LANES MERGE SIGN
- 6K DT ARROW SIGNS
- 7 SIDEWALK ACCESSIBLE RAMP
- 8 CURB RAMP W/ FLARED SIDES
- 8A CURB RAMP W/ SHORT FLARED SIDES
- 9 NOT USED
- 10 TRUNCATED DOMES
- 11 TYPICAL CONCRETE SIDEWALK
- 12 SIDEWALK WITH CURB & GUTTER SECTION
- 13 DRIVE-THRU PLAN VIEW
- 14 DRIVE-THRU ISOMETRIC VIEW
- 15 SOLID PLASTIC WHEEL STOP (NOT USED)
- 16 LANDSCAPE & IRRIGATION PROTECTOR
- 17 24" CONCRETE CURB & GUTTER - CATCHING & SPILLING
- 18 EXPANSION JOINT
- 19 REFUSE ENCLOSURE FOUNDATION PLAN
- 19A REFUSE ENCLOSURE FOUNDATION PLAN (ALT)
- 19B REFUSE ENCLOSURE ALTERNATE DRAINAGE PLAN
- 20 CONCRETE BOLLARD
- 21 TYPICAL PAVEMENT SECTION
- 21A PAVEMENT EDGE DETAIL
- 22 TRANSVERSE & LONGITUDINAL CONTRACTION JOINT
- 23 TRANSVERSE & LONGITUDINAL DOWELED CONSTRUCTION JOINT
- 24 CONCRETE APRON @ TRASH ENCLOSURE
- 25 CONCRETE PAVING @ DRIVE THRU LANE
- 26 ALUMINUM HANDRAIL (SEE ARCH. PATIO PLAN)
- 27 TYPICAL ADA RAMP AND HANDRAIL
- 28 CONTRACTION JOINT
- 29 KEYED CONSTRUCTION JOINT
- 30 LONGITUDINAL BUTT JOINT
- 30A BUTT JOINT
- 31 EXPANSION JOINT
- 32 MULTI-ORDER POINT DIRECTIONAL ARROW DETAILS
- 33 CROSSWALK
- 34 DRIVE-THRU ORDER POINT ISLAND CURB
- 35 MENU BOARD LOOP DETECTION SYSTEM
- 36 ENTRY DOOR FROST SLAB DETAIL
- 37 SAN. C.O. OUTSIDE BUILDING
- 38 BUILDING DOWNSPOUT CONNECTION DETAIL
- 39 TYPICAL SECTION AT INLET/CATCH BASIN DETAIL
- 40 STORM WEEP HOLE DETAIL
- 41 CHICK-FIL-A SIGN (REFER TO SIGN PACKAGE)
- 42 PRE-SELL MENU BOARD (NOT USED)
- 43 MENU BOARD & CANOPY ORDERING STATION (REFER TO SIGN AND CANOPY PLANS)
- 44 CHICK-FIL-A "ENTER" SIGN (NOT USED)
- 45 CHICK-FIL-A "EXIT" SIGN (NOT USED)
- 46 20' FLAG POLE (REFER TO SIGN PACKAGE)
- 47 CLEARANCE BARS
- 48 LIGHT POLE & BASE
- 49 BITUMASTIC EXPANSION JOINT. TYP. INSTALL EXPANSION JOINT BETWEEN ALL CONCRETE PAVEMENT INTERFACE WITH BUILDINGS, CURB & GUTTER, AND OTHER CONSTRAINED OBJECTS. TYPICAL
- 50 SITE CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING AND THE LOCATION OF DOORWAYS, UTILITIES, ETC.
- 51 GATES TO BE INSTALLED BY BUILDING CONTRACTOR WITH DUMPSTER STRUCTURE. COORDINATE WITH PAVEMENT INSTALLATION
- 52 SAWCUT EXISTING CURB & GUTTER AS NECESSARY TO COMPLETE NEW CURB & GUTTER CONNECTION. PROVIDE EXPANSION JOINT BETWEEN INTERFACE
- 53 THE CONTRACTOR SHALL INSTALL NECESSARY TRAFFIC CONTROL SAFETY BARRICADES, LIGHTING, AND OTHER REQUIRED CONTROL MEASURES TO SECURE THE WORK AREA FROM EXISTING TRAFFIC AND TO ENSURE PUBLIC SAFETY
- 54 TRANSFORMER PAD
- 55 SINGLE YELLOW LINE
- 56 BIKE RACK
- 57 SMALL RETAINING WALL TO BE DESIGN/BUILT BY CONTRACTOR (NOT USED)

NOTE: BOUNDARY IS PROPOSED AND CONTINGENT ON FINAL PLAT BEING APPROVED



c/o Joseph Latimer
5200 Buffington Road
Atlanta, Georgia 30349-2998



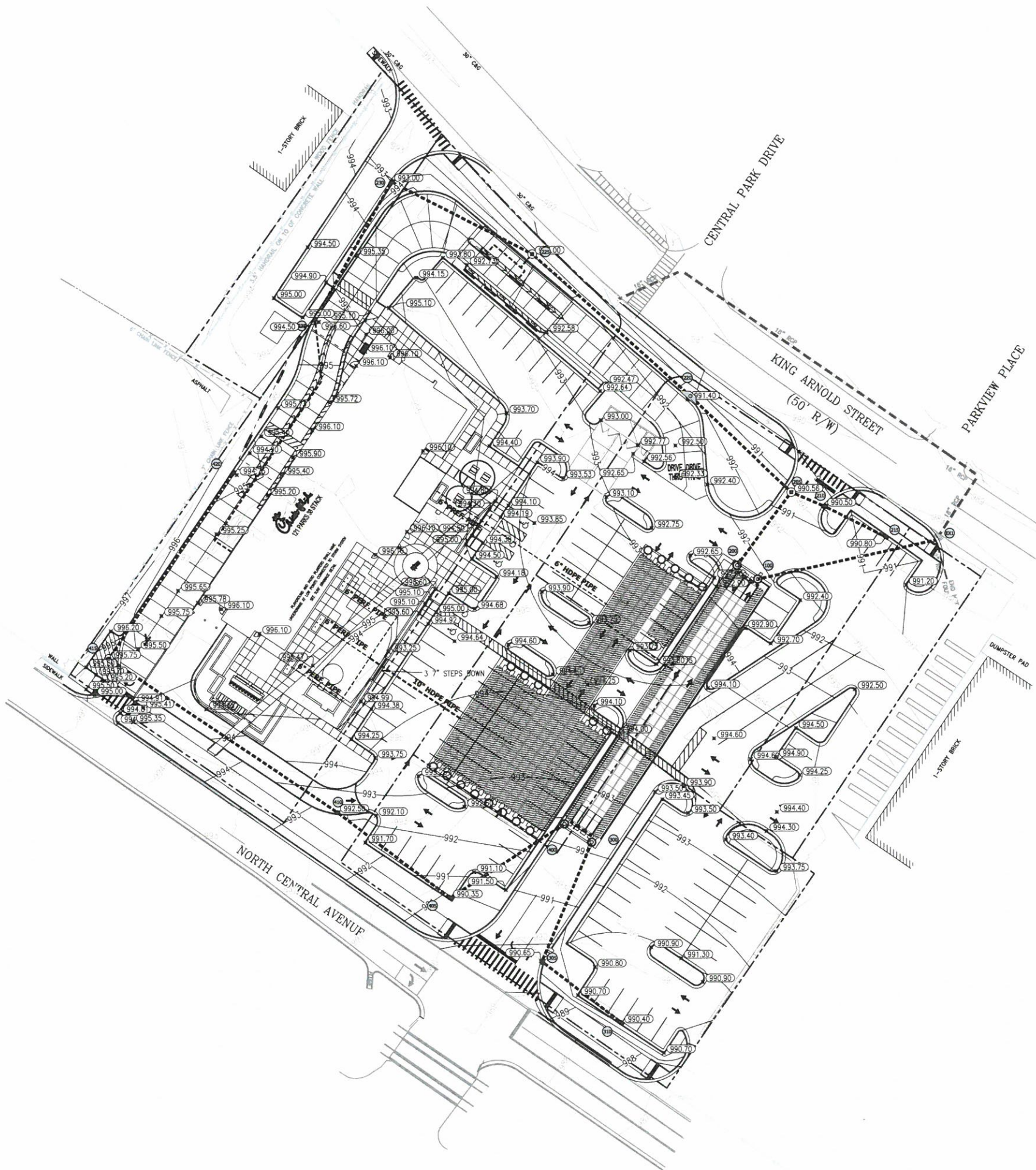
GREYDEN
ENGINEERING • PLANNING
125 Townpark Dr., Suite 300
Kennesaw, GA 30144
PH: 770-573-4801 FAX: 678-302-6362

CHICK-FIL-A
461 N Central Ave.
Hapeville, GA 30354

FSU# 70001

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
GREYDEN PROJECT # 19-064		
PRINTED FOR IFP		
DATE		
DRAWN BY		
SHEET		
SITE PLAN		

SHEET NUMBER
C-2.0



PLAN LEGEND	
1000	PROPOSED CONTOUR
1000	EXISTING CONTOUR
994.50	PROPOSED SPOT ELEVATION
CONCRETE	CONCRETE



Chick-fil-A

c/o Joseph Latimer
5200 Buffington Road
Atlanta, Georgia 30349-2998



GREYDEN
ENGINEERING • PLANNING

125 Townpark Dr., Suite 300
Kennesaw, GA 30144
PH: 770-573-4801 FAX: 678-302-6362

CHICK-FIL-A
461 N Central Ave.
Hapeville, GA 30354

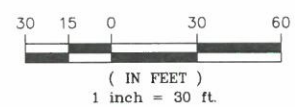
FSU# 70001

NO.	DATE	DESCRIPTION

GREYDEN PROJECT # 19-064
PRINTED FOR: JFP
DATE: 1/1
DRAWN BY: JFP

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SHEET
GRADING AND DRAINAGE PLAN

IFP SHEET NUMBER **C-3.0**



CONSTRUCTION ACTIVITY NOTES:

1. ACTIVITIES WILL INCLUDE THE CONSTRUCTION OF A FREE-STANDING FAST FOOD RESTAURANT WITH ASSOCIATED SITE GRADING, UTILITY AND PARKING LOT CONSTRUCTION. THE CRITICAL AREAS FOR EROSION AND SEDIMENT CONTROL DURING WILL BE THE CONTROL OF SURFACE RUNOFF FROM THE DISTURBED AREAS THAT SLOPE TOWARD THE BOUNDARIES OF THE SITE. SPECIFICALLY IN AREAS WHERE PROPOSED CONSTRUCTION IS IN CLOSE PROXIMITY TO THE PROJECT BOUNDARY. THE CONTRACTOR MUST RELOCATE AND REINSTALL ALL BMPs AS REQUIRED TO MAINTAIN PERIMETER CONTROL THROUGHOUT CONSTRUCTION. ADDITIONAL SILT FENCE WITH HAY BALES MAY BE REQUIRED AT THE ENGINEER'S DISCRETION.
2. SEDIMENT STORAGE VOLUME MUST BE IN PLACE PRIOR TO AND DURING ALL LAND DISTURBING ACTIVITIES UNTIL FINAL STABILIZATION OF THE SITE HAS BEEN ACHIEVED.
3. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.
4. APPROVED PLANS AND NPDES DAILY LOG MUST BE ON SITE AT ALL TIMES.
5. CONTRACTOR MUST ATTEND CITY PRE-CONSTRUCTION CLASS PRIOR TO SITE INITIATION.
6. TWO COPIES OF THE NPDES NOTICE OF INTENT MUST BE PROVIDED TO THE LAND DISTURBANCE INSPECTOR PRIOR TO INITIATING CONSTRUCTION.

EROSION AND SEDIMENT CONTROL NOTES:

1. ALL AREAS TO RECEIVE STRUCTURAL FILL TO BE CLEARED, STRIPPED AND FREE OF TOPSOIL, ROOTS, STUMPS, AND ALL OTHER DELETERIOUS MATERIAL. STRUCTURAL FILL TO BE CLEAN FROM ORGANICS AND ALL OTHER DELETERIOUS MATERIAL. FILL TO BE PLACED IN MAXIMUM 8' LIFTS AND COMPACTED TO AT LEAST 95% STANDARD PROCTOR MAXIMUM DENSITY AND TO WITHIN 3%± OF THE OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT OR BY THE PROJECT GEOTECHNICAL ENGINEER. ALL FILL SOILS TO BE PLACED UNDER THE OBSERVATION OF THE PROJECT GEOTECHNICAL ENGINEER. DOCUMENTATION OF COMPACTION TESTING SHALL BE PROVIDED TO LAND DISTURBANCE ACTIVITY INSPECTOR FOR ALL ROADWAY CONSTRUCTION IN RIGHT-OF-WAY, INCLUDING DECELERATION LANE CONTACT AND DISTURBANCE ACTIVITY INSPECTOR PRIOR TO CONSTRUCTION FOR FURTHER TESTING REQUIREMENTS.
2. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE.
3. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE THE RESPONSIBILITY OF THE OWNER.
4. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
5. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
6. THIS SITE DOES NOT CONTAIN STATE WATERS OR WETLANDS.
7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES.
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11. ANY DISTURBED AREA LEFT EXPOSED FOR 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
12. ALL SILT FENCE SHALL BE TYPE C OR APPROVED EQUAL.
13. THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE, AS CONDITIONS DEMAND. (ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLE OR SITE ONTO ROADWAY OR INTO STORM DRAIN SYSTEM MUST BE REMOVED IMMEDIATELY BY SWEEPING.)
14. THE OWNER WILL MAINTAIN STORM WATER RUNOFF CONTROLS AT ALL TIMES. ADDITIONAL CONTROLS WILL BE INSTALLED IF DETERMINED NECESSARY BY CITY INSPECTION.
15. IRRIGATION SYSTEMS ARE NOT ALLOWED WITHIN THE PUBLIC RIGHT OF WAY.
16. AT LEAST ONE PERSON ON A PROJECT OR SITE MUST HAVE COMPLETED THE LEVEL 1A EROSION EDUCATION & TRAINING COURSE AND BE CERTIFIED BY GSWCC.
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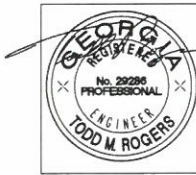
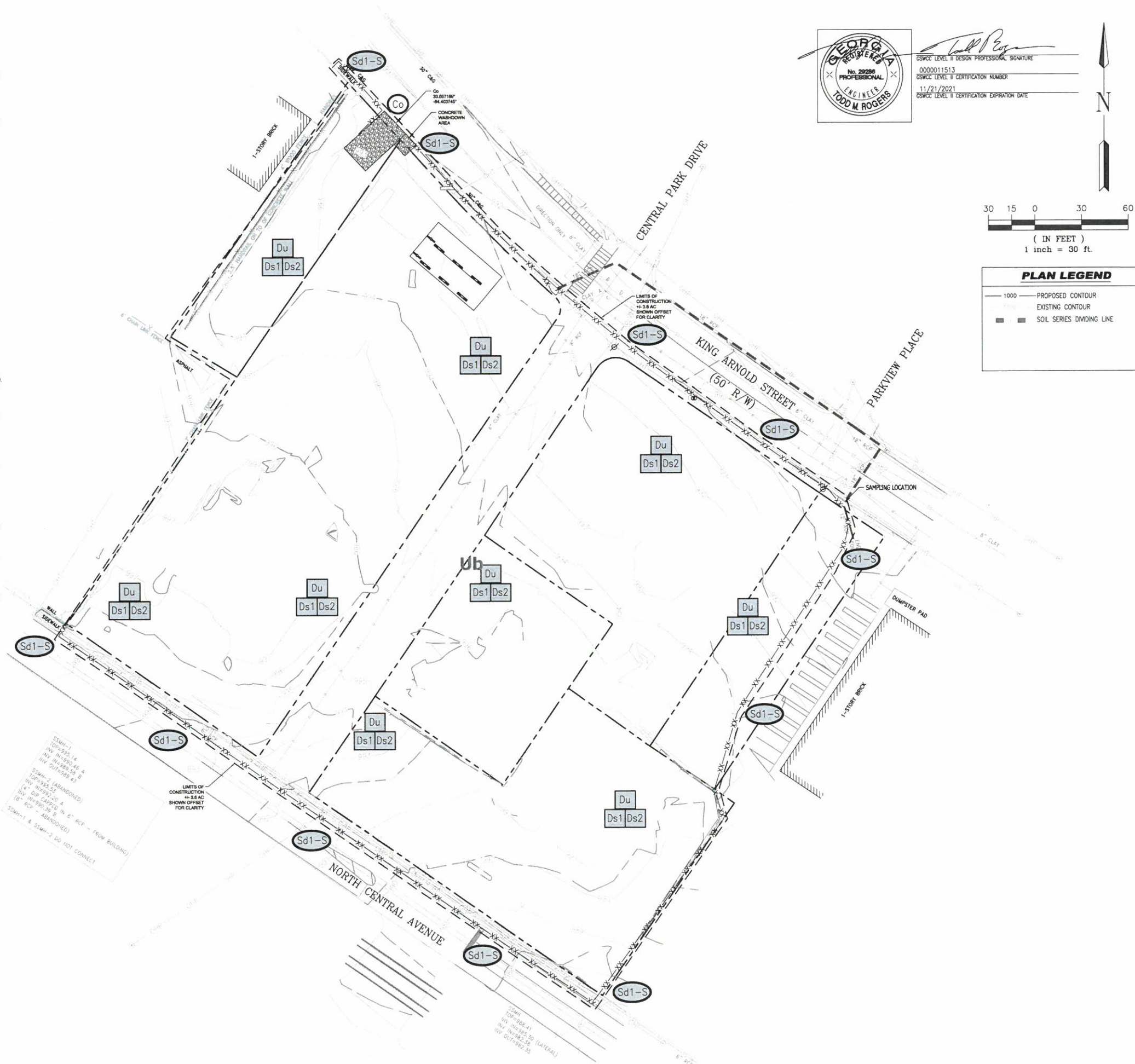
ES&PC PLANS ARE IN COMPLIANCE WITH WASTE DISPOSAL, SANITARY SEWER OR SEPTIC TANK REGULATIONS.

THE CHICK-FIL-A PARCEL WILL BE A SECONDARY PERMITTEE UNDER THE COMMON DEVELOPMENT.

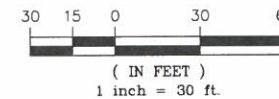
THE PRIMARY PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN APPLICABLE TO THE SECONDARY PERMITTEE'S ACTIVITIES WILL BE ADHERED TO WHILE CONDUCTING ANY CONSTRUCTION ACTIVITY AT THIS SITE.

SOILS

SYMBOL	NAME	SLOPE
Ub	Urban Land	0-10%



GSWCC LEVEL II DESIGN PROFESSIONAL SIGNATURE
0000011513
GSWCC LEVEL II CERTIFICATION NUMBER
11/21/2021
GSWCC LEVEL II CERTIFICATION EXPIRATION DATE



PLAN LEGEND

- 1000 PROPOSED CONTOUR
- EXISTING CONTOUR
- SOIL SERIES DIVIDING LINE



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



GREYDEN
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Kennesaw, GA 30144
PH: 770-573-4801 FAX: 678-302-6362

CHICK-FIL-A
461 N Central Ave.
Hapeville, GA 30354

FSU# 70001

REVISION	SCHEDULE	DATE	DESCRIPTION
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GREYDEN PROJECT # 19-064
PRINTED FOR IFP
DATE
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SHEET
INITIAL PHASE
EROSION
CONTROL PLAN

IFP SHEET NUMBER C-3.3

CONSTRUCTION ACTIVITY NOTES:

1. ACTIVITIES WILL INCLUDE THE CONSTRUCTION OF A FREE-STANDING FAST FOOD RESTAURANT WITH ASSOCIATED SITE GRADING, UTILITY AND PARKING LOT CONSTRUCTION. THE CRITICAL AREAS FOR EROSION AND SEDIMENT CONTROL DURING WILL BE THE CONTROL OF SURFACE RUNOFF FROM THE DISTURBED AREAS THAT SLOPE TOWARD THE BOUNDARIES OF THE SITE. SPECIFICALLY IN AREAS WHERE PROPOSED CONSTRUCTION IS IN CLOSE PROXIMITY TO THE PROJECT BOUNDARY. THE CONTRACTOR MUST RELOCATE AND REINSTALL ALL BMP'S AS REQUIRED TO MAINTAIN PERIMETER CONTROL THROUGHOUT CONSTRUCTION. ADDITIONAL SILT FENCE WITH HAY BALES MAY BE REQUIRED AT THE ENGINEER'S DISCRETION.
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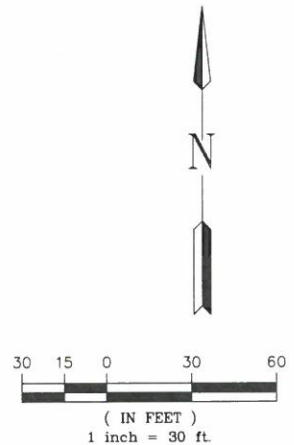
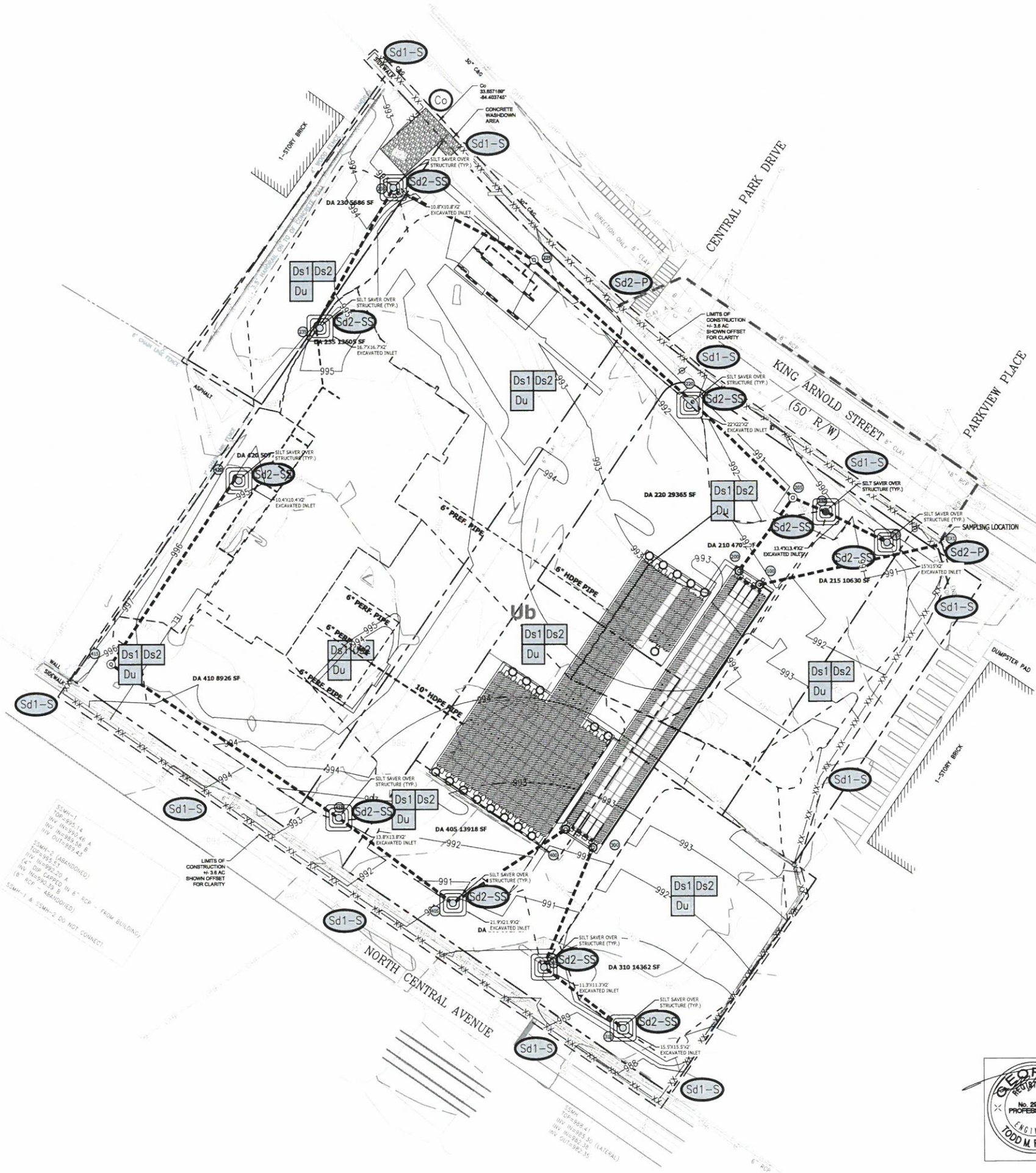
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SOILS

SYMBOL	NAME	SLOPE
Ub	Urban Land	0-10%



PLAN LEGEND	
1000	PROPOSED CONTOUR
EXISTING CONTOUR	
100.00	PROPOSED SPOT ELEVATION
■	SOIL SERIES DIVIDING LINE



Chick-fil-A

5200 Buffington Road
Atlanta, Georgia 30349-2998



GREYDEN
ENGINEERING • PLANNING

125 Townpark Dr., Suite 300
Kennesaw, GA 30144
PH: 770-573-4801 FAX: 678-302-6362

CHICK-FIL-A
461 N Central Ave.
Hapeville, GA 30354

FSU# 70001

REVISION	SCHEDULE	DESCRIPTION
NO.	DATE	

GREYDEN PROJECT #	18-064
PRINTED FOR	IFP
DATE	11/21/2021
DRAWN BY	

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SHEET
INTERMEDIATE
PHASE EROSION
CONTROL PLAN

SHEET NUMBER
C-3.4



DESIGN PROFESSIONAL SIGNATURE
0000011513
DESIGN PROFESSIONAL CERTIFICATION NUMBER
11/21/2021
DESIGN PROFESSIONAL CERTIFICATION EXPIRATION DATE

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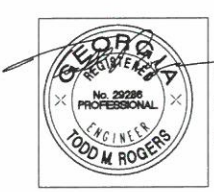
SOILS

SYMBOL	NAME	SLOPE
Ub	Urban Land	0-10%

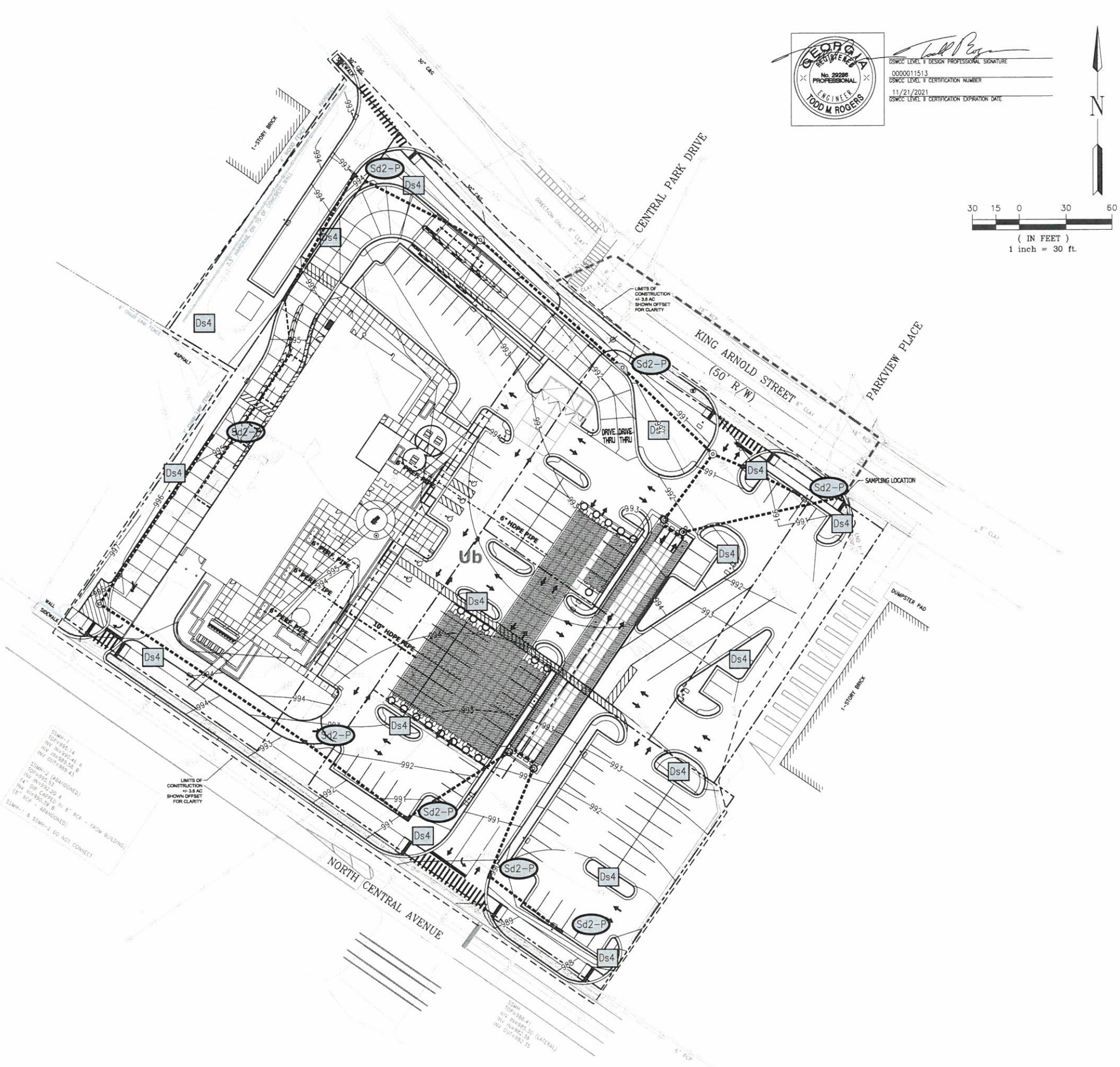
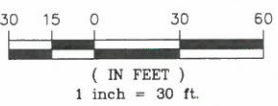
SSMH-14
TOP=995.14
INV. (HUB)=995.40 A
TOP=995.14
INV. (HUB)=995.40 B
INV. (OUT)=995.40
SSMH-2 (ABANDONED)
TOP=995.13
INV. (HUB)=995.20 A
TOP=995.13
INV. (HUB)=995.20 B
INV. (HUB)=995.20 C
SSMH-1 & SSMH-2 DO NOT CONNECT

LIMITS OF CONSTRUCTION
± 3.8 AC
SHOWN OFFSET FOR CLARITY

SSMH-4
TOP=995.41
INV. (HUB)=995.35 (LATERAL)
INV. (HUB)=995.35
TOP=995.35



GSWCC LEVEL II DESIGN PROFESSIONAL SIGNATURE
0000011513
GSWCC LEVEL II CERTIFICATION NUMBER
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Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



GREYDEN
ENGINEERING • PLANNING
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Kennesaw, GA 30144
PH: 770-573-4801 FAX: 678-302-6362

CHICK-FIL-A
461 N Central Ave.
Hapeville, GA 30354

FSU# 70001

REVISION	SCHEDULE	DATE	DESCRIPTION
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GREYDEN PROJECT # 19-064
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SHEET
FINAL PHASE
EROSION
CONTROL PLAN

IFP SHEET NUMBER C-3.5



NOTICE: EXISTING UTILITY LOCATIONS

PRIOR TO EXCAVATION AND INSTALLATION OF ANY UNDERGROUND UTILITY, STORM DRAINAGE FACILITIES, GRADING & PAVING, AND OTHER RELATED CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATING COMPANY. THE CONTRACTOR SHALL ALSO BE REQUIRED TO COORDINATE DIRECTLY (AS NECESSARY) WITH EACH APPLICABLE UTILITY AGENCY FOR APPROPRIATE FIELD LOCATION MARKING. THE CONTRACTOR SHALL BE RESPONSIBLE TO ASSURE THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED & MARKED TO PERFORM THE WORK IN A SAFE MANNER WITHOUT DAMAGE TO EXISTING UTILITIES.

UTILITY PLAN DESIGN NOTES AND KEY PLAN

THE CITY SHALL PROVIDE THE NECESSARY FITTINGS TO CONNECT THE NEW SERVICE LINE EXTENSION TO THE EXISTING SEWER LATERAL/MAIN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION, MATERIAL AND INVERT ELEVATION PRIOR TO INSTALLING ANY ON-SITE SEWER FACILITIES. MINOR ADJUSTMENTS TO THE NEW SERVICE LINE INVERT ELEVATION MAY BE NECESSARY DEPENDING UPON FIELD MEASUREMENTS.

CAUTION/WARNING:
THE CONTRACTOR SHALL USE EXTREME CAUTION TO PROPERLY SHEET, SHORE, AND DEMATER EXCAVATION TO COMPLETE THE CONNECTION IN A SAFE MANNER, AND WITHOUT DAMAGE OR SETTLEMENT TO EXISTING FACILITIES OR ROAD. PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES TO PREVENT TRAFFIC FROM DRIVING TOO CLOSE TO THE EXCAVATIONS AND OTHER RELATED WORK AREAS.

*****CAUTION*****
THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

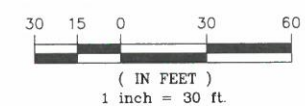
CONSTRUCTION NOTE

PRIOR TO ANY UNDERGROUND CONSTRUCTION THE CONTRACTOR SHALL HIRE AN EXTENSIVE UNDERGROUND UTILITY LOCATE COMPANY TO VERIFY ALL EXISTING UTILITY LOCATIONS. INFORMATION SHOWN ON THESE PLANS WERE TAKEN FROM MUNICIPALITY RECORDS AND ACTUAL LOCATIONS COULD VARY IN THE FIELD.

- PAY DOMESTIC METER/TAPPING FEES TO THE CITY OF HAPEVILLE. 2" WATER METER. DOMESTIC 2" COPPER LINE TO BLDG. RPZ OR DOV BFP REQUIRED AFTER METER. GC W/INSPECTIONS FOR THE TAPS.
- PAY IRRIGATION METER/TAPPING FEES TO THE CITY OF HAPEVILLE. 1" COPPER LINE WITH 1" IRRIGATION METER AND RPZ OR DOV BFP TO SERVE SITE. GC W/INSPECTIONS FOR THE TAPS.
- INSTALL 2" TYPE K COPPER WATER SERVICE. PLUMBING CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR.
- 3/4" TO DUMPSTER POST HYDRANT.
- INSTALL 6" WASTEWATER SERVICE LATERAL.
- 6" WASTEWATER SERVICE LINE AT 1.0% SLOPE (MIN.)
- INSTALL 6" CLEAN OUT EVERY 100' MINIMUM. USE TRAFFIC RATED CLEANOUT IN ALL PAVEMENT AREAS AS REQUIRED OR AS REQUIRED BY THE LOCAL PLUMBING CODE (WHICHEVER IS MORE STRINGENT).
- TWO PRECAST 1500 GAL. CAPACITY GREASE TRAP. PLUMBING CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR. TOP OF MANHOLE TO BE 0.2' ABOVE FINISH GRADE AND MATCH SIDEWALK GRADES WHERE REQUIRED. VERIFY GREASE TRAP MEETS CITY WATER AND SEWER DEPARTMENT SPECIFICATIONS PRIOR TO INSTALLATION AND ORDERING. REFER TO PLUMBING PLAN SHEET P-1-4.
- 4" KITCHEN WASTE LINE
- 3" VENT LINE. CONNECT TO GREASE INTERCEPTOR (SEE ARCHITECTURAL SHEET P-1-4 FOR LOCATION).
- 4" RESTROOM WASTE LINE
- 3" DUMPSTER WASTE LINE AT 0.5% SLOPE MIN. (IF REQUIRED BY LOCAL JURISDICTION), INCLUDING ALL FITTINGS.
- DUMPSTER PAD DRAIN REFER TO THE FIXTURE CONNECTION SCHEDULE (P-303) DEPICTED ON THE PROJECT PLUMBING PLANS.
- 5/8" FREEZE-PROOF HOSE BIBB. REFER TO THE FIXTURE CONNECTION SCHEDULE (P-303) DEPICTED ON THE PROJECT PLUMBING PLANS.
- LIGHT POLE AND BASE
- DOWNPOUT FOR ROOF DRAINAGE (REFER TO ARCHITECTURAL PLANS). CONNECT TO 6" PVC COLLECTION SYSTEM AND ROUTE TO NEAREST STORM DRAIN WITH CLEAN OUTS AT EACH BEG. SEE GRADING PLAN.
- EXISTING WATER LINE PER SURVEY. CONTRACTOR TO FIELD VERIFY SIZE, TYPE, AND LOCATION.
- PROPOSED GAS SERVICE BY ATLANTA GAS LIGHT. CONTRACTOR SHALL COORDINATE INSTALLATION TO INSURE THE APPROPRIATE BENDS ARE INCORPORATED TO MAINTAIN A MINIMUM OF 2.0' CLEARANCE BELOW ALL STORM SEWER, WATER, AND WASTEWATER LINES OR SERVICES WHEN CROSSING.
- COORDINATE GAS METER INSTALLATION WITH ATLANTA GAS LIGHT.
- 4" SCHEDULE 40 PVC IRRIGATION SLEEVE (REFER TO IRRIGATION PLANS).
- 6" SCHEDULE 40 PVC IRRIGATION SLEEVE (REFER TO IRRIGATION PLANS).
- UNDERGROUND PRIMARY ELECTRIC SERVICE. CONTRACTOR TO FIELD VERIFY LOCATION.
- INSTALL PAD MOUNTED TRANSFORMER PER GEORGIA POWER POWER STANDARDS.
- UNDERGROUND PRIMARY TELEPHONE SERVICE. CONTRACTOR TO FIELD VERIFY LOCATION.
- UNDERGROUND SECONDARY ELECTRIC SERVICE TO BUILDING. CONTRACTOR SHALL INSTALL AND PAY ALL AFFILIATED COST RELATED TO WORK. SEE SERVICE UTILITY NOTES, THIS SHEET. (REFER TO MEP PLANS).
- 6" TWO-WAY CLEAN OUT (REFER TO PLUMBING PLANS)
- BOLLARD

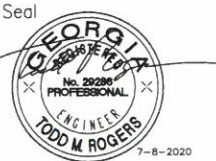
UTILITY PLAN LEGEND

EXISTING	PROPOSED
— GAS —	— G —
— WATER —	— W —
— FIRE —	— F —
— ELECTRICITY —	— E —
— TELEPHONE —	— T —
— SANITARY SEWER —	— SS —
THRUST BLOCK	FH
FIRE HYDRANT ASSEMBLY	FH
MANHOLE	MH
CLEANOUT	CO
POST INDICATOR VALVE	PIV
VALVE	V
STRUCTURE LABEL	A-1
WATER METER	WM
LIGHTING	L
TRANSFORMER PAD	TP
FIRE DEPT. CONNECTION (FDC)	FDC



Chick-fil-A

c/o Joseph Latimer
5200 Buffington Road
Atlanta, Georgia 30349-2998



GREYDEN
ENGINEERING • PLANNING
125 Townpark Dr., Suite 300
Kennesaw, GA 30144
PH: 770-573-4801 FAX: 678-302-6362

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461 N Central Ave.
Hapeville, GA 30354

FSU# 70001

REVISION SCHEDULE
NO. DATE DESCRIPTION

GREYDEN PROJECT # 19-064

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SHEET

PLUMBING SITE UTILITY PLAN

IFP SHEET NUMBER **PS-1.0**

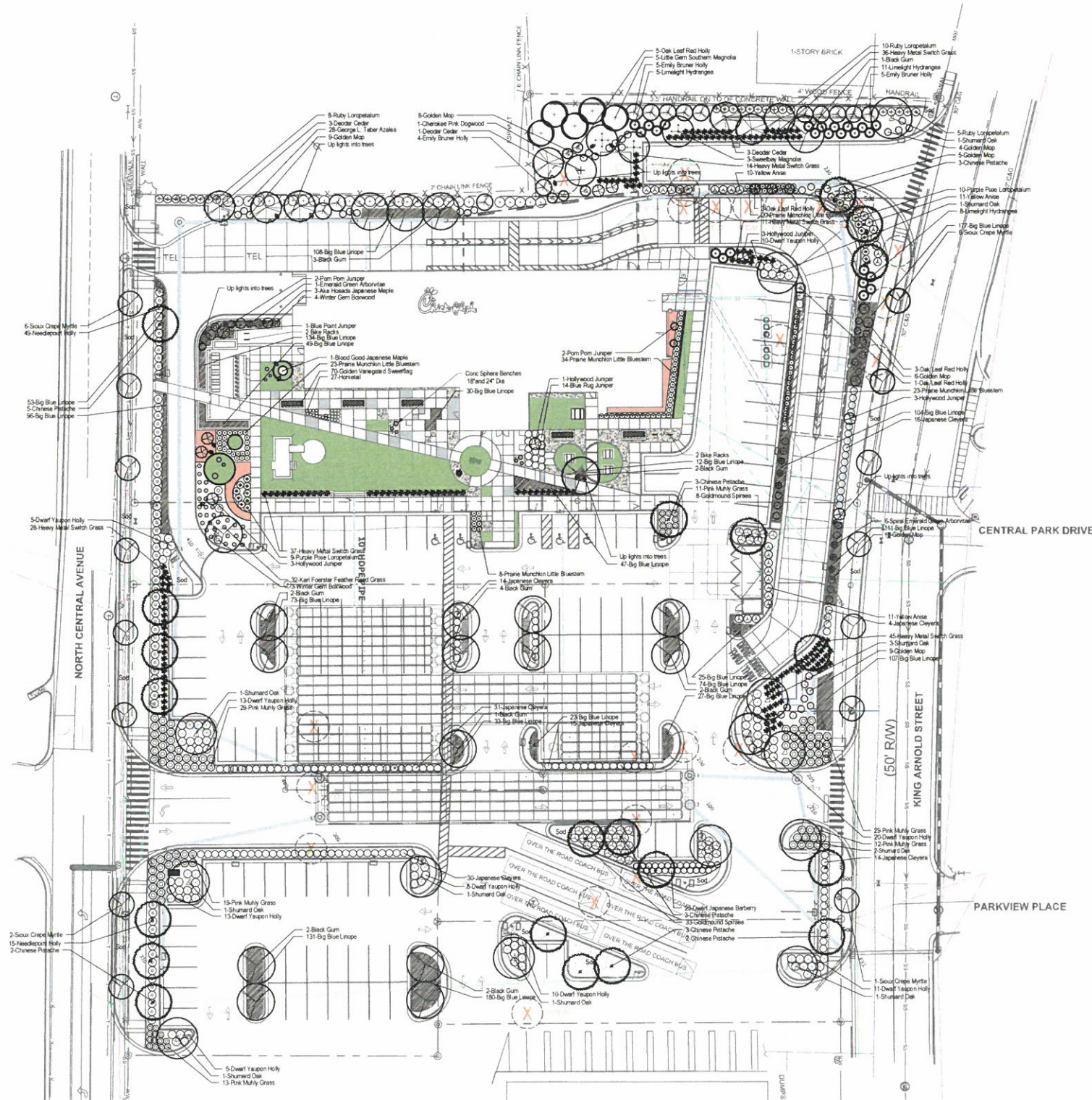
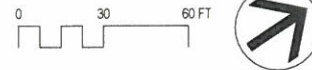
LEGEND



EXISTING TREE TO BE REMOVED



UPLIGHTS - FX LUMINAIRE A-CT5-SV-L10-K30-FL-BZ QUANTITY = 20



LANDSCAPE REQUIREMENTS

HAPEVILLE, GA

A. VUA Perimeter Landscaping	
REQUIRED	1. Min 5' S-strip at perimeter of site
	2. Screen from ROW and adjacent uses to 3' hgt. (at maturity)
	3. N Central Ave 240'-96' x 338' LF x 5' width = 1,690 SF @ 1 tree/250 SF = 6.8 or 7 Trees
	4. King Arnold 72'-272'-16' x 380' LF x 5' width = 1800 SF @ 1 tree/250 SF = 7.2 or 7 Trees

B. VUA Interior Landscape	
REQUIRED	1. 5' Landscape Strip provided
	2. Screen from ROW with Needpoint Holly and Loropetalum
	3. N Central Ave 7 Chinese Pistache = 7 Trees
	4. King Arnold 6 Chinese Pistache = 7 Trees
	1 Shumard Oak

C. Open Space and Greenspace	
REQUIRED	1. 10% of total VUA 83,808 SF (exclusive of perimeter areas)=8381 @ 1 Tree/250 SF = 33.5 or 34 Trees
	2. All separate LS areas to have min of 2 living plant materials other than trees
	3. Trees must be 15' hgt at maturity, min 2" DBH
	4. Shrubs to be 1' hgt except when acting as screen to residential then 3' hgt at planting, maintain at 5' hgt
	5. Certificate of compliance is required

D. Public Sidewalks and Street Trees	
REQUIRED	1. 5' Landscape area next to curb
	2. Min Street tree max 40' LF on center evenly spaced between street lights
	3. Min 3' Cal. 7' clear trunk
	4. 10' min width of sidewalk

E. Tree Density Requirements	
REQUIRED	1. 3.52 Ac (153,331 SF) Total site @ 20% open space = 30,666 SF
	2. 30,666 SF @ 1 Tree / 2500 SF = 12.3 or 12 Trees
	3. Plazas are considered open space.

F. Tree Density Requirements	
REQUIRED	1. See shaded area for open space
	2. Proposed plaza = 17,376 SF
	3. Other open space = 14,142 SF
	4. Total Open Space = 31,518 SF
	5. 3 Dogwood
	6. 4 Black Gum
	7. 3 Sweetbay Magnolia
	8. 2 Shumard Oak
	12 Total

G. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

H. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

I. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

J. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

K. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

L. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

M. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

N. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

O. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

P. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

Q. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

R. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

S. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

T. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

U. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

V. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

W. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

X. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
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	19 Black Gum 4
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	Total = 356

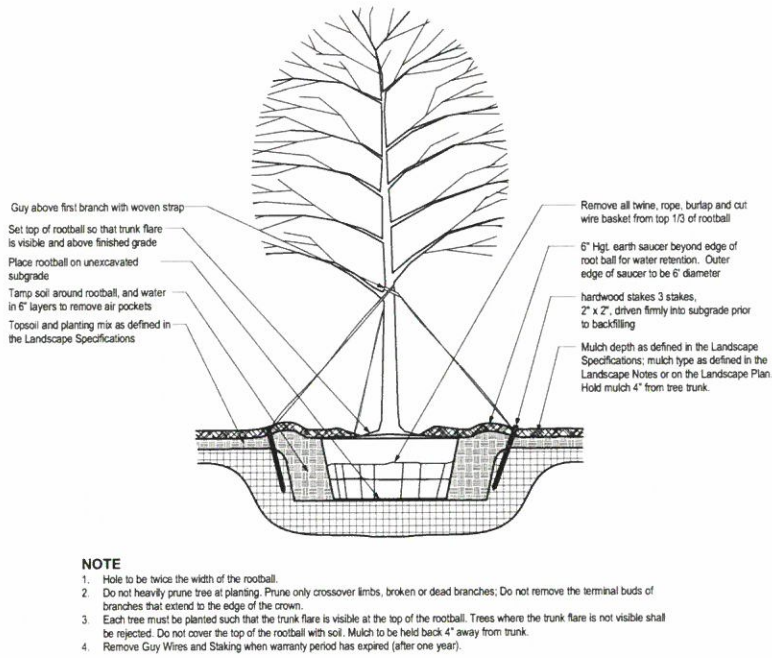
Y. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

Z. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
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	Total = 356

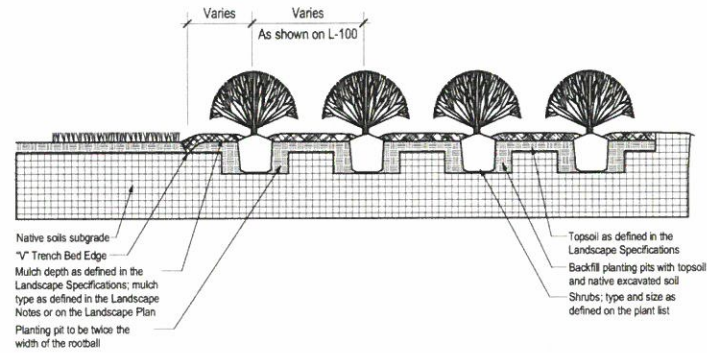
AA. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

BB. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/Ac = 352 Tree Inches
PROVIDED	1. Qty Description Inches
	3 Japanese Maple 8' Hgt 3
	7 Decider Cedar 12' Hgt 28
	1 Dogwood 2
	14 Emily Bruner Holly 6' Hgt 28
	15 Crepe Myrtle 9-10' Hgt 45
	5 Little Gem Magnolia 8' Hgt 15
	3 Sweetbay Magnolia 8' Hgt 9
	19 Black Gum 4
	21 Pistache 4
	13 Shumard Oak 4
	1 Emerald Green Arborvitae 6' Hgt 2
	6 Spiral Emerald Green Arborvitae 6' Hgt 12
	Total = 356

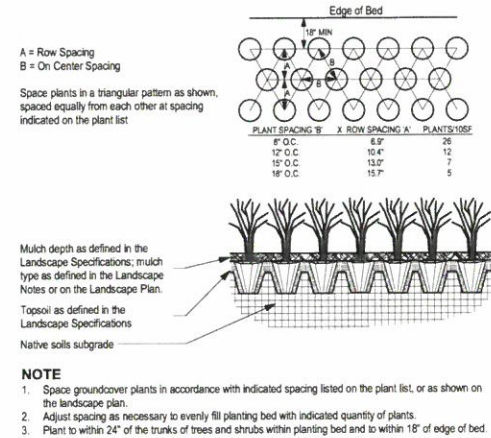
CC. Tree Density Requirements	
REQUIRED	1. 3.52 Ac x 100 inches/A



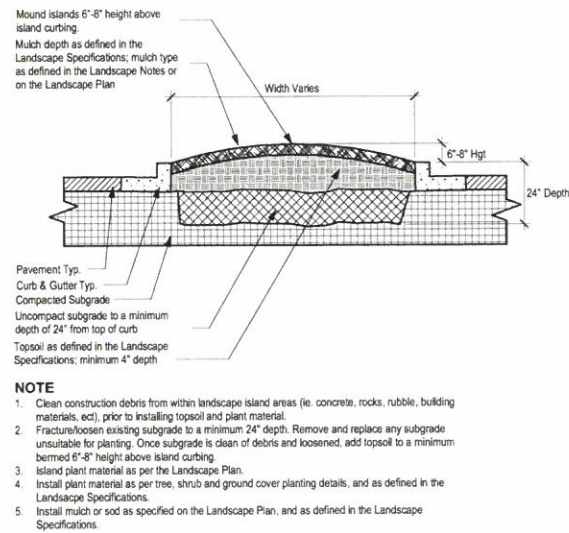
1 **TREE PLANTING & STAKING**
SCALE: NTS



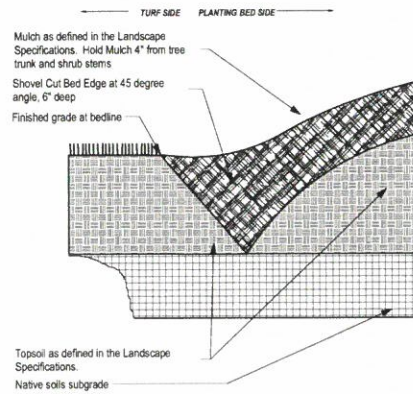
2 **SHRUB BED PLANTING DETAIL**
SCALE: NTS



3 **GROUNDCOVER PLANTING DETAIL**
SCALE: NTS



4 **PARKING ISLAND DETAIL**
SCALE: NTS



5 **"V" TRENCH BED EDGING**
SCALE: NTS



Chick-fil-A

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Atlanta, Georgia 30349-2998



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manleylanddesign.com



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461 N. CENTRAL AVENUE
HAPEVILLE, GA 30354

FSU# 70001

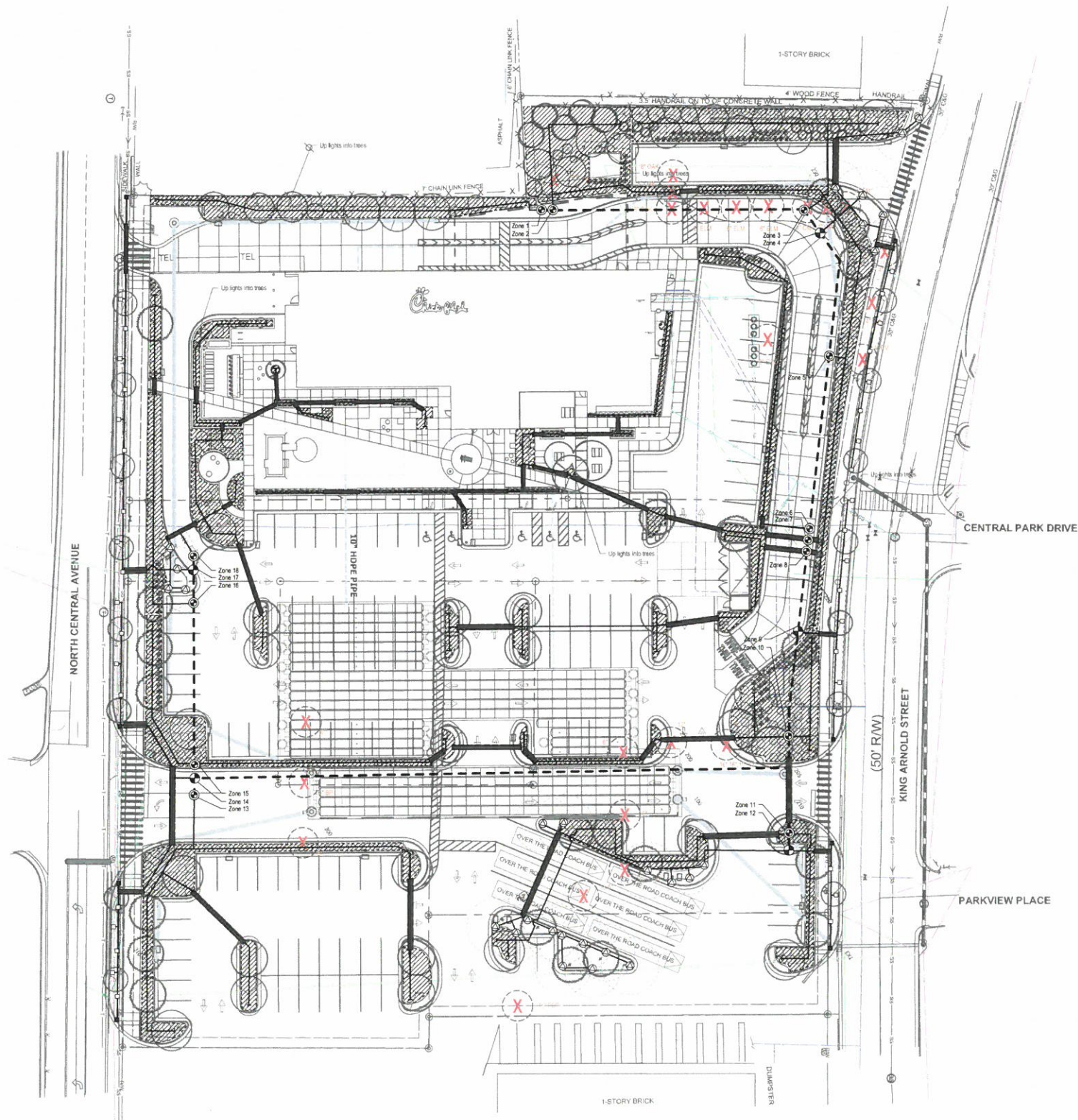
REVISION SCHEDULE
NO. DATE DESCRIPTION

MLD PROJECT # 2020013
PRINTED FOR PERMIT
DATE 10.19.20
DRAWN BY SLM

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SHEET
LANDSCAPE DETAILS

SHEET NUMBER
L-101



IRRIGATION LEGEND - RAINBIRD PRODUCTS ONLY

[M]	1" IRRIGATION METER	PROVIDED BY THE GENERAL CONTRACTOR
[S]	1" MANUAL SHUTOFF VALVE	1 REQUIRED
[BF]	BACKFLOW PREVENTER	AS REQUIRED BY CITY
[PR]	1" PRESSURE REGULATOR	AS REQUIRED
[EV]	1" ELECTRICAL MASTER VALVE	1 REQUIRED
	LANDSCAPE DRIPLINE	RAINBIRD XFD-09-18
	ROTARY SIDE STRIP NOZZLE	RAINBIRD RD1800-S-P45-RVANLCS or (RCS)
	ROTARY LEFT OR RIGHT END STRIP NOZZLE	RAINBIRD RD1800-S-P45-RVANSST
	45-270 ADJUSTABLE ARC ROTARY NOZZLE - 8'-14" RADIUS	RAINBIRD RD1800-S-P45-R-VAN14
	1" ELECTRIC VALVE	RAINBIRD 100-PGA
	1" DRIP CONTROL ZONE VALVE	RAINBIRD XCZ-100-PRB-COM
[C]	AUTOMATIC CONTROLLER	RAINBIRD ESP-ME3 (120V required); expansion modules as needed
	RAINFREEZE SENSOR	RAINBIRD WR2-RFC
	1" LATERAL LINE	CLASS 200 PVC IRRIGATION PIPE AND FITTINGS - 1" LATERAL LINES
	1.5" MAINLINE	CLASS 200 PVC IRRIGATION PIPE AND FITTINGS - 1.5" MAINLINE
	IRRIGATION SLEEVE - 4" SCH 40 PVC	4" SCH 40 PVC SLEEVE UNDER PAVEMENT installation of sleeves by contractor in location as shown on plan.

NOTE:
SEE SHEET L-201 FOR IRRIGATION DETAILS
SEE SHEET L-202 FOR IRRIGATION SPECIFICATIONS

Irrigation contractor shall provide an as built drawing to the landscape architect. This drawing shall be overnighted to Manley Land Design, Inc within 24 hours of completion of installation.

Irrigation Contractor to perform a walk-thru inspection with the Store Operator of the functioning system prior to opening but no later than one week after opening.

IRRIGATION NOTES

1. Irrigation contractor is responsible for locating and protecting all underground utilities prior to trenching.
2. Pressure regulator required by local code if static water pressure at point of connection for site is greater than 80 psi.
3. Irrigation meter and backflow preventor to be provided by the general contractor.
4. All valves to be located in valve box with cover at grade; Locate box in grass area when possible.
5. Automatic controller to be located in the storage room. Rainfreeze sensor shall be located on the trash enclosure respectively. Rainfreeze Sensor to be located free from obstructions and exposed to the weather.
6. All pipes, automatic valves, backflow preventor, manual valve and meter to be located within property lines. Shown outside on drawing for clarity only.
7. 45 psi required per rotor station, 30 psi required per spray station, 40 psi required per drip station. All spray and rotor bodies to have PRS (in-stem pressure regulation) as indicated in the legend.
8. Pop-up height of spray heads to be as follows: 4" in Turf Zones, 12" in Shrub Zones, and 12" in Seasonal/color beds. Rotor height to be 4". MPR Rotor Nozzle size is indicated on drawing for each rotor.
9. 4" SCH 40 PVC sleeves to be located as shown on drawing. Extend sleeve 18" beyond back of curb or pavement. Sleeves to be located and exposed by the general contractor prior to start of irrigation installation.
10. All 1.5" mainlines (class 200 PVC pipe) to have a minimum of 18" cover.
11. All lateral and sub-main pipe (class 200 PVC pipe) to have a minimum of 12" and a maximum of 18" cover.
12. No rocks, boulders, or other extraneous materials to be used in backfilling trenches.
13. All threaded joints to be coated with Teflon Tape or Liquid Teflon.
14. All lines to be thoroughly flushed before installation of sprinkler heads.
15. Must use products specified on this drawing, unless otherwise approved by the Landscape Architect. Refer to the Irrigation Legend for product specs.
16. Irrigation is to be installed as designed, unless otherwise approved by the Landscape Architect.
17. All pipe, valves, drip, spray heads, rotors, controllers, and weather sensors to be installed as per manufacturers specifications. For any questions on Rainbird products or installation of rainbird products call Donn Mann 520-304-1145.
18. Irrigation contractor shall provide an as-built drawing to the landscape architect; this drawing shall be overnighted within 24 hours of completion of installation.
19. Irrigation Contractor to perform a walk-thru inspection with the Store Operator of the functioning system prior to opening but no later than one week after opening.



Chick-fil-A
Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



770.442.8171 tel
770.442.1123 fax

Manley Land Design, Inc.
51 Old Canton Street
Alpharetta, Georgia 30009

manleylanddesign.com



CHICK-FIL-A
HAPEVILLE DWARF HOUSE
461 N. CENTRAL AVENUE
HAPEVILLE, GA 30354

FSU# 70001

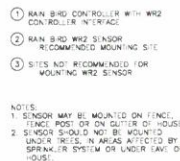
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DATE	10.19.20
DRAWN BY	SLM

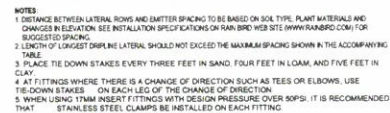
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SHEET
IRRIGATION PLAN

SHEET NUMBER
L-200



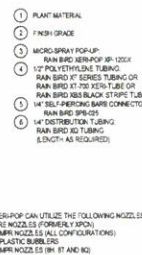
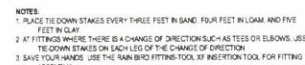
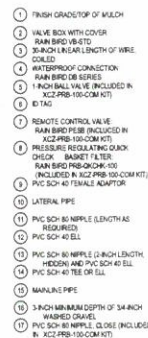
4 IRRIGATION SLEEVING



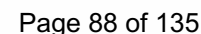
XFCV Drilling Maximum Lateral Lengths (Feet)				
Inlet Pressure (psi)	12" Spacing		18" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)	
	9.8	9.9	9.8	9.9
25	192	136	254	2
30	289	205	402	3
40	307	243	498	4
50	307	281	573	4
60	436	379	837	5



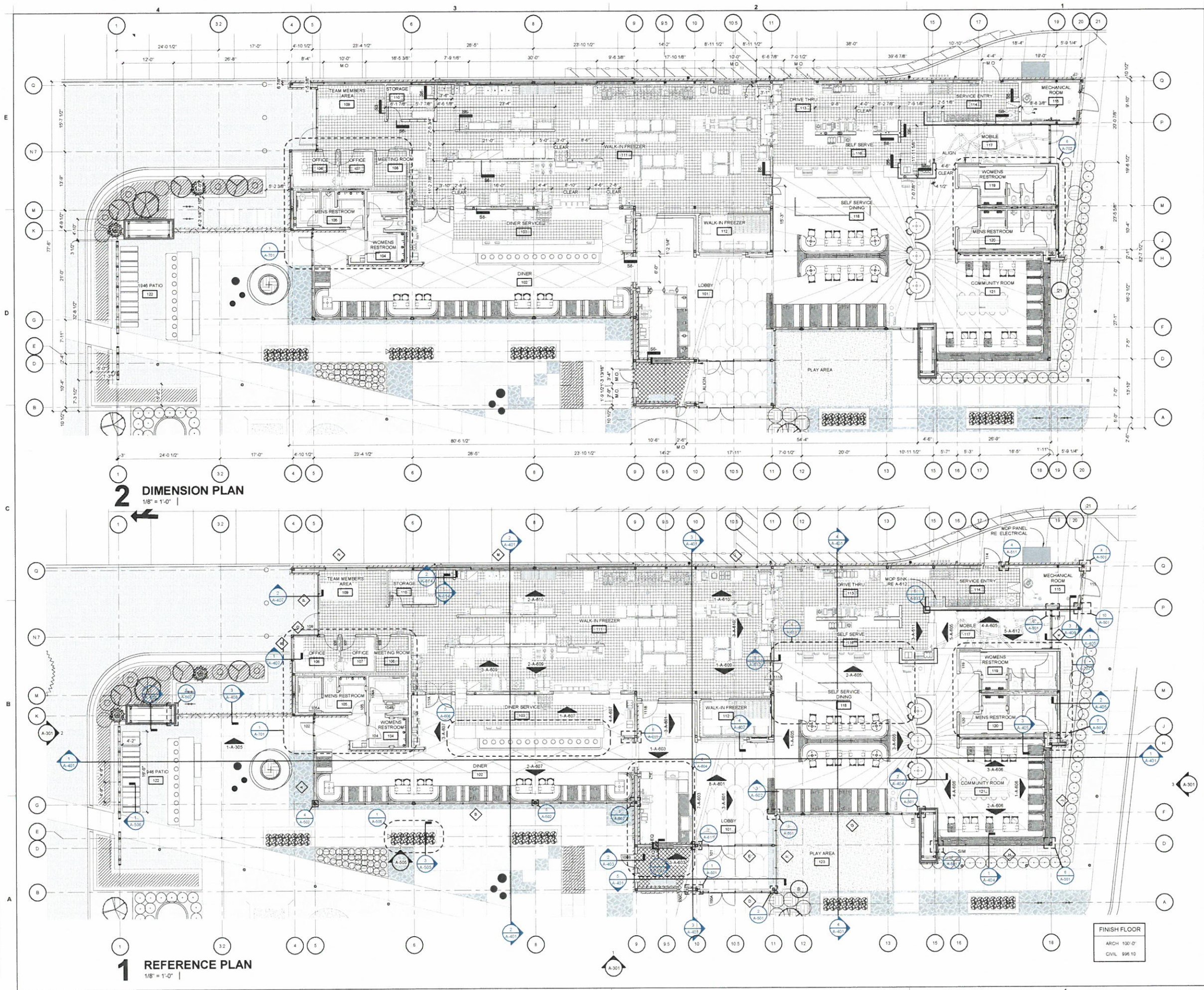
8 DRIP: SYSTEM LAYOUT AND INSTALLATION OVERVIEW
SCALE: NTS



13 **DRIP: DRIPLINE FLUSH POINT**
SCALE: NTS



RIM 360/ICA 70001 - Hapeville OH Rebuild - Hapeville FSR Custom FSR/Hapeville Dwarf House Arch V20.rvt
7/9/2020 10:56:16 PM
70001-A-201-FLOOR PLAN



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



SELSELSCHAEFER ARCHITECTS

2002 EAST 6TH STREET
TULSA, OKLAHOMA 74104
918.587.2282 | F 918.587.2285
WWW.SELSELSCHAEFER.COM

CHICK-FIL-A
HAPEVILLE DWARF HOUSE
461 NORTH CENTRAL AVENUE
HAPEVILLE GEORGIA 30354

FSR#70001

BUILDING TYPE / SIZE
RELEASE

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 19036
PRINTED FOR PERMIT
DATE 07/08/20
DRAWN BY S / NF / JC

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SHEET
FLOOR PLAN

SHEET NUMBER

A-201



EAST - FRONT ELEVATION



WEST - REAR ELEVATION

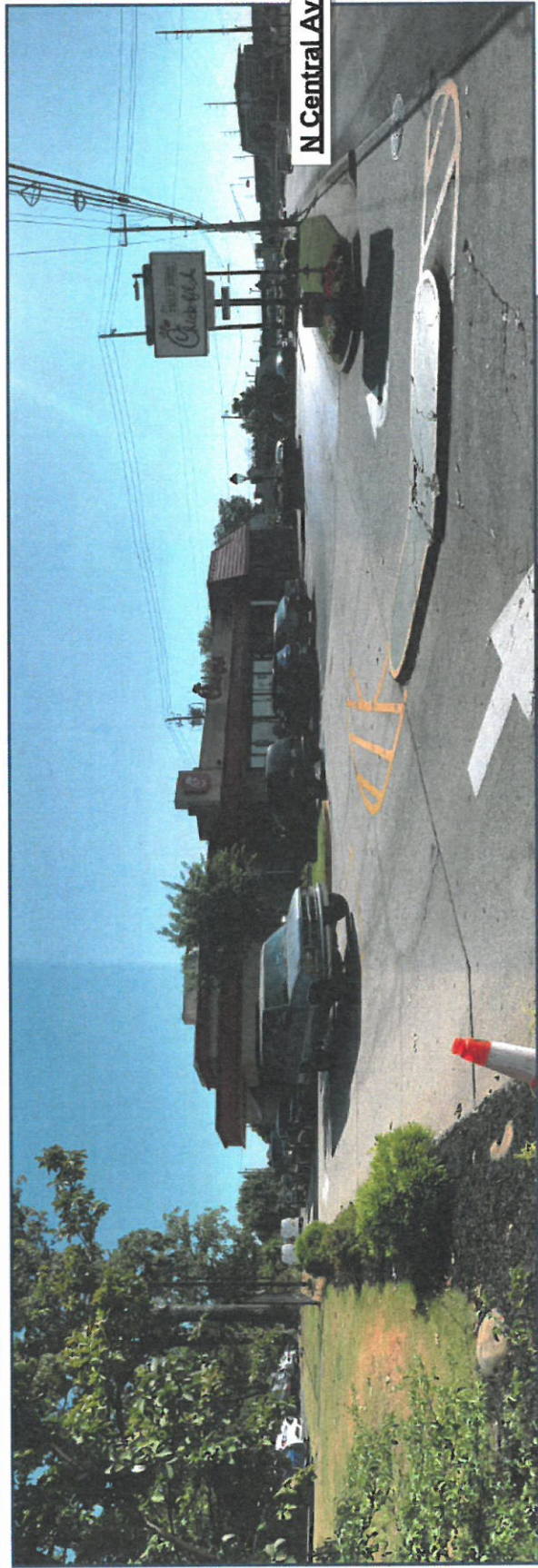


SOUTH - NORTH CENTRAL AVENUE ELEVATION

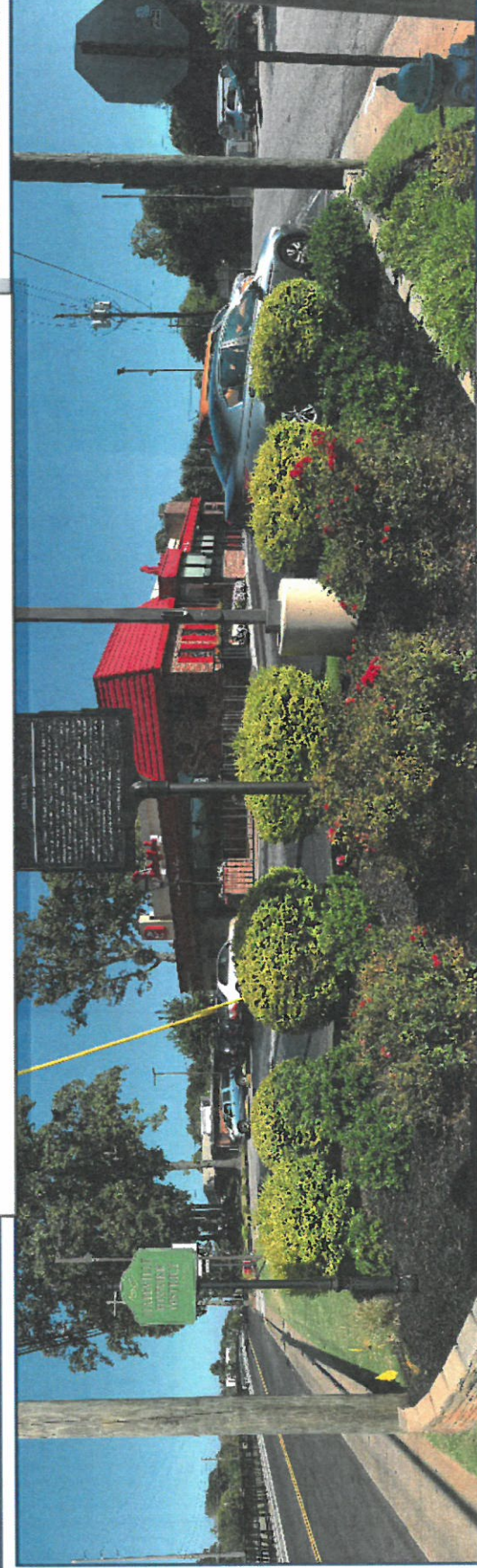


NORTH - KING ARNOLD STREET ELEVATION

CHICK-FIL-A HAPEVILLE DWARF HOUSE
 DESIGN REVIEW ELEVATIONS
 OCTOBER 21, 2020



1 - View From SW Corner Dwarf House Site



2 - View From South Corner Dwarf House Site



3 - View From NE Corner Dwarf House Site



4 - View From North Corner Dwarf House Site



5 - View From West Side Dwarf House Site



6 - Existing Dwarf House



7 - Irrigation Meter Along N Central Ave



8 - Hydrant @ N Central Ave & Sherman Road



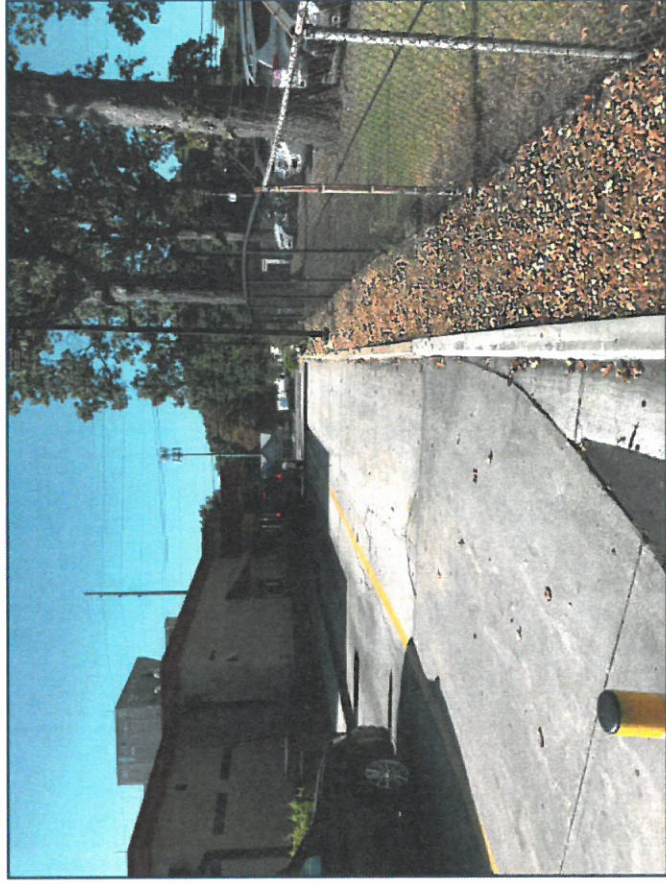
9 - Power & Phone From Sherman Rd To Building



10 - Rear Of Dwarf House



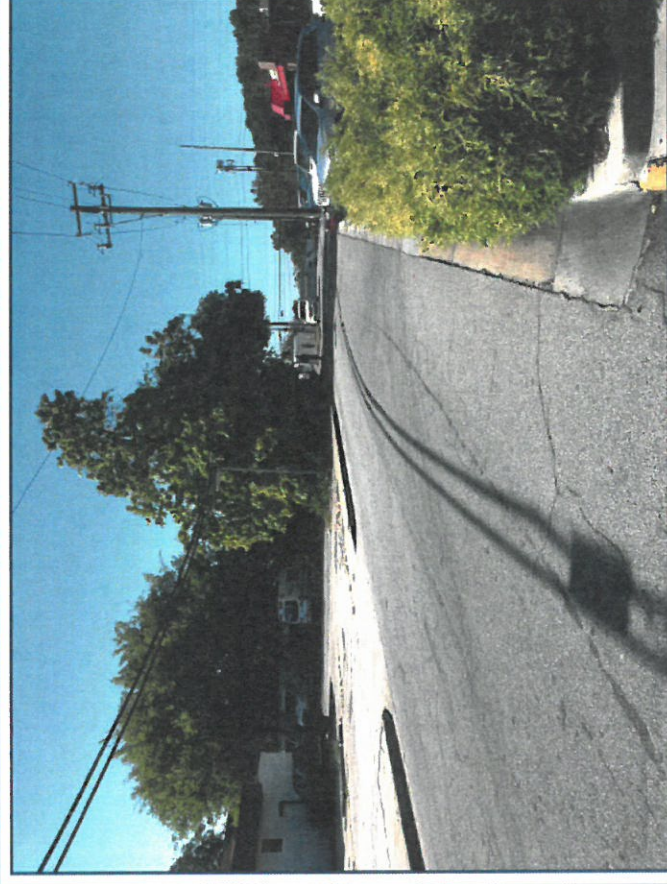
11 - Refuse Enclosure & Grease Trap



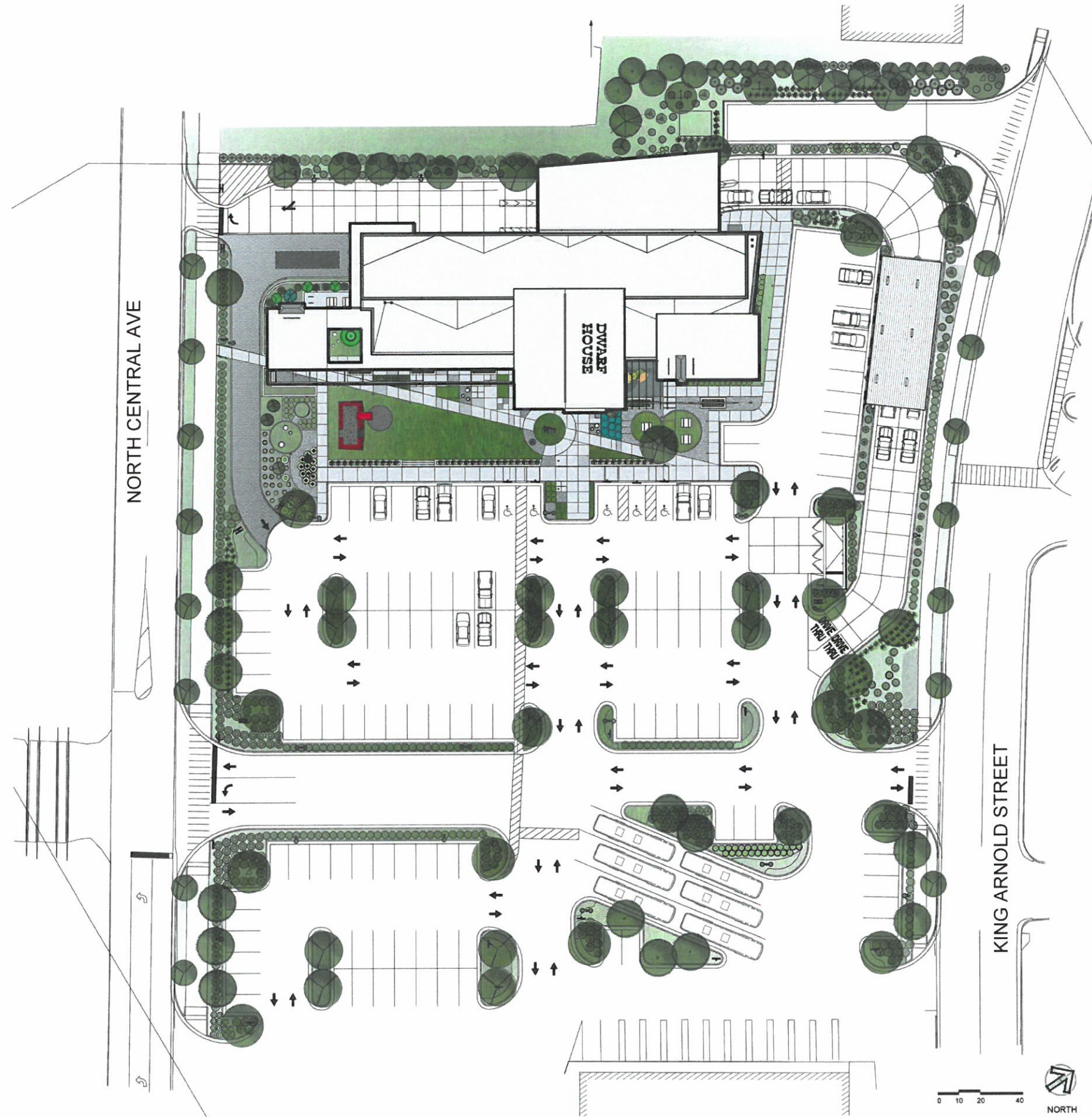
12 - Drive-Thru Pick-Up



13 - Flume Near Refuse Enclosure



14 - Sherman Road Toward South





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

DATE: November 5, 2020
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: **Special Exception Request – 461 North Central Avenue Drive Through**

BACKGROUND

The City of Hapeville has received a special exception application from Joseph Latimer on behalf Dwarf House to permit a drive-through window accessory to the redevelopment of the Chick Fil A restaurant at 461 North Central Avenue. There is currently a drive through for the restaurant, which will be demolished and rebuilt as an expanded facility on-site. The drive through would be in the same location as the current building (west side) and queuing capacity will be increased.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-1. - Intent.

The U-V district is established in order to:

- (1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
- (2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
- (3) Promote neighborhoods established near shopping and employment centers;
- (4) Encourage pedestrian and neighborhood uses in the commercial area;
- (5) Discourage land uses that are automobile or transportation related;
- (6) Exclude industrial uses such as manufacturing, processing and warehousing;
- (7) Promote retail and related commercial uses such as business offices, florists, card shops, antique shops, new apparel shops and banks; and
- (8) Encourage intensified mixed-use with commercial uses on the ground floor and dwellings above.

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

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

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

- (a) Special exceptions and special property use permits shall be decided by the mayor and council.
- (b) The planning commission shall review and make nonbinding recommendations to the mayor and council on special exceptions and special property use permits.
- (c) Special exceptions may be sought for:
 - (1) Reduction of the number and size of parking spaces and off-street loading space requirements;
 - (2) Location of off-street parking space and off-street loading spaces; and
 - (3) Location and number of drive-throughs.
- (d) When acting upon an application for a special exception, in addition to the requirements listed under the above references, the planning commission and the mayor and council shall give consideration to the following factors where applicable:
 - (1) The proposed design and location of the particular development;
 - (2) The possible traffic generating characteristics of the proposed development;
 - (3) The effects the proposed development will have on the present or intended character of the area in which it proposes to locate;
 - (4) The availability of public utilities, facilities and services; and
 - (5) The character, and effect of the parking demands of the proposed development.
- (e) After considering the above-listed factors and after reviewing the planning commission recommendation, the mayor and council shall take any actions or establish any reasonable conditions of approval, such as planted buffers, as will accomplish the intent and purpose of this chapter.

FINDINGS

The intent of the U-V zoning district is to encourage pedestrian and neighborhood uses in the commercial area of Hapeville while discouraging land uses that are automobile or transportation related. While the U-V district does permit drive-through restaurants with special exception, it requires that such a drive through must address pedestrian orientation and safety in their design. During design of the site, staff worked closely with the Chick Fil A team to reduce potential pedestrian conflicts along North Central Avenue.

As the site of the original Dwarf House, the expansion and originality of the new design, and the incorporated public space, this redevelopment of the Chick Fil A restaurant will be a tourist destination for the City. The project will aid in the revitalization of the main entry corridor to Hapeville adding to the welcoming gateway that showcases the office, hotel and mixed-use potential along North Central Avenue and provides a smooth transition and wayfinding into downtown Hapeville.

As the redevelopment of the site emphasizes pedestrian safety, better queueing and traffic flow, and public space, the site plan specifically addresses pedestrian orientation and safety and the drive-through is a continuation of the previous structure/use, staff recommends approval.

Note: The Board of Appeals will hear the request for the expanded restaurant footprint at their November 2020 meeting.



CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
ATLANTA, GA 30354

9005051-0000499614-01

Page 1 of 3

THE DAILY REPORT
136 Pryor Street, SW
Suite CB14
Atlanta, GA 30303

PUBLISHER'S AFFIDAVIT

STATE OF GEORGIA
COUNTY OF FULTON

In Re: Ad # 499614

Before me, the undersigned, a Notary Public, this day personally came the undersigned who, being duly sworn, according to law, says she is an agent for the ALM, LLC publishers of the Daily Report, the official legal organ of Fulton County, published in Atlanta, Georgia, in said county and state, and that the publication, of which is annexed is true copy, was published in said newspaper as provided by law on the following dates: 11/23/20, _____, _____, _____

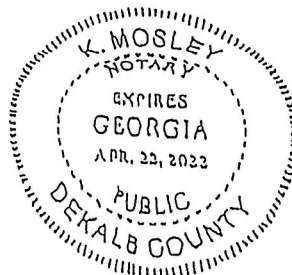
Alexia Seal
Agent of the Daily Report

Sworn to and subscribed before me this
2ND day of December, ~~2019~~ 2020

K. Mosley

Signature, Notary Public
K. Mosley

My Commission Expires Apr. 22, 2022
Location: Fulton County, Georgia



NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on **Tuesday, December 8, 2020 at 6:00 p.m.** at the Hoyt Smith Center, 3444 N. Fulton Avenue, Hapeville, Georgia 30354. All attendees will be required to wear a face covering and practice social distancing in accordance with the requirements set forth by state law and public health regulations. The meeting will also be made available to the public by teleconference in accordance with O.C.G.A. § 50-14-1(g) at 1-888-204-5987, Access Code 1045050# to consider the following:

Special Exception Request:

Consideration of a Special Exception request to allow use of an existing drive-through at 461 North Central Avenue, Parcel Identification Number 14-00950003-015-2. The property is zoned U-V, Urban Village.

Applicant: Joseph Latimer c/o Dwarf House Group

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the City Clerk at cepps@hapeville.org or called in at 404-766-3004 no later than 5:00 p.m. on December 7, 2020. 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.

#0000499614:11/23-1AS

Mayor and Council Session
700 Doug Davis Drive
Hapeville, GA 30354

October 6, 2020
6:00PM

MINUTES

1. Call to Order: Mayor Hallman called the Council Session to order at 6:03pm at the Municipal Court Complex located at 700 Doug Davis Drive, Hapeville, GA.
2. Roll Call:
Mayor Alan Hallman
Alderman Mike Rast - absent
Councilman at Large Travis Horsley
Councilman Ward I Mark Adams
Councilman Ward II Chloe Alexander

3. Welcome

4. Pledge of Allegiance

5. Invocation was given by Councilman Alexander.

6. PRESENTATION

6.I COVID Emergency Fund Services Presentation by Mr. Eddie Lee Brewster of the Fulton Atlanta Community Action Authority

Mr. Eddie Lee Brewster of the Fulton Atlanta Community Action Authority informed all attendees of the services eligible for the COVID emergency fund.

7. QUESTIONS ON AGENDA ITEMS – none

MOTION: Councilman Adams made a motion to move item 10.IV after item 7, Councilman Horsley seconded. Motion carried 3-0.

10.IV City Attorney, Andy Welch told of the history and the zoning powers in nuisance laws. He stated there are procedures to follow, if not followed, the procedures are void. He added to be careful because a zoning decision cannot amount to a regulatory taking; can't strip of economic value. It has a unique location. Mr. Welch suggested that more public notice is always better. He said the City can approach it by reaching out to the property owner. Dr. Patterson said the next step is to go before the Planning Commission.

8. CONSENT AGENDA

8.I Approval of Minutes – September 1, 15, and 28, 2020

8.II Approval of Executive Session Minutes – September 1, 2020

8.III Consideration and Action on a Resolution Supporting Application for the LWCF for Funding of a Splash Pad

8.IV Consideration and Action to Approve the Purchase of a F-250 Crew Cab in the Amount of \$27,148 and a F-150 in the Amount of \$19,640.

8.V Consideration and Action on Agreement with Angelica Perez-Castro to Provide a Public Screening of Film "Straight", "The Art of Procurement", and "Zero Tolerance" during Dia de Los Muertos at Jess Lucas Park.

8.VI Consideration and Action on Agreement with Dewey McGeoch to Facilitate Workshops related to Dia de Muertos Celebration

8.VII Consideration and Action on the South Fulton Comprehensive Transportation Plan Executive Summary and Appendix

MOTION: Councilman Horsley made a motion to remove item 8.IV from the consent agenda due to being employed with the state, Councilman Adams seconded. Motion carried 3-0.

MOTION: Councilman Horsley made a motion to approve the consent agenda, Councilman Alexander seconded. Motion carried 3-0.

MOTION: Councilman Adams made a motion to approve item 8.IV, Councilman Alexander seconded. Motion carried 2-0-1 (Councilman Horsley abstained).

9. OLD BUSINESS

9.I Discussion and Consideration on Anti-Discrimination Ordinance – 1st Reading

Councilman Adams asked if we had anyone in mind for the third party outside hearing officer. City Attorney, Priya Patel said we can pick someone from a neighboring County. Mrs. Patel also said that a first reading was not needed with this ordinance.

MOTION: Councilman Adams made a motion to waive first reading, Councilman Alexander seconded. Motion carried 3-0. Councilman Horsley made a motion to approve the ordinance, Councilman Alexander seconded. Motion carried 3-0.

10. NEW BUSINESS

10.I Consideration on 2020-2021 Budget – Qtr. 1 Budget Amendment – 1st Reading

Assistant Finance Director, Chrislyn Turner said the burn rate refers to the expenditures year to date and we are under where we should be. The Ordinance stood as a first reading.

10.II Consideration on Stormwater Ordinance Revision for Post-Construction on New Developments and Redevelopments – 1st Reading

This is a housekeeping measure. The ordinance stood as a first reading.

10.III Consideration and Action on Request to Allow Payments for Alcohol Licenses to be Paid in Installments

Mayor Hallman said he initiated this item because he had a business owner reach out to him. He said if there is anything we can do to help out our businesses, but he doesn't see how we can afford to give up any revenues. Councilman Alexander asked if a business is in default on installments, are we

required to inform the state. City Attorney, Mrs. Patel said we would need to update the fee schedule. Councilman Horsley said it should be put out to allow opting in. This item will be brought back at the next meeting.

10.V Discussion Regarding Temporary Accessory Structures for Commercial Use

Dr. Patterson said temporary accessory structures are not allowable per City code. The City adopted the Mobile Food Vendor ordinance in 2019 which allows readily moveable. The question is, will we allow for a temporary structure to be placed. Dr. Patterson said she had researched four different communities and shared her findings. She is concerned with having a plethora of these, temporary structure in parking lots adversely impacting tenants in permanent spaces and required parking. Mrs. Patel recommended treating like a full business in order to put a cap on it. A discussion was had about possibly setting up half a dozen short term rental with the Development Authority, this would allow people the space at a low cost. The consensus of Mayor and Council is to set up a joint meeting with the Development Authority for short term rentals to allow entrepreneurs space at a low cost.

11. City Manager Report – City Manager, Tim Young said the new fire truck had arrived. He said staff will be billing out real and personal property taxes. He thinks the Love Letter show went well over the weekend. He told of the dates for the Wells Fargo and Hoyt Smith Center food distributions and gave the dates of upcoming events. Mr. Young said the Dodge Durangos would be delivered to the Police Department in the next three weeks and the Fire Department's Explorer would be delivered this month. Lastly, he said officers are training on the Axon body cameras.

12. Public Comments -

August Lifferth
Chelsea Whorton
Linda Williams
Francis Percarpio

13. Mayor and Council Comments –

Councilman Horsley thanked City staff; Councilman Adams thanked City staff as well and said he hoped everyone is staying safe; Councilman Alexander thanked Community Services Director, Lee Sudduth and his team for the community garden and she stated things felt normal last week due to events going on. Lastly, she thanked the Finance Department for continuing to examine ways to find revenues. Mayor Hallman said he appreciates the teamwork of Council and it's a pleasure to sit there with them. He said he appreciates City staff, especially the first responders. Lastly, he gave his condolences to Councilman Adams for the passing of his aunt.

14. Executives Session –

MOTIONS: Councilman Adams made a motion at 7:45PM to go into executive session for real estate, Councilman Alexander seconded. Motion carried 3-0. Councilman Horsley made a motion to go into recess, Councilman Adams seconded. Motion carried 3-0. Councilman Horsley made a motion to reconvene in executive session, Councilman Adams seconded. Motion carried 3-0.

No action taken.

MOTIONS: Councilman Adams made a motion to go into recess, Councilman Alexander seconded. Motion carried 3-0. Councilman Alexander made a motion to reconvene, Councilman Adams seconded. Motion carried 3-0. Councilman Adams made a motion to go out in open session, Councilman Horsley seconded. Motion carried 3-0.

15. Adjourn –

MOTION: Councilman Horsley made a motion at 8:05PM to adjourn, Councilman Adams seconded. Motion carried 3-0.

Respectfully submitted,

Alan Hallman, Mayor

Crystal Griggs-Epps, City Clerk

Mayor and Council Work Session
700 Doug Davis Drive
Hapeville, GA 30354

October 20, 2020 6:00 PM

Minutes

1. Call to Order: Mayor Hallman called the Council Work Session to order at 6:00pm.
2. Roll Call:
 - Mayor Alan Hallman
 - Alderman at Large Mike Rast
 - Councilman at Large Travis Horsley
 - Councilman Ward I Mark Adams
 - Councilman Ward II Chloe Alexander
3. Welcome
4. PUBLIC HEARING
 - 4.I Consideration and Action on Alcohol Beverage License for Rudra Enterprises, LLC DBA Your Pie Hapeville 109 located at 925 Virginia Avenue, Suite C
City Manager, Tim Young recommended approval. There were no comments made by the applicant or the public.

MOTION: Councilman Adams made a motion to approve the request for alcohol license, Councilman Alexander seconded. Motion carried 4-0.
5. Questions on Agenda Items – none
6. CONSENT AGENDA
 - 6.I Consideration and Action on Agreement with Hannah Burton to Facilitate Workshops related to Dia de los Muertos Celebration
 - 6.II Consideration and Action on Agreement with Jesus Andres Lugo Gomez to Provide a Public Screening of 20 Films (listed in contract) during Dia de Los Muertos at Jess Lucas Park
 - 6.III Consideration and Action on Agreement with Edgar Litumasoto to Provide a Temporary Façade Improvement at Jess Lucase Park in Celebration of Dia de Los Muertos
 - 6.IV Consideration and Action on Agreement with Monica Alexander to Provide a Temporary Façade Improvement at Jess Lucas Park in Celebration of Dia de Muertos
 - 6.V Consideration and Action on Agreement with Laura Vela to Provide a Temporary Façade Improvement at Jess Lucas Park in Celebration of Dia de Los Muertos

MOTION: Councilman Horsley made a motion to approve the consent agenda, Alderman Rast seconded. Motion carried 4-0.

7. OLD BUSINESS

7.I Consideration and Action on 2020-2021 Budget – Qtr. 1 Budget Amendment – 2nd Reading

MOTION: Councilman Adams made a motion to approve the Budget Amendment ordinance, Councilman Horsley seconded. Discussion: Councilman Horsley asked was the receipt of payments for property taxes going well. Assistant Finance Director, Chrislyn Turner stated \$700,000 had been collected. Motion carried 4-0.

7.II Consideration and Action on Stormwater Ordinance Revision for Post-Construction on New Developments and Redevelopments – 2nd Reading

MOTION: Alderman Rast made a motion to approve the ordinance revision, Councilman Alexander seconded. Motion carried 4-0.

7.III Consideration and Action on Resolution to Allow Installment Payments of Alcohol License Fees

MOTION: Councilman Horsley made a motion to approve the resolution, Councilman Adams seconded. Discussion: Mr. Young advised of the scheduled dates of fee payments. Mayor Hallman thanked Council for their flexibility and allowing businesses this opportunity. Motion carried 4-0.

8. NEW BUSINESS

8.I Consideration and Action to enter into an Intergovernmental Agreement with Fulton County regarding the Hapeville Memorial Stadium

MOTION: Alderman Rast made motion to approve the intergovernmental agreement with Fulton County, Councilman Horsley seconded. Discussion: Councilman Horsley said he had been looking at GIS and that the gym attached to the elementary school seems to be on Hapeville's property. Mayor Hallman said we'll take a look at that. Councilman Alexander ask is there something that can be put in the IGA to allow repairs and maintenance. Mayor Hallman said he had talked to someone high up about using the field for the Charter School. Councilman Alexander added that a lot of high schools or travelling teams won't play on that field because it is not regulated. Alderman Rast asked if football comes back, are they still planning to have games at that stadium. Motion carried 4-0.

8.II Consideration and Action to change a job title from Custodian to Full Time Recreation Aide within the Recreation Department

MOTION: Alderman Rast made a motion to approve, Councilman Horsley seconded. Discussion: Alderman Rast asked is the individual filling the custodian position currently. Councilman Adams asked does it need to be advertised? Motion carried 4-0.

9. City Manager Report –

Mr. Young said the following: food distribution continues at the Hoyt Smith Center and jointly with Wells Fargo; upcoming festivities for the Dia de los Muertos celebration; the November 3rd cancellation of the Council meeting due to falling on an election day; expecting for the audit report to be ready before December 15. Staff is currently prepping for second quarter adjustments and as we see trends, we will fine tune and bring forth in January. It's normal day to day business for water. Staff polled other municipalities and they've started back to normal operations. On November 17, there will be a fair amount of zoning issues.

10. Public Comments - Ellen Surber-Simpson

11. Mayor and Council Comments –

Alderman Rast thanked everyone and glad to be back. Councilman Adams commended the Fire Department for their actions during the recent fire. Councilman Horsley said he had received phone calls related to gun fire. Mr. Young said that Chief Glavosek said it was specifically directed at a household. Mayor Hallman gave kudos to staff.

12. Executives Session – none

13. Adjourn

MOTION: Councilman Horsley made a motion to adjourn, Councilman Alexander seconded. Motion carried 3-0 (Councilman Adams stepped away).

Respectfully submitted,

Alan Hallman, Mayor

Crystal Griggs-Epps, City Clerk

Mayor and Council

And

Hapeville Development Authority
Special Called Meeting
700 Doug Davis Drive, Hapeville, GA 30354

November 5, 2020 6:30PM

Minutes

1. Call to Order: The meeting was called to order by Mayor Hallman at 6:33PM at 700 Doug Davis Drive, Hapeville, GA 30354.

2. Roll Call:

Alan Hallman
Mike Rast
Travis Horsley
Mark Adams
Chloe Alexander – arrived at 7PM

Katrina Bradbury
Matt Morrison
Alan Hallman
J. Allen Poole - absent
Tania Wismer – absent
James Newton
John Stalvey
Susan Bailey
Kayla Fortner

3. Welcome

4. New Business

4.1 Discussion on Use of Development Authority Property to Establish Entrepreneurial Small Business Short Term Rental Spaces

A discussion concerning the rental fee for the spaces took place. Ms. Bailey asked who would assume the debt and is the project doable with the retention pond there. Ms. Bailey added that there is already a parking issue. One of the concerns is that it'll be catering to a specific group and this is City-owned property.

Mr. Stalvey gave an example of using the Super A Mart since there is parking already and the City owns the building.

Ms. Bailey said if we do something like this, we would become landlords. Chairman Bradbury mentioned moving the retention pond and possibly selling the property. Mayor Hallman said the property is problematic. Vice Chair, Matt Morrison asked did we want to look at the land for something more purposeful. Ms. Bailey suggested tabling the item and do the retention pond first, then sell the property to get off hands or turn into a parking lot.

Alderman Rast said he has no position on it. It seems like a lot of obstacles to overcome.

Councilman Adams said Scott Allen was the primary source. Councilman Alexander said her and David Burt had talked about the potential project in 2017 and it came back to mind with WOW Sno. It's a good idea in general for land that is not in use. It could serve as an entry point for small businesses; however, she wouldn't suggest rent this low. She imagines \$600-700 for rent. It would be pedestrian centric and could be a positive impact. Third party company could be hired to handle the leases.

Economic Consultant, David Burt suggested that he do a full development budget where all questions would be answered. It might make since to do less; not remove the retention pond.

Vice Chair, Matt Morrison asked is it possible to use hotel/motel funds in conjunction with some of these ideas. Is there something we can use to draw people from the hotels? What is the best interest for the citizens?

HDA MOTION: John Stalvey made a motion to amend the agenda to take action, Matt Morrison seconded. Motion carried 7-0. John Stalvey made a motion to authorize David Burt to do a full developmental budget for the proposal, Mayor Hallman seconded. Motion carried 7-0.

COUNCIL MOTION: Councilman Alexander made a motion to authorize David Burt to do a full development budget for the proposal, Councilman Horsley seconded. Motion carried 4-0.

5. Public Comment – none

6. Adjourn

HDA MOTION: Susan Bailey made a motion to adjourn at 7:12PM, Vice Chair Matt Morrison seconded. Motion carried 7-0.

COUNCIL MOTION: Councilman Adams made a motion to adjourn, Alderman Rast seconded. Motion carried 4-0.

Respectfully submitted,

Alan Hallman, Mayor

Crystal Griggs-Epps, City Clerk

Mayor and Council Work Session
3444 N Fulton Avenue
Hapeville, GA 30354

November 17, 2020 6:00 PM

Minutes

1. Call to Order: Mayor Hallman called the Council Work Session to order at 6:21pm.

2. Roll Call:

Mayor Alan Hallman

Alderman at Large Mike Rast

Councilman at Large Travis Horsley

Councilman Ward I Mark Adams

Councilman Ward II Chloe Alexander – teleconferenced in

3. Welcome

4. PRESENTATION:

Presentation – Mayor Hallman Recognized Donald Smith for his 35 years of dedicated service to the City of Hapeville and his upcoming retirement.

5. PUBLIC HEARING

MOTION: Alderman Rast made a motion to table items 5.II and 5.III due to public notice issue, Councilman Adams seconded. Motion carried 4-0.

5.I Consideration on an Amendment to the Code of Ordinances, City of Hapeville, Georgia Chapter 93 (Zoning), Article 3.1 (Zones), Section 93-3.1-2 (Zoning Map) - 1st Reading

Dr. Patterson explained the zoning amendment. Several emails in opposition were received by the following: Alexandra Tyler, Colleen McMahon, Terriann Neundorfer, A. F. Trundle, Jr., Elizabeth Limon, Janalynn E. Jones. All emailed comments were read into the record. Comments were made in-person by Doug Shorter, Linda Williams, and Cliff Christianson, all in opposition. Mayor Hallman said he would have to recuse himself because Cliff Christianson is a customer of the Mayor's company.

6. **Questions on Agenda Items** – Cliff Christianson

7. CONSENT AGENDA

7.I Consideration and Action on Agreement with Patricia Hernandez to Provide a Temporary Facade Improvement at Jess Lucas Park in Celebration of Dia de Muertos.

MOTION: Councilman Adams made a motion to approve, Councilman Horsley seconded.

Discussion: Alderman Rast stated that this is just a housekeeping item and that this has already occurred. Motion carried 4-0.

8. OLD BUSINESS – none

November 17, 2020 Mayor and Council Work Session

9. NEW BUSINESS

9.I Consideration on Mayor and Council 2021 Meeting Schedule Ordinance – 1st Reading

The ordinance stood as a first reading.

9.II Consideration and Action on a preferred route for the AeroATL Model Mile.

MOTION: Councilman Alexander made a motion to approve the orange route recommended by staff for the AeroATL Model Mile, Councilman Horsley seconded. Motion carried 4-0.

9.III Consideration and Action on One-Time Payment to Employees

MOTION: Councilman Adams made a motion to approve the one-time payment to employees, Alderman Rast second. Discussion: City Manager, Tim Young stated that COLAs are baked in for retirees. Alderman Rast said he appreciated the Department Heads looking at their budgets. Mayor Hallman said this is a small way to say thank you. Councilman Alexander said thank you to the Finance Department for organizing the budget. Motion carried 4-0.

9.IV Consideration and Action on Java Joy event in the Hapeville Police Department Parking Lot on December 1, 2020

MOTION: Councilman Horsley made a motion to approve the request, Councilman Adams seconded. Motion carried 4-0.

9.V Discussion on Residential Solid Waste Services by Waste Pro and Ongoing Solid Waste Planning

MOTION: Councilman Horsley made a motion to amend the agenda for action, Councilman Adams seconded. Discussion: Alderman Rast asked what is the nature of the motion. Motion carried 3-1 (Alderman Rast opposed).

MOTION: Councilman Horsley made a motion to move forth with option one: City staff takes over the weekly garbage pickup as it currently operates and bids out to contract recycling. Customer fees would probably stay the same, but RFP prices would determine whether customer fee increases are necessary. No change in staffing. Councilman Alexander suggested voting to authorize staff to renegotiate the term. Councilman Adams seconded. Mayor Hallman said he believes we are rushing on this and that a cost analysis needs to be seen; perhaps negotiate a six months extension of the contract. Councilman Horsley amended his motion to reflect authorizing staff to enter in negotiation with Waste Pro for a 90 day extension and if negotiation fails, terminate contract. Councilman Horsley added that if negotiation fails, Community Service Director, Lee Sudduth and City Manager, Tim Young purchase waste receptacles. Councilman Adams seconded the amended motion. Discussion: Alderman Rast asked about finding the money for this. Mr. Sudduth confirmed that we can afford it. Motion carried 2-2 (Councilman Alexander and Alderman Rast opposed). Mayor Hallman voted in opposition in order to have more time to get a cost analysis completed.

10. City Manager Report – Mr. Young said the following: food distribution will not be tomorrow; property taxes were due on November 16th and under 80% collected; audit still on track; and there's a holiday coming up and for everyone to be safe, careful, and to wash hands.

11. Public Comments – Daniel Ray

12. Mayor and Council Comments – Councilman Alexander said the last thing she would want is for residents to have to have a rate increase and that people are still losing their jobs. Alderman Rast said he respects everyone’s opinions and votes tonight.

13. Executives Session –

MOTION: Councilman Horsley made a motion at 8:17PM to go into executive session to discuss litigation, Councilman Adams seconded. Motion carried 4-0. Councilman Adams made a motion to go into recess, Alderman Rast seconded. Motion carried 4-0. Councilman Adams made a to reconvene into executive session, Alderman Rast seconded. Motion carried 4-0.

No action taken.

MOTION: Councilman Adams made a motion at 8:54PM to go into open session, Councilman Horsley seconded. Motion carried 4-0.

14. Adjourn

MOTION: Councilman Adams made a motion to adjourn, Councilman Horsley seconded. Motion carried 4-0.

Respectfully submitted,

Alan Hallman, Mayor

Crystal Griggs-Epps, City Clerk

RESOLUTION 2020-

**A RESOLUTION SUPPORTING AN APPLICATION TO THE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR
FUNDING OF A TRACK RESURFACING PROJECT AND A SPLASH
PAD INSTALLATION PROJECT**

WHEREAS, the City of Hapeville desires to make application for CDBG program funds for the resurfacing of the track at the football field and installing a splash pad at the Tommy Morris Sports Complex; and

WHEREAS, the City of Hapeville will submit this Resolution to Fulton County as a requirement in the application process; and

WHEREAS, the Community Services Director is authorized to submit this application to Fulton County by the application deadline; and

WHEREAS, as an applicant of the State CDBG program, the City of Hapeville commits to comply with all federal statutes and regulations; and

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the City of Hapeville fully endorse and support this application for submission to Fulton County

RESOLVED THIS ____ DAY OF _____, 2020.

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

Crystal Griggs-Epps, City Clerk

**STATE OF GEORGIA
CITY OF HAPEVILLE**

ORDINANCE NO. _____

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

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

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

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

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

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

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

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

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

Regular Meeting Dates

January 5, 2021	June 22, 2021*
January 19, 2021	July 13, 2021*
February 2, 2021	August 3, 2021
February 16, 2021	August 17, 2021
March 2, 2021	September 7, 2021
March 16, 2021	September 21, 2021
April 6, 2021	October 5, 2021
April 20, 2021	October 19, 2021
May 4, 2021	November 9, 2021*
May 18, 2021	December 7, 2021
June 8, 2021*	

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

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

Section Three. Severability.

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

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

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

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

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

ORDAINED this _____ day of _____, 2020.

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

City Clerk

APPROVED BY:

City Attorney



2021 HOLIDAY SCHEDULE

The City of Hapeville will be closed in observance of the following Holidays and will re-open the next business day at 8:00a.m.

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

HOLIDAY	OBSERVANCE
New Year's Day	Friday, January 1st
Martin Luther King, Jr.	Monday, January 18 th
Good Friday	Friday, April 2 nd
Memorial Day	Monday, May 31
Independence Day	Monday, July 5 th
Labor Day	Monday, September 6 th
Veteran's Day	Thursday, November 11 th
Thanksgiving Day	Thursday, November 25 th
Day After Thanksgiving	Friday, November 26 th
Christmas Eve	Friday, December 24 th
Christmas Day	TBA

2021 Meeting Schedule

Mayor and Council

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

Month	Meeting Date	Suggested Date
January	Tuesday, January 5, 2021 Tuesday, January 19, 2021	
February	Tuesday, February 2, 2021 Tuesday, February 16, 2021	
March	Tuesday, March 2, 2021 Tuesday, March 16, 2021	
April	Tuesday, April 6, 2021 Tuesday, April 20, 2021	
May	Tuesday, May 4, 2021 Tuesday, May 18, 2021	
June	Tuesday, June 8, 2021 Tuesday, June 22, 2021	Suggestion: Change to the 2 nd and 4 th Tuesdays due to Memorial Day Holiday
July	Tuesday, July 13, 2021	Suggestion: Meet July 13 due to Fourth of July Holiday. Cancel July 20 meeting.
August	Tuesday, August 3, 2021 Tuesday, August 17, 2021	
September	Tuesday, September 7, 2021 Tuesday, September 21, 2021	
October	Tuesday, October 5, 2021 Tuesday, October 19, 2021	
November	Tuesday, November 9, 2021	Suggestion: Meet November 9 due to elections and Thanksgiving Holiday
December	Tuesday, December 7, 2021	Suggestion: Cancel December 21 meeting due to Christmas Holiday

RESOLUTION NO. _____

AN UPDATED RESOLUTION TO DECLARE AND CERTIFY ABANDONED SHERMAN ROAD; TO AUTHORIZE RECORDATION OF THIS RESOLUTION AND ACCOMPANYING EXHIBIT(S) IN THE CITY MINUTES; TO AUTHORIZE THE CITY ATTORNEY TO PREPARE DOCUMENTS FOR THE DISPOSAL OF SAID PROPERTY; TO AUTHORIZE DELETION OF SAID PROPERTY FROM ANY OFFICIAL RECORDS REFLECTING THE CURRENT CITY STREET SYSTEM; TO REPEAL INCONSISTENT PROVISIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Hapeville (the "City") is vested with the power and responsibility under state law to protect the health, safety, and welfare of its residents, to promote economic development, provide for the transportation needs of the public, and ensure that natural areas be maintained in a manner designed to maintain a desirable community; and

WHEREAS, the City has shown on plats a road running between North Central Avenue and King Arnold Street names Sherman Road, said road being more particularly described in Exhibit "A" which is attached hereto and incorporated herein by referenced (the "Property"); and

WHEREAS, the City has determined that more substantial public purpose would be served by abandoning the Property; and

WHEREAS, the City notified all adjacent landowners of the City's intent to abandon the Property; and

WHEREAS, the Mayor and City Council have held a hearing regarding the abandonment of the Property at a regularly scheduled meeting; and

WHEREAS, the City determined that the Property was not located in an Urban Redevelopment Area as that term is defined in O.C.G.A. § 36-61-10; and

WHEREAS, the Mayor and Council of the City, in the exercise of their sound judgment and discretion, after giving thorough consideration to all the implications involved, and keeping in mind the public interest and welfare of the citizens of the City, have determined that abandoning the Property would be advantageous to and would best benefit the citizens of the City; and

WHEREAS, the City declared the Property abandoned on June 2, 2020, and is directing the City Clerk to record this Updated Resolution and accompanying exhibit(s) in the City's minutes; to authorize the City Manager and the City Mayor to proceed with the disposal of the Property in accordance with O.C.G.A. § 32-7-4; and to authorize the City Clerk to remove all references to the Property from any City records reflecting the City's street system.

NOW THEREFORE, IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF HAPEVILLE:

1. **No Public Purpose Certification.** The City Council hereby certifies that no substantial public purpose will be served by maintaining the Property as a public road.
2. **Declaration That Property Is Abandoned.** The City declared the Property to be formally abandoned on June 2, 2020. The rights of the public in and to the Property as a public road shall cease immediately.
3. **City's Property Interest.** The City Council hereby declares that the City has owned and maintained the road for more than twenty (20) years.
4. **Disposal of Abandoned Property.** The Mayor is authorized to dispose of the Property in accordance with O.C.G.A. § 32-7-4. The disposal price shall be no less than the amount paid for the Property, in today's dollars, when purchased for a public road.
5. **Recordation.** The City Clerk is hereby directed to record this Resolution, declaration, certification, and accompanying exhibit(s), including a plat or sketch of the Property, in the official minutes of the City.
6. **Deletion from City Records.** The City Clerk is hereby authorized to delete all references to the Property as City property from City records reflecting the current City street system.
7. **Severability.** To the extent any portion of this Resolution is declared to be invalid, unenforceable, or nonbinding, that shall not affect the remaining portions of this Resolution.
8. **Repeal of Conflicting Provisions.** All City resolutions are hereby repealed to the extent they are inconsistent with this Resolution.
9. **Effective Date.** This Resolution shall take effect immediately.

RESOLVED this ____ day of _____, 2020.

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT "A"

Plat/Sketch and Legal Description of Property to be Abandoned

JOHN ROBERT LEWIS PARK



MTB ATLANTA
30 Years of Digging Trails

MICHAEL KOLINER



Education

2017-2020

Master in Architecture from Georgia Institute of Technology

2008-2012

Bachelors in Fine Art from MICA

Career

2019-2020

Architectural Designer @ Cooper Carry Inc.

2017-2019

Digital Fabrication Technician @ Georgia Tech.

2015-2017

Lead Location Designer @ Techshop Inc.

Awards

2019

2 Student MasterPrizes

2017

Cooper Carry Fellowship

2015

Windgate Fellowship at Penland School of Craft

Community Arts Fellowship at Vermont Studio Center

Professional Work at Cooper Carry Inc.



Public Community Building Projects

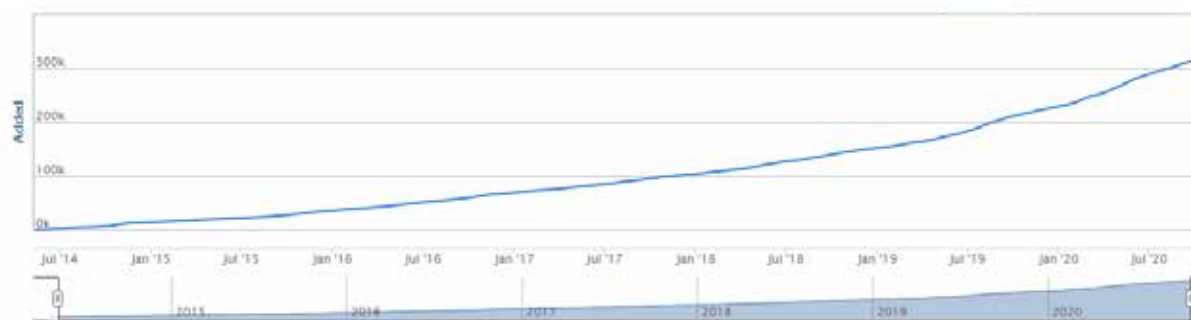


POPULARITY

Content Activity



Trails Added per Day



<https://www.trailforks.com/statistics/>

Forbes Magazine:

- 100-500% trail increase within the United States During 2020
- "NPD Sports reports a 117% increase in sales in April and May compared with 2019 numbers."
- "Close, easy access to trails makes people happier and healthier and also makes communities more prosperous."

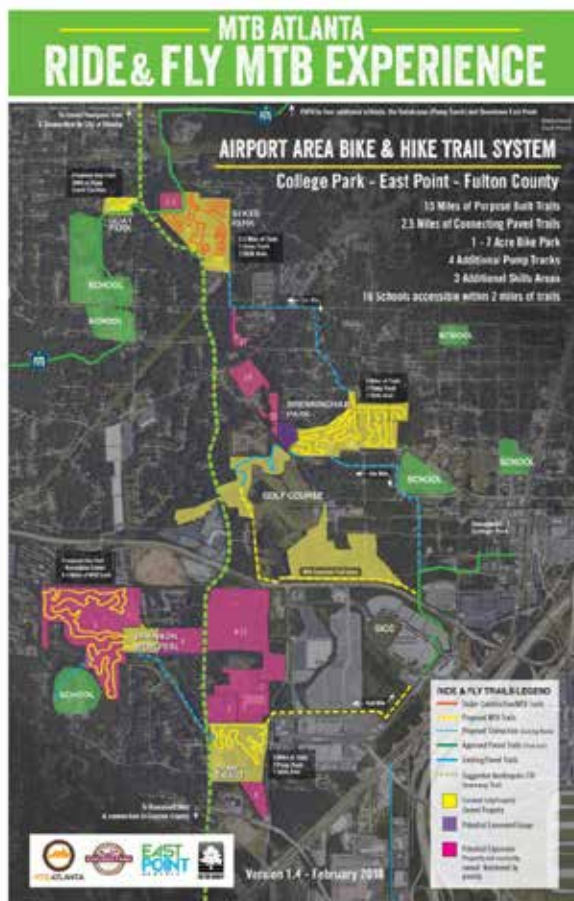
<https://www.forbes.com/sites/timnewcomb/2020/07/13/amidst-cycling-surge-sport-of-mountain-biking-seeing-increased-sales-trail-usage/#6fa5eeb03ddf>

Bentonville, AK became MTB Capital of the USA through creative trail building



IN PROGRESS

Ride and Fly MTB Experience Maps (College Park, East Point & Fulton County)



<https://mtbatlanta.com/ride-and-fly/>

Sykes Park in College Park



PROPOSAL CONCEPT

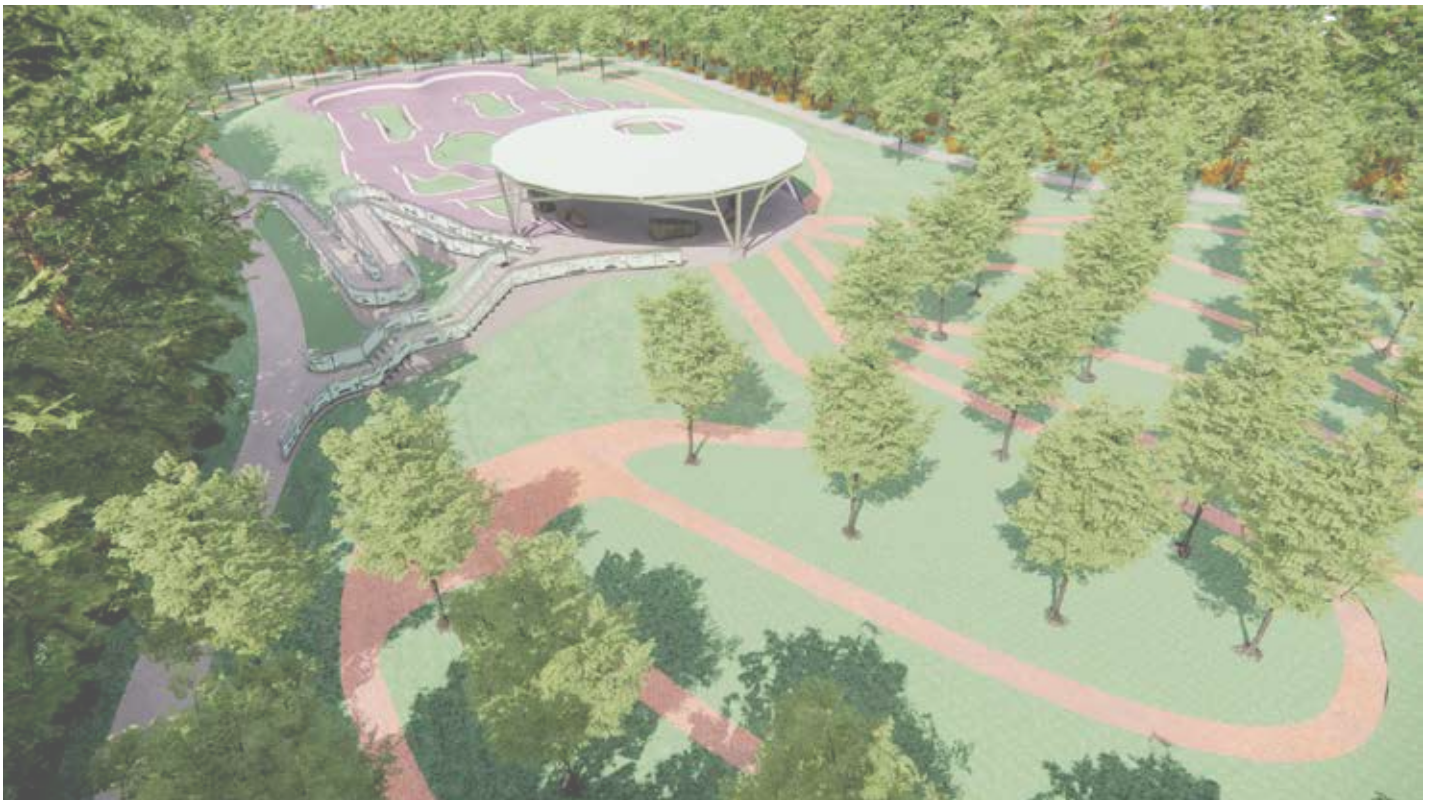
Site Map



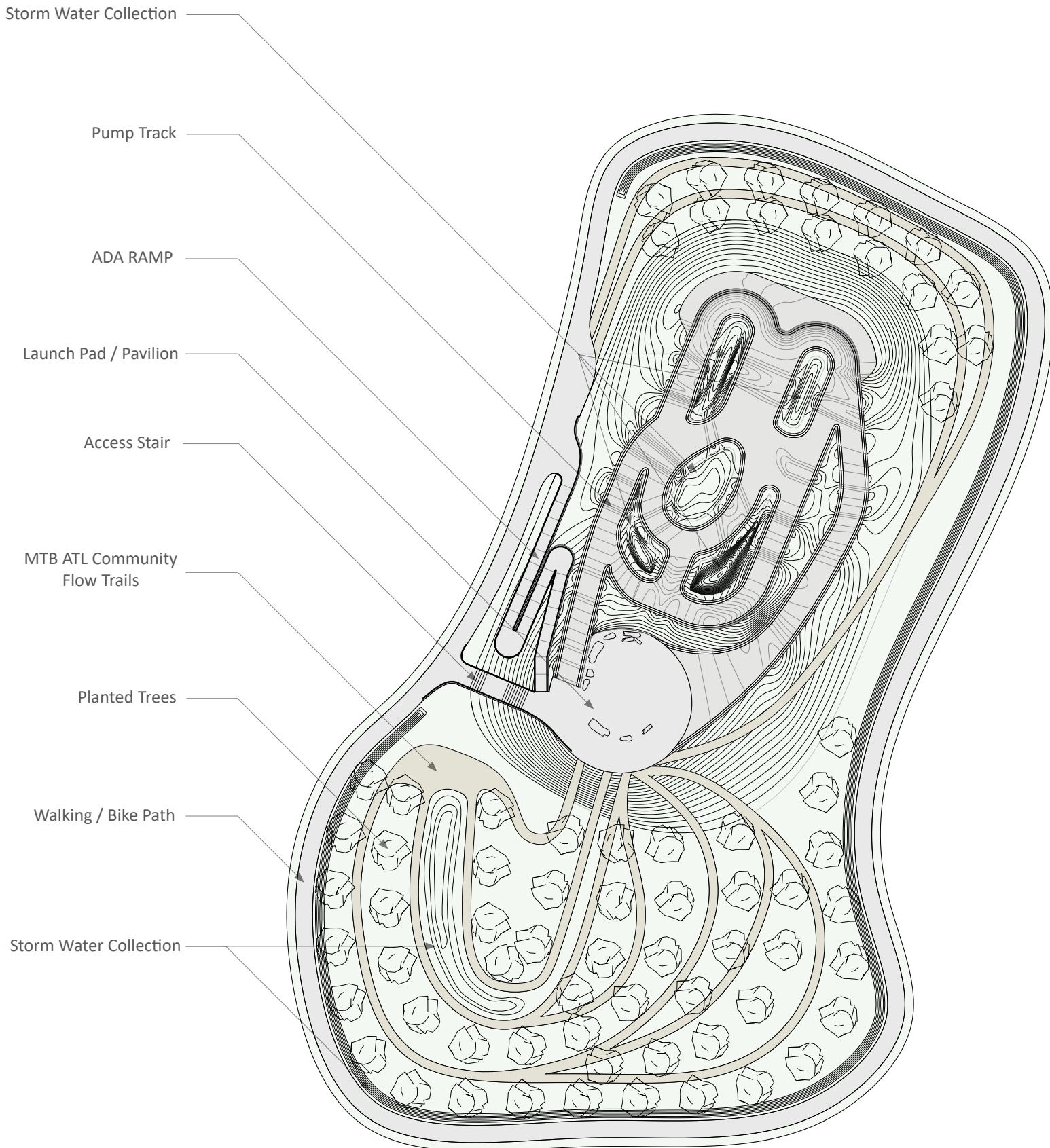
Inspiration Images

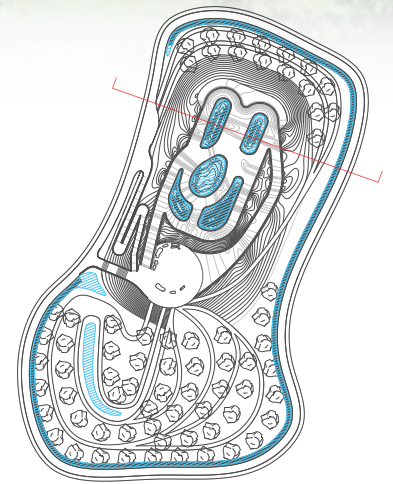


CONTEXT RENDERS



SITE PLAN

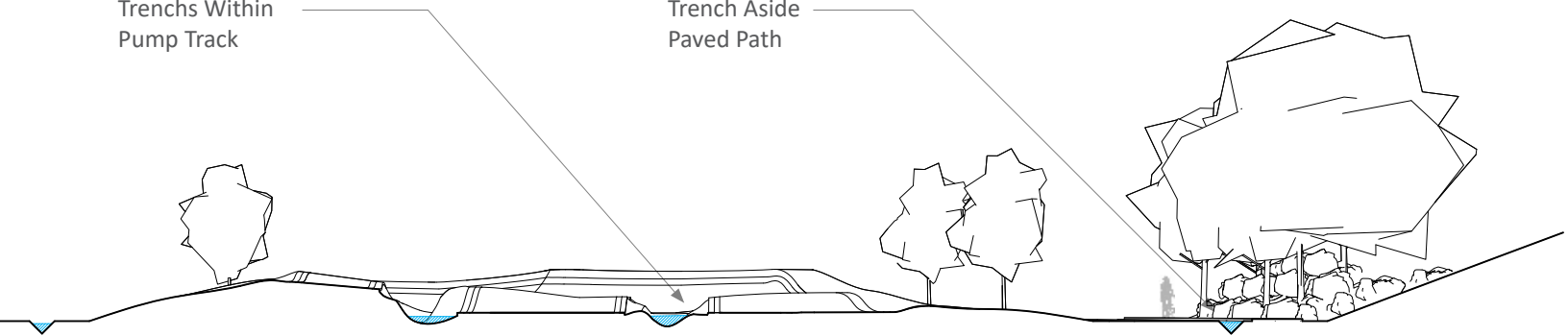




PLAN

Trenches Within
Pump Track

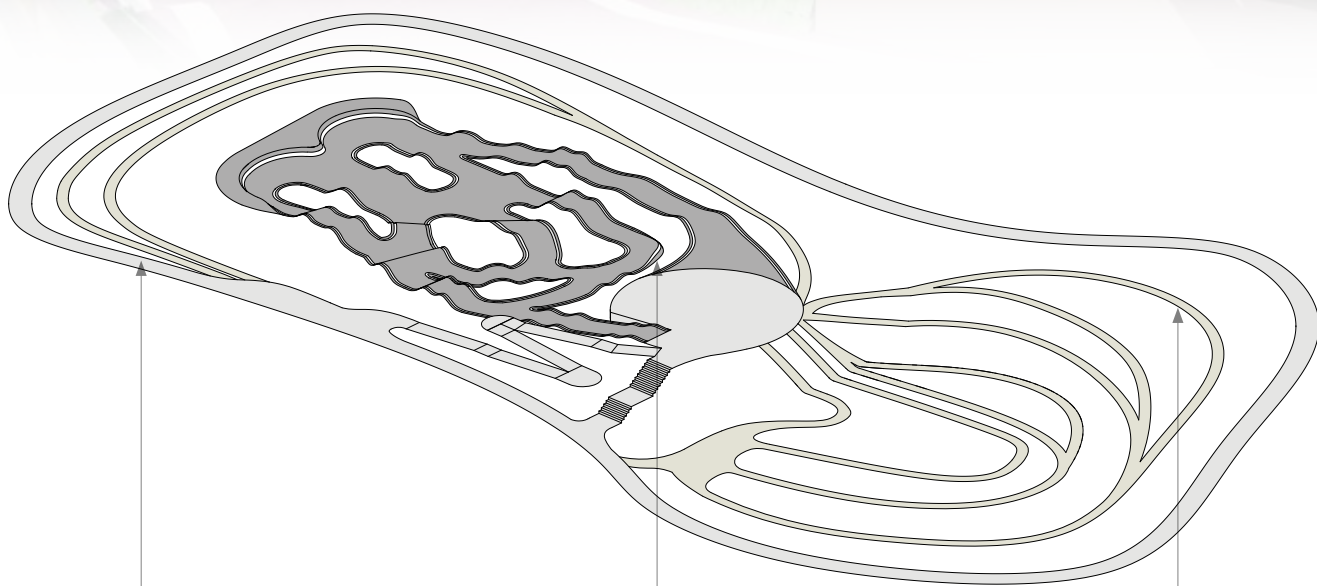
Trench Aside
Paved Path



Storm Water Collection Trenches

SECTION

STORM WATER COLLECTION



Paved

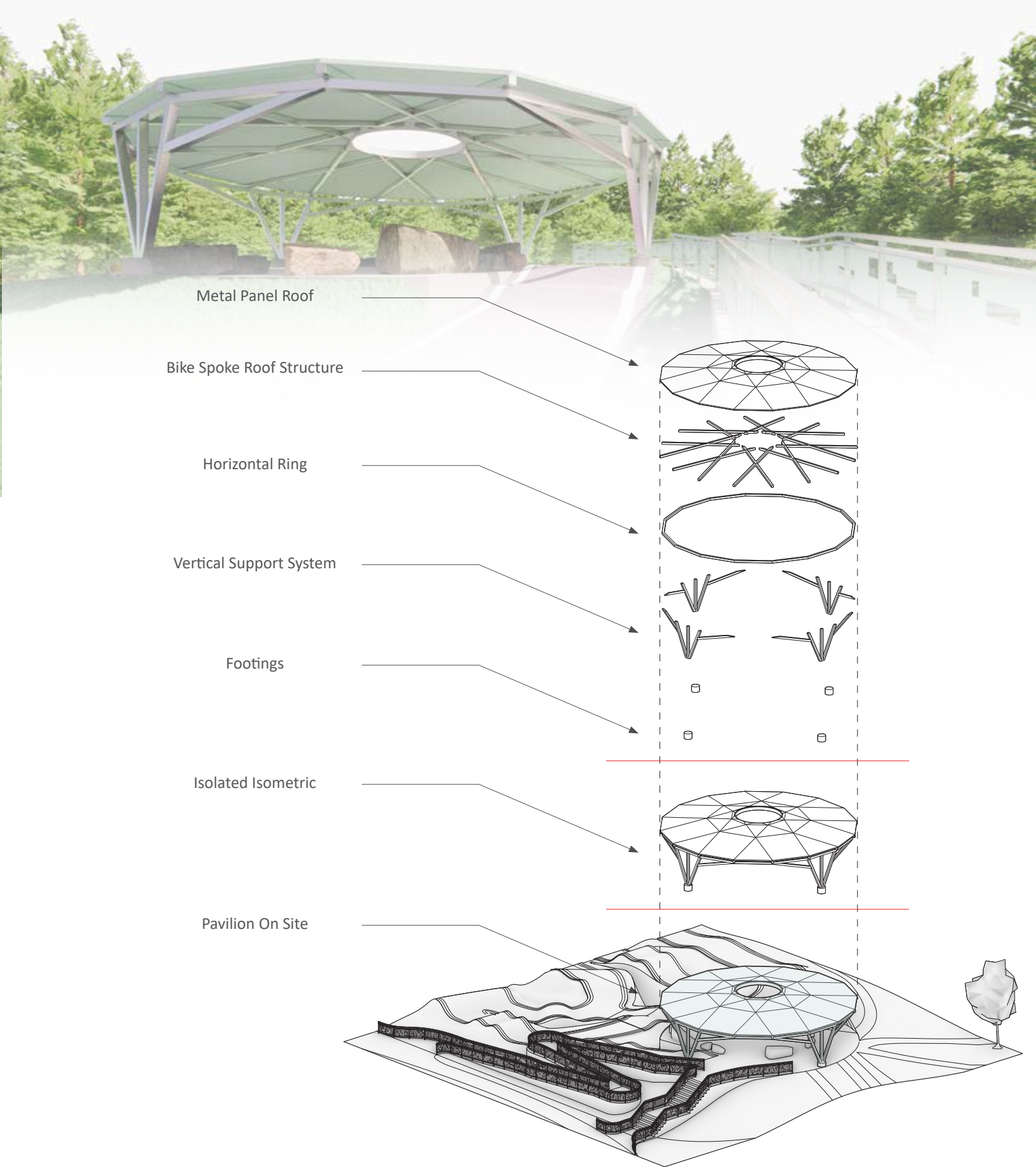


Asphalt Pump Track



**MTB ATL Community Single
Track Dirt Tracks**

TRAIL TYPES



BIKE SPOKE PAVILION



RENDER VIEWS

GRANT OPPORTUNITIES

Santa Cruz Pay Dirt Grant

<https://www.santacruz bicycles.com/en-US/paydirt>

Robert W. Woodruff Foundation Grant

<http://woodruff.org/grants-program/how-to-apply/>

Home Depot Community Impact Grant

<https://corporate.homedepot.com/foundation/communityimpactgrants>

International Mountain Bike Association Trail Accelerator Grant

<https://www.imba.com/trails-for-all/trail-accelerator-grants>

Community Foundation for Greater Atlanta Grant

<https://cfgreateratlanta.org/nonprofits/available-grants/>

And more...

THANK YOU!

ROBERT W. WOODRUFF FOUNDATION

SANTA CRUZ



peopleforbikes™





HAPEVILLE BIKE PARK