

Mayor and Council
Special Called Meeting
700 Doug Davis Drive
Hapeville, GA 30354

December 21, 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. Public Hearing - 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 12PM on December 21st. 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.

- 4.1. Consideration and Action 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) - 2nd 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

5. Old Business

5.1. Consideration and Action 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. Mr. Koliner gave a presentation at the December 8 Council meeting for Council's input.

Documents:

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

6. 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.

7. Adjourn

DRAFT

STATE OF GEORGIA
CITY OF HAPEVILLE

ORDINANCE NO. _____

AN ORDINANCE TO AMEND CHAPTER 93 (“ZONING”), ARTICLE 3.1 (“ZONES”), SECTION 93-3.1-2 (“ZONING MAP”) OF THE CODE OF ORDINANCES, CITY OF HAPEVILLE, GEORGIA; TO UPDATE THE CITY OF HAPEVILLE ZONING MAP; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

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

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

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in effect not inconsistent with the provisions of the City’s charter shall remain effective until they have been repealed, modified or amended; and,

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

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

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

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

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

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

January 21, 2020

and inserting in lieu thereof the following language:

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



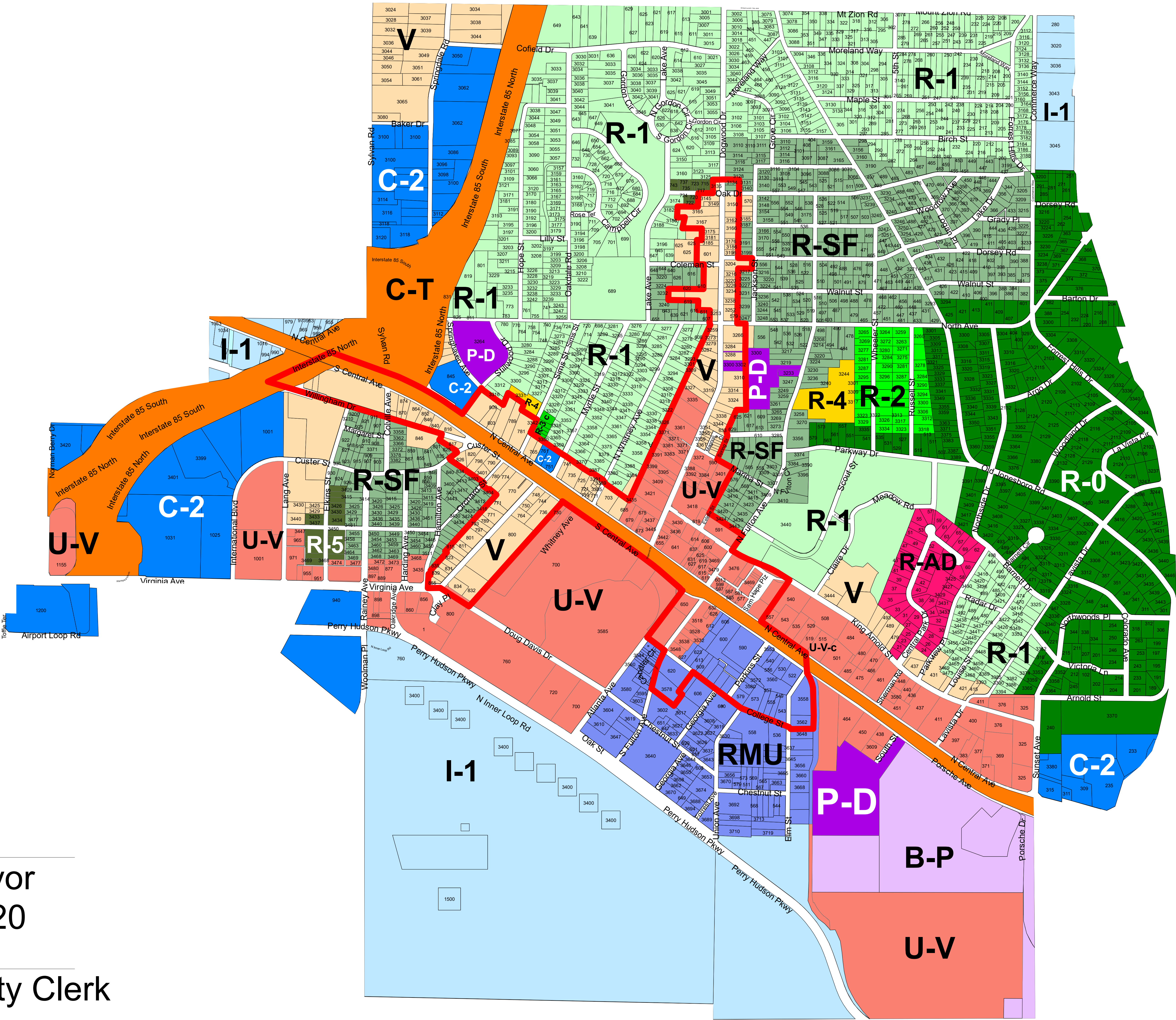
- ARTS DISTRICT OVERLAY
- R-AD RESIDENTIAL ARCHITECTURAL DESIGN
- R-SF RESIDENTIAL-SINGLE FAMILY
- R-1 ONE-FAMILY DETACHED
- R-2 TWO-FAMILY RESIDENTIAL
- R-3 SINGLE FAMILY ATTACHED
- R-4 MULTIFAMILY RESIDENTIAL
- R-5 SINGLE FAMILY ATTACHED AND DETACHED
- R-0 ONE-FAMILY DETACHED
- N-C NEIGHBORHOOD COMMERCIAL
- 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.

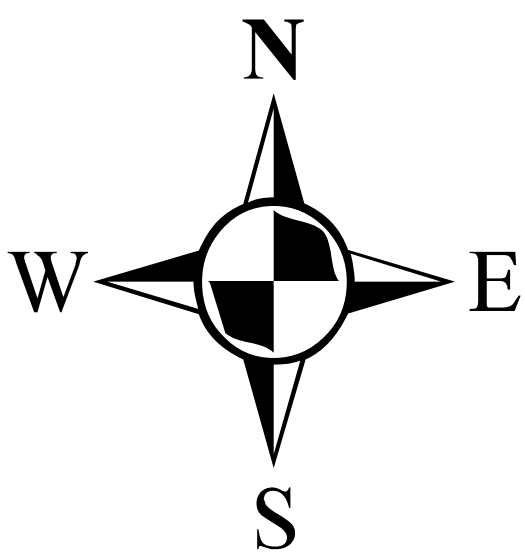
Date	Amendment



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

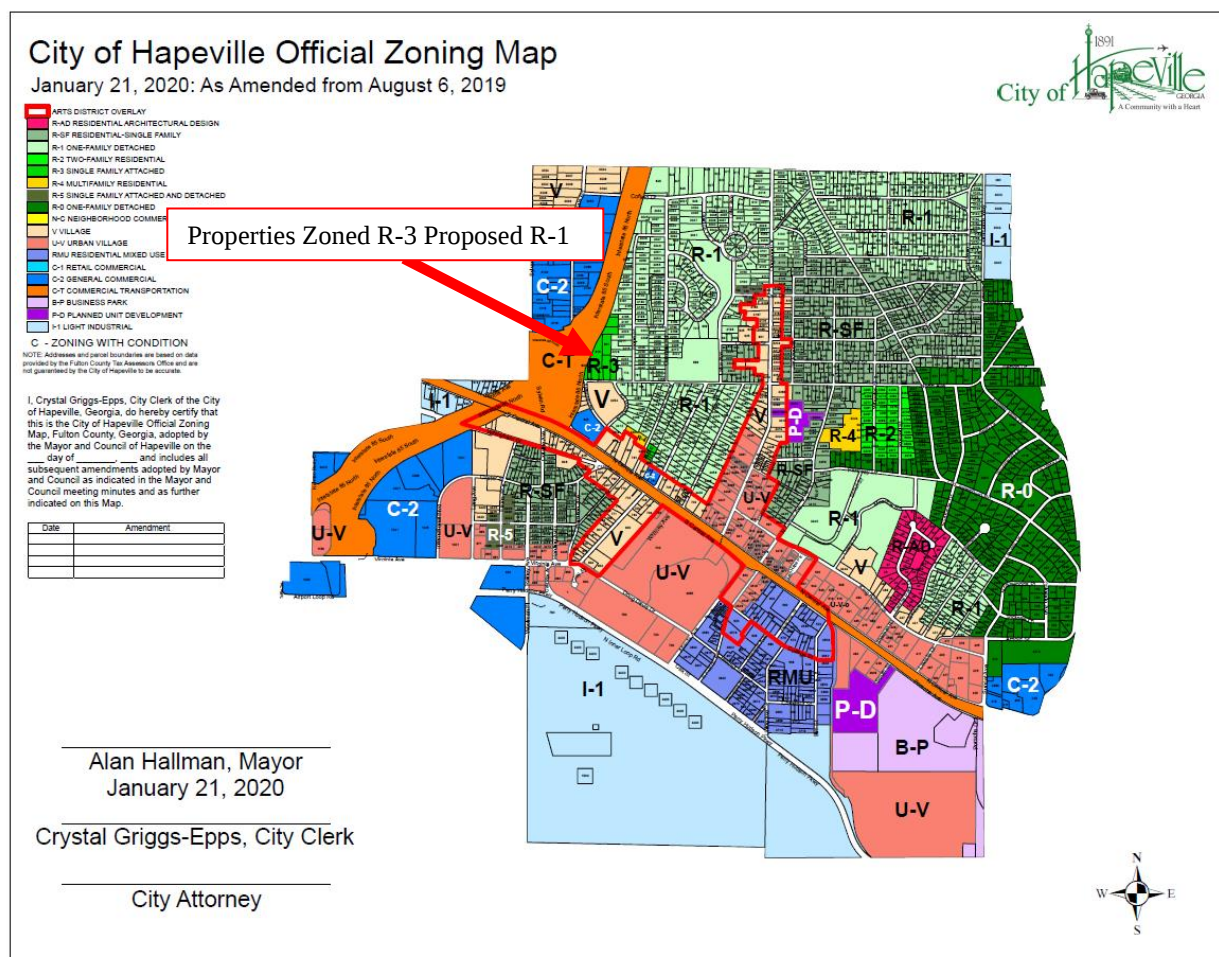


Figure 2 City of Hapeville Future Land Use Map

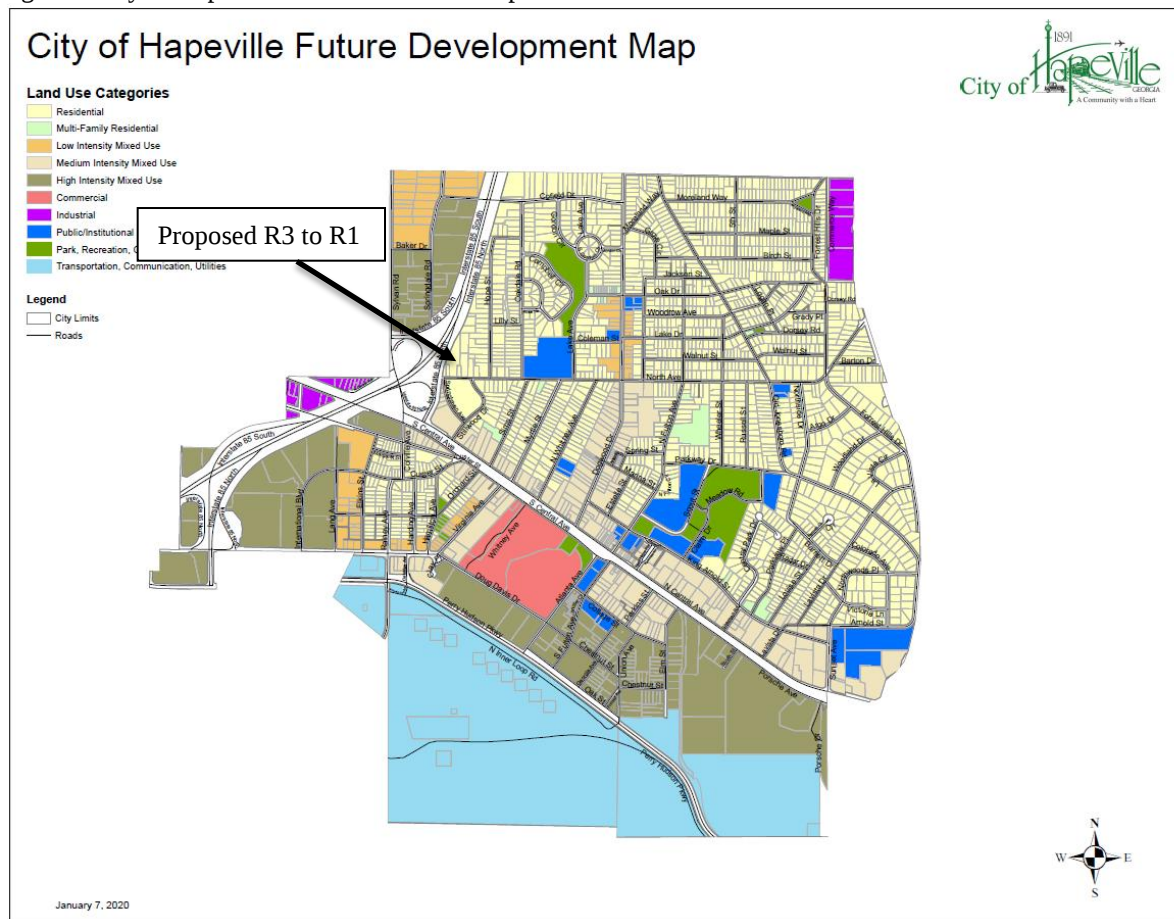


Table 2 Permitted Uses

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;

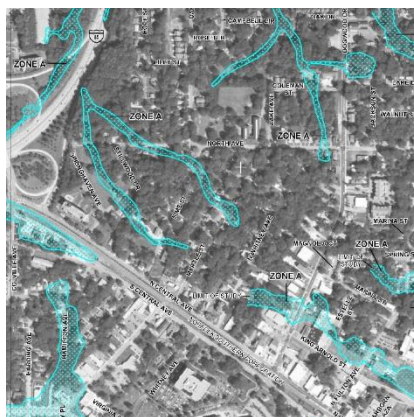
The proposed zoning would reduce the potential density of the area removing the potential for patio homes/townhomes and two family homes to single family homes only.

(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

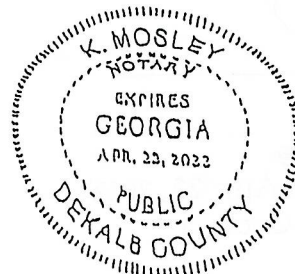
Before me, the undersigned, a Notary Public, this day personally came the undersigned who, being duly sworn, according to law, says she is an agent for the ALM, LLC publishers of the Daily Report, the official legal organ of Fulton County, published in Atlanta, Georgia, in said county and state, and 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

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

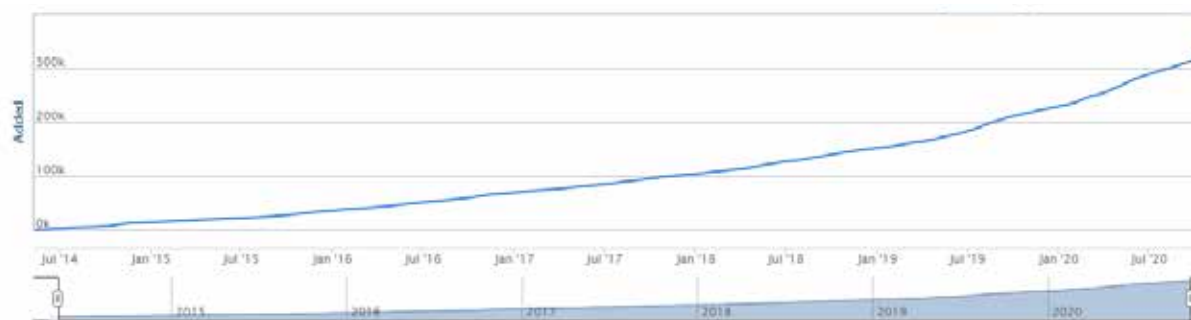


POPULARITY

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."

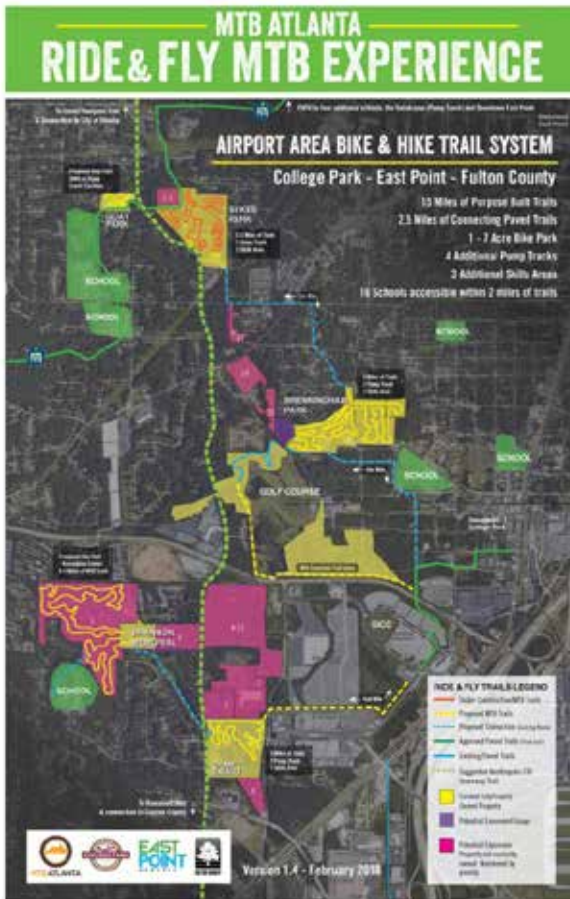
<https://www.forbes.com/sites/timnewcomb/2020/07/13/amidst-cycling-surge-sport-of-mountain-biking-seeing-increased-sales-trail-usage/#6fa5eeb03ddf>

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

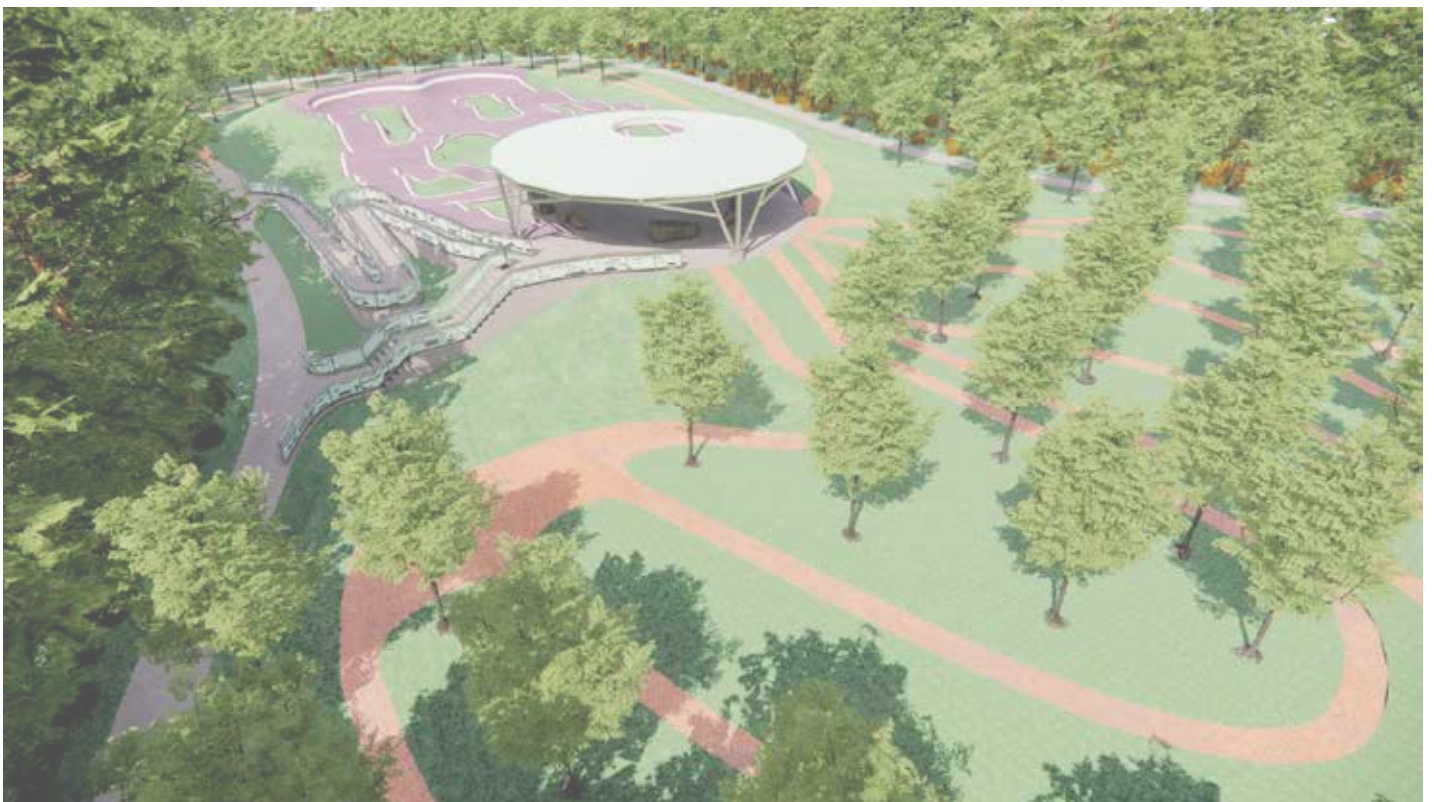
Site Map



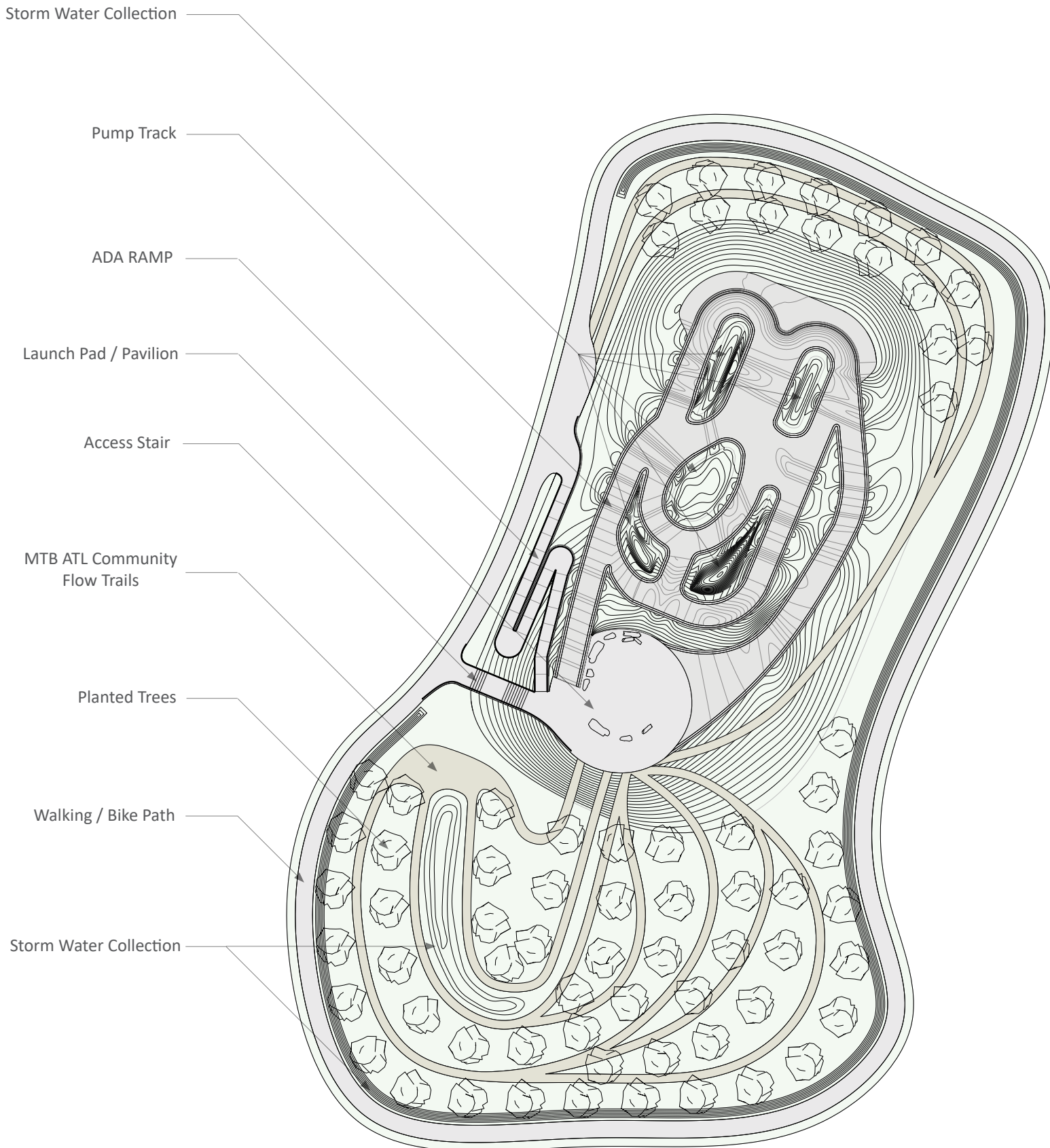
Inspiration Images

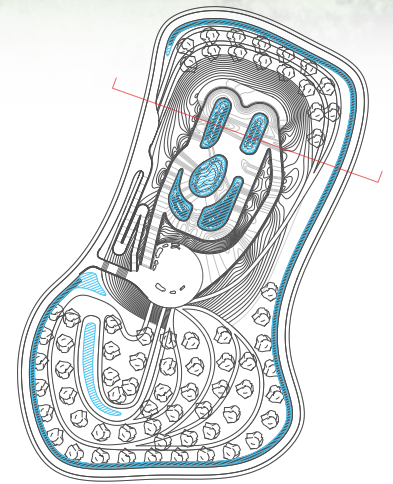


CONTEXT RENDERS



SITE PLAN

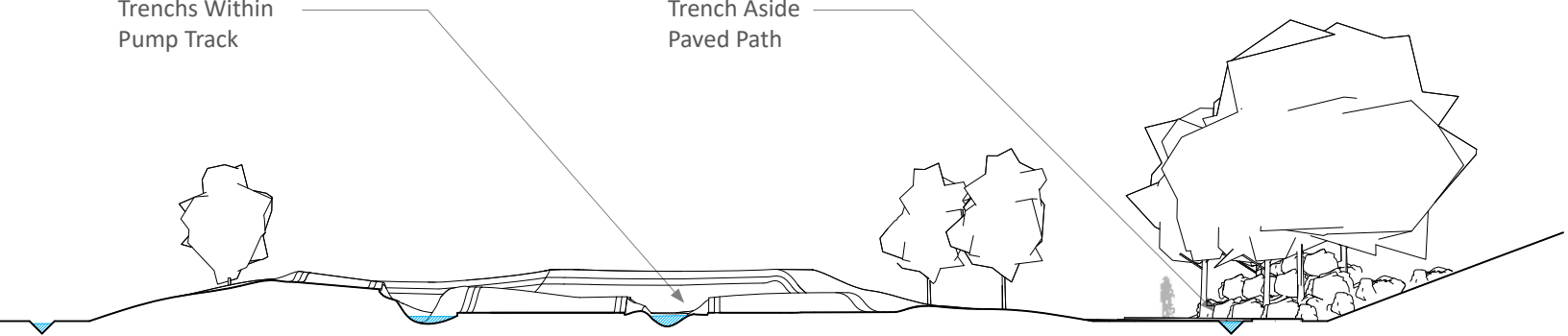




PLAN

Trenches Within
Pump Track

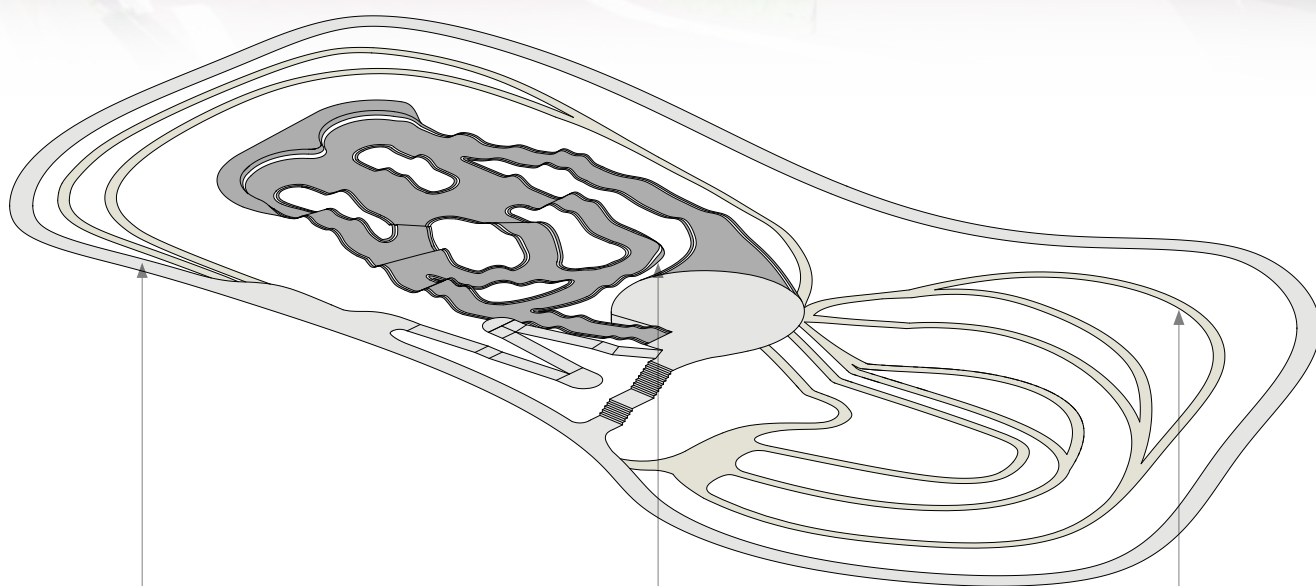
Trench Aside
Paved Path



 Storm Water Collection Trenches

SECTION

STORM WATER COLLECTION



Paved

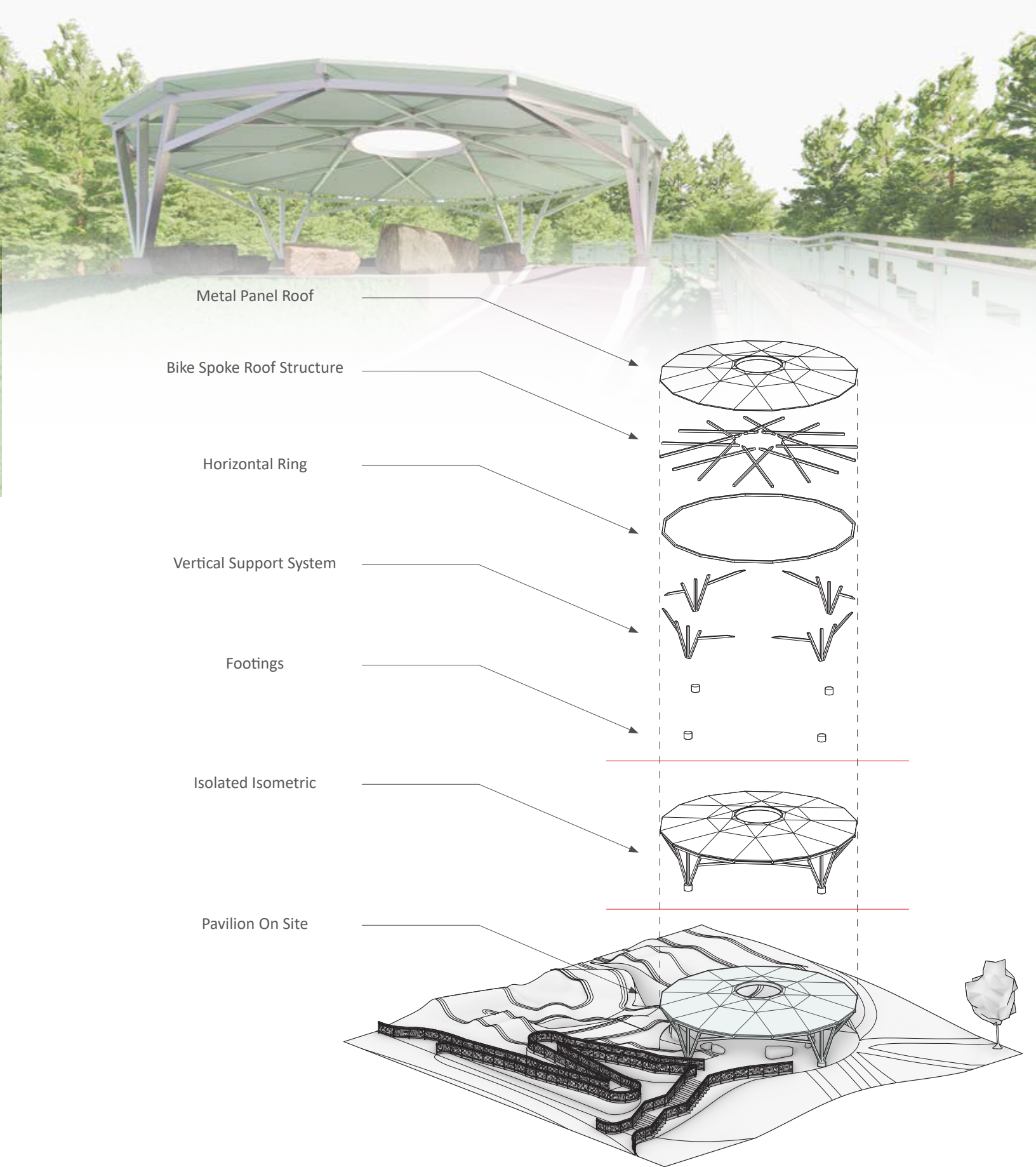


Asphalt Pump Track

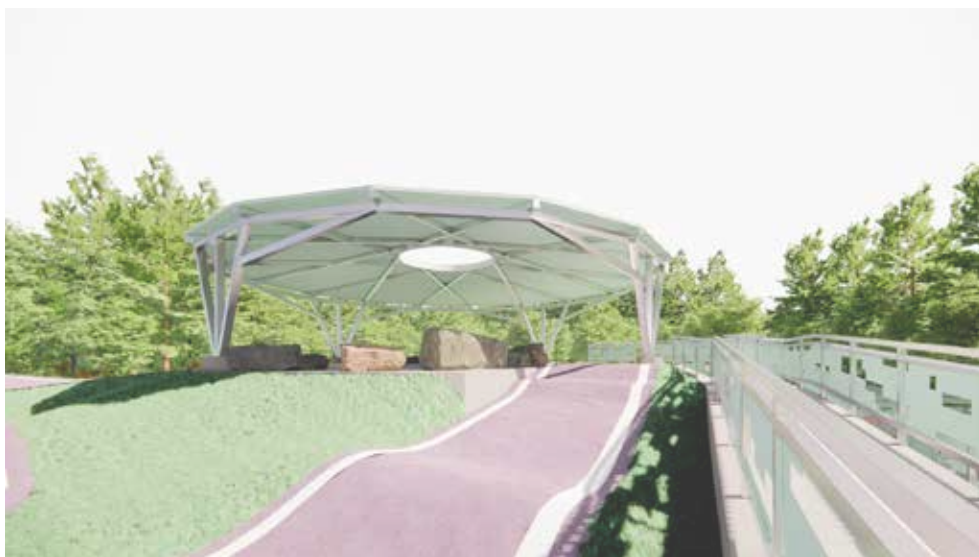


**MTB ATL Community Single
Track Dirt Tracks**

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