

Board of Appeals Meeting
700 Doug Davis Drive
Hapeville, GA 30354
<https://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes>

May 27, 2021 6:00 PM

Agenda

1. Call to Order

2. Roll Call

Michael Simpson, Chairman
John Stalvey, Vice Chairman
Rod Mack
Jason Morris
Martha Revelo
William Slocumb
Melanie Williams

3. Approval of Minutes

3.I. Minutes of April 22, 2021

4. Public Hearing

4.I. 748 Virginia Avenue Variance Request

Background:

The Hapeville Development Authority is requesting variances to reduce the setback from 15' to 1-6" on Virginia Avenue, reduce the setback along the east property line from 15' to 5'6", and reduce the parking requirement from 16 spaces to 11 spaces, increase the lot coverage from 70% to 81%, allow for reduced parking buffer and decrease the sidewalk width from 15' to 7' for the property located at 748 Virginia Avenue, Parcel Identification Number 14-0098-0006-001-6. The property is zoned V, Village and is subject to the zoning regulations under Sections 93-11.1-6 (Area, placement, and buffering requirements) and 93-22.1-1 (Chart of dimensional requirements) and 93-23-2 (Entrance and exit points) of the City of Hapeville Zoning Ordinance.

Staff Comments:

Applicant Comments:

Public Comments:

Documents:

1. Application - 748 Virginia Avenue_Redacted_Reduced
2. Planners Report 748 Virginia Board of Appeals
3. LEGAL ADV - 05-27-2021_Board of Appeals Meeting

5. Next Meeting Date - June 24, 2021 at 6 PM

6. Adjourn



**Board of Appeals Meeting
700 Doug Davis Drive
Hapeville, GA 30354**

Chairman, Michael Simpson
Vice Chairman, John Stalvey
Rod Mack
Jason Morris
Martha Revelo
William Slocumb
Melanie Williams

April 22, 2021 6:00 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:06 p.m.

2. Roll Call

Michael Simpson, Chairman
John Stalvey, Vice Chairman
Rod Mack
Jason Morris
Martha Revelo - absent
William Slocumb
Melanie Williams - teleconference

3. Approval of Minutes

3.I. Minutes of January 28, 2021

MOTION ITEM: William Slocumb made a motion, John Stalvey seconded to approve the minutes of January 28, 2021 as submitted. Motion Carried: 5-0.

4. Public Hearing

4.I. 369 North Central Avenue, 377 N. Central Ave., 383 North Central Ave., 397 N. Central Avenue, 325 Sunset Ave., 376 King Arnold St., and 400 King Arnold St. - Variance Request

Background:

SCP Hapeville Owner, LLC requested a variance to reduce the ground floor finished floor to ceiling slab height from 18' to 14', increase the maximum onsite parking spaces from 310 spaces to 435 spaces, and reduce the off-street loading areas for the properties located at 369 North Central Avenue, 377 North Central Avenue, 383 North Central Avenue, 397 North Central Avenue, 325 Sunset Avenue, 376 King Arnold Street, and 400 King Arnold Street, 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, and 14-0096-0006-009-1. The properties are zoned U-V, Urban Village and are subject to the zoning regulations under Sections 93-11.2-12(3) (Commercial design ground floor requirements), 93- 11.2-10(1) (Parking and curb cut requirements), and

93-23-14 (Size of off-street loading spaces) of the City of Hapeville Zoning Ordinance.

Applicant Comments:

Will Casaday of South City Partners, LLC stated the property is comprised of the entire block of 397 N. Central Avenue known as “The Castle” property except for the package store located at 371 N. Central Avenue. The requested variances are for Ground Floor Ceiling Height, Onsite Parking and Off-Street Loading Areas. The ground floor ceiling height variance is being requested primarily due to challenges with the design and the existing topography. The request to increase the onsite parking is to accommodate the proposed mixed-use. The relief from the off-site loading requirements is pertinent to the type of uses for the property.

Staff Comments:

The applicant is developing the property as a mixed-use multi-family and commercial development.

The applicant received conditional approval for the Site Plan from the Planning Commission on March 9, 2021 and a recommendation to grant the requested variances.

The slope of the site changes 15’ across the site (from the northwest to the southwest). To accommodate parking and accessibility with the change in grade, the buildings along North Central have a split slab on grade which affects the ceiling clearance height.

As there are few efficient transit opportunities, the limited parking may discourage the commercial and retail components of the property to come to fruition.

The required dedicated loading spaces for the square footage is not necessary given the types of uses for the property. Residential moving trucks can be scheduled with the administrative offices and a section of the internal parking cordoned off for such events. The limited square footage for the retail component will not necessitate dedicated loading spaces nor will the future commercial building given the request for additional parking.

Rod Mack commented regarding the off-site loading spaces.

Jason Morris commented regarding access to the property.

John Stalvey commented regarding access for the Fire Department.

Public Comments:

Melvin Traynum, 3550 Atlanta Avenue, in favor of the proposed development.

MOTION ITEM: Rod Mack made a motion, John Stalvey seconded to approve the variance request to reduce the ground floor finished floor to ceiling slab height from 18' to 14' as requested. Motion Carried: 5-0.

MOTION ITEM: John Stalvey made a motion, Jason Morris seconded to approve the variance request to increase the onsite parking from 310 spaces to 435 spaces. Motion Carried: 5-0.

MOTION ITEM: Melanie Williams made a motion, John Stalvey seconded to approve the variance to reduce the number of off-street loading spaces to zero (0). Motion Carried: 5-0.

5. Next Meeting Date - Thursday, May 27, 2021 at 6:00 PM

6. Adjourn

There being no further discussion, the meeting was adjourned at 6:33 p.m.

Respectfully submitted by,

Chairman, Michael Simpson

Secretary, Adrienne Senter

21-BXA-05-03

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

Name of Applicant City of Hapeville Hapeville Development Authority

Mailing Address 3468 N Fulton Avenue, Hapeville, GA 30354

Telephone [REDACTED] Mobile # SAME Email [REDACTED]

Property Owner (s) Hapeville Development Authority

Mailing Address 3468 N Fulton Avenue, Hapeville, GA 30354

Telephone [REDACTED] Mobile # SAME

Property Address/Location: 748 Virginia Avenue, Hapeville, GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 009800060016

Square Foot of Property 12,595 SF / 0.29 AC Building Size 2695 sf Zoning V - VILLAGE ARTS DISTRICT OVERLAY

Present Land Use Vacant : Previously a gas/service station

Variance Requested Setback reduction from 15'-0" to 1'-6" on Virginia Ave, Setback reduction from 15'-0" to 5'-6" at east property line, Parking reduction from 10 to 11 spaces, increase lot coverage 70% to 81.70 sidewalk width decrease 15'-0" to 7'-0"

Applicable Code Section Sec. 93-11.1-6, Sec. 93-22.1-1, 93-23-2

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 regardless of any action or approval on this application. 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.

David B. Mc
Applicant's signature

Date: 3-26-21

Sworn to and subscribed before me
This 26 day of March, 2021.

Stacie Frazier
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

WRITTEN SUMMARY

- +A variance is requested to reduce the setback along Virginia Avenue to 1'-6".
- +A variance is requested to reduce the setback along the east property line to 5'-6".
- +A variance is requested to reduce the required parking to 11 spaces.
- +A variance is requested to increase the impervious lot coverage from 70% to 81%.
- +A variance is requested to reduce the required landscape zone on South Central Avenue to 4'-0" and reduce the required clear area to 5'-0".
- +A variance is requested to reduce the required parking landscape buffer between the parking and right-of-way from 5'-0" to 4'-0".
- +A variance is requested to allow parking in the supplemental zone.

In detail, explain any extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that would qualify for a variance.

The scope for 748 Virginia Avenue includes the renovation of an existing 1950's gas station, design of an addition, and the redesign of the existing site. The building will be used as a gallery, office and arts studio for the tenant, Atlanta Printmakers Studio. The property will also be rented out for events and used for local gatherings.

The building is in compliance with the front setback requirement of 15' along S. Central Ave. In the setback zone along S. Central Ave, the exterior will feature a unique, creative, multiuse plaza which will help brand Hapeville as an arts community and provide a public space for weekend markets and other events. Located at the corner of a prominent intersection, the plaza is well suited for community engagement.

The rear setback requirement of 25'-0" will be met. This area will include a rain garden and expanded natural buffer zone to increase the permeable surface of the site.

The proposed addition to the building will not meet the current 15'-0" front setback requirements along Virginia Ave. Due to parking requirements and a desire to showcase the historical service station, we will need to encroach into this setback zone in order to build a usable space. **A variance is requested to reduce the setback along Virginia Avenue to 1'-6".**

The existing historic building is not in compliance with the 15' side setback requirement at the east property line. The building encroaches ~9'-6" into the setback. This building is in desperate need of renovation. A variance is required to proceed with construction work. It is not possible to move this building so that it is in compliance with the setback requirements. **A variance is requested to reduce the setback along the east property line to 5'-6".**

Due to the overall width of the site and the constraints created by the location of the existing building, the site does not have room for the required 16 parking spaces without making the plaza unusable or encroaching into the proposed natural green space and rain garden. **A variance is requested to reduce the required parking to 11 spaces.** There is adequate public parking nearby to compensate for the loss of 5 parking spaces. Within a five minute walk, there are 66 on-street parking spots along S. Central Avenue.

Currently the existing site is 99% impervious surface. The proposed project includes a lot coverage of 81% impervious surface. Though the required maximum lot coverage is 70%, the additional 11% will not be asphalt or parking but rather a well-designed public plaza for community events. Unless this exception is granted, building this public space will not be possible. **A variance is requested to increase the impervious lot coverage from 70% to 81%.**

The desire to provide a public plaza and the site constraints due to the location of the existing building render it unfeasible to build a sidewalk along S. Central Avenue that is the full 15'-0" as prescribed in the Architectural Design Standards. However, the project provides for pedestrian mobility. The project proposes a reduced sidewalk and landscape area that, in conjunction with the proposed public plaza, will meet the spirit of the design guidelines of providing a vibrant public realm. **A variance is requested to reduce the required landscape zone on S. Central Avenue to 4'-0" and the clear area to 5'-0".**

While the zoning code dictates that a 5'-0" buffer be provided between the parking and the sidewalk, such a wide buffer will eat into the sidewalk clear zone. As we are already requesting to narrow the sidewalk, we would like to avoid narrowing it any further. **A variance is requested to reduce the required parking landscape buffer between the parking and right-of-way from 5'-0" to 4'-0".**

The Architectural Design Standards dictate that no parking is to occur in the supplemental zone between the building and the sidewalk. However, the average 52'-0" setback of the existing historic building from S. Central Avenue shrinks the allowable area in the back of the site for parking. A few parking spaces will be required in the supplemental zone, including the handicap accessible parking space. Note that the majority of the supplemental zone will be designated for a public plaza. **A variance is requested to allow parking in the supplemental zone.**

Explain how the application of the ordinance to this particular piece of property would create an unnecessary hardship.

Both the parking and the setback constraints are due to the site location of the existing historic building. This former service and gas station is an important piece of Hapeville's history, and the City wants to preserve it. But, for the project to make sense economically and as a cultural attraction, the entire property must be enhanced with the gallery and community outdoor space. These features cannot be added unless the zoning requirements, which were enacted after the service station was built, are modified for this adaptive re-use and renovation of the property.

Explain how these conditions are peculiar to the particular piece of property involved.

Because it is important to preserve the existing building and to showcase its historic character, we are limited to a small area to use for a new addition which will be located about 20 feet to the south of the front façade of the historic building to highlight the curved glass front. A front yard setback variance will allow the new addition to be built without impacting the character of the historic service station. A side setback variance will also allow the existing building to remain in place. Site development is further impacted by the City of Hapeville's desire for a vibrant community outdoor space. To this end, the proposed plaza will host community arts events, and it should be as large as possible, which is only feasible with the lot coverage variance and the sidewalk width reduction. To accommodate visitors with low mobility, four spaces are proposed to the side of the building. Due to the existing building's location, this large area is considered the supplemental zone. The majority of this area will be a well-designed community space. A parking variance will allow this plaza to function as an attractive community space that is welcoming to all.

What, if any, detriment to the public good would the proposed project have if a variance was granted?

If this variance is not granted, the existing building cannot be renovated and will remain an eyesore. The new building cannot be added, thus depriving Hapeville of a community art and event space. This property is designed to be a cultural destination. Granting the variances for the parking, the side and front setbacks, and the increased lot coverage, will help ensure that this project is a stunning gateway to the Hapeville Arts District.

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
VARIANCE APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

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

748 Virginia Avenue, 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 A VARIANCE FOR THE PROPERTY.

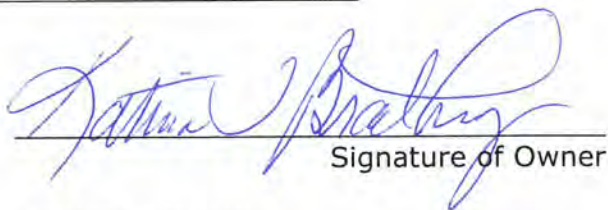
Name of Applicant

Hapeville Development Authority

Address of Applicant

3468 North Fulton Avenue, Hapeville, GA 30354

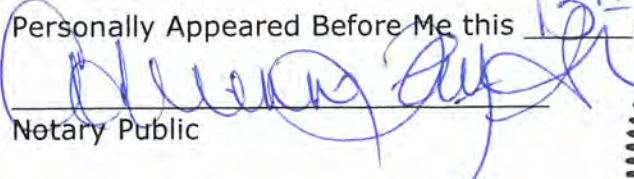
Telephone of Applicant


Signature of Owner

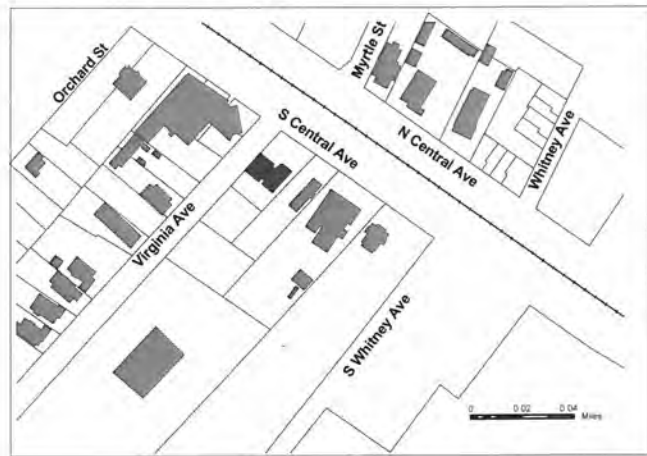
Katrina Bradbury

Print Name of Owner

Personally Appeared Before Me this 13th day of April, 2021.


Notary Public





2 KEY PLAN
V.1

DESCRIPTION OF PROPERTY

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

BEGINNING AT AN IRON PIN PLACED (1/2) INCH REBAR W/CAP AT THE RIGHT OF WAY INTERSECTION, FORMED BETWEEN THE SOUTHEASTERN RIGHT OF WAY LINE OF VIRGINIA AVENUE (VARIABLE R/W) WITH THE SOUTHWESTERN RIGHT OF WAY LINE OF SOUTH CENTRAL AVENUE (VARIABLE R/W), THENCE DEPART THE SOUTHEASTERN RIGHT OF WAY LINE OF VIRGINIA AVENUE (VARIABLE R/W), AND PROCEED IN A SOUTHEASTERN DIRECTION ALONG THE SOUTHWESTERN RIGHT OF WAY LINE OF SOUTH CENTRAL AVENUE (VARIABLE R/W) SOUTH 54°46'46" EAST, A DISTANCE OF 76.00 FEET TO A PK NAIL FOUND IN CONCRETE, THENCE DEPART THE SOUTHWESTERN RIGHT OF WAY LINE OF SOUTH CENTRAL AVENUE (VARIABLE R/W) AND PROCEED SOUTH 42°33'54" WEST FOR A DISTANCE OF 148.40 FEET TO AN IRON PIN PLACED (1/2) INCH REBAR WITH CAP, THENCE NORTH 51°51'42" WEST FOR A DISTANCE OF 76.00 FEET TO AN IRON PIN PLACED (1/2) INCH REBAR W/CAP AT THE SOUTHEASTERN RIGHT OF WAY LINE OF VIRGINIA AVENUE (VARIABLE R/W), THENCE PROCEED IN A NORTHEASTERN DIRECTION ALONG THE SOUTHEASTERN RIGHT OF WAY LINE OF VIRGINIA AVENUE NORTH 42°42'11" EAST FOR A DISTANCE OF 144.75 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL CONTAINING 0.28914 ACRES, OR 12595 SQUARE FEET

LANDSCAPE KEYNOTES

KEY	KEYNOTE
51	NEW TREE, 4" CALIPER, SPECIES TBD
52	STREET TREE 30" O.C. 3" CALIPER, SPECIES TBD
53	NEW PLANT STRIP, TYP. EQUAL MIX OF PURPLE MUHLY, LITTLE BLUESTEM, AND SHENANDOAH DWARF PLACED BETWEEN PROTECTIVE BOLLARDS.
54	NEW PLANT STRIP, TYP. 50/50 MIX OF LITTLE BLUESTEM AND SHENANDOAH DWARF SWITCHGRASS BETWEEN PURPLE MUHLY PLACED BETWEEN PROTECTIVE BOLLARDS.
55	NEW PLANT STRIP, TYP. SINGLE ROW OF LITTLE BLUESTEM, PLANT 24" O.C.
56	JAPANESE SPURGE 12" O.C.
57	DWARF JAPANESE PLUM YEW 24" O.C.
58	HENRY'S GARNET VIRGINIA SWEETSPICE 24" O.C.
59	DWARF MONDOGRASS, PLANTED 12" O.C.
60	PURPLE MUHLY 30" O.C.
61	LIRIOPE SPICATA 12" O.C.
70	NEW ASPHALT SEE CIVIL
71	NEW PARKING LOT AND STRIPING
72	NEW CONCRETE WHEEL STOP, TYP
73	EXISTING CONCRETE PIECES IN NEW "V" TO 1" CRUSHED SLATE CHIP. SEE 3/A-1.7 AND 2/A-1.7 AND CIVIL
74	1/2" TO 1" CRUSHED SLATE CHIP
75	NEW 8'-4" CONCRETE SIDEWALK AND 4" CURB
76	DOWNSPOUT. SEE ARCH FOR EXACT LOCATIONS. SEE CIVIL FOR STORMWATER MITIGATION DESIGN.
77	4" CONCRETE CURB
78	12" TO 18" DIAMETER BOLLARDS TO ACT AS PROTECTIVE BOLLARDS.

SITE PLAN GENERAL NOTES

- EXISTING BUILDING FOOTPRINT
- NEW BUILDING FOOTPRINT
- PROPERTY LINE
- SETBACK LINE
- PROPOSED SETBACK LINE
- HEAVY DUTY, HIGH-IMPACT CONCRETE SEE CIVIL
- SCREENPRINT, ENGRAVED, STAMPED OR PAINTED CONCRETE FOR BRANDING, EDUCATION OR WAYFINDING. COORD. WITH TENANT. SEE A-1.2 FOR EXAMPLE IMAGES.
- POURED, SCORED AND STAINED CONCRETE
- 1/2" TO 1" CRUSHED SLATE CHIP. SEE KEYNOTE #73
- EXISTING ASPHALT
- NEW ASPHALT. SEE CIVIL
- CONCRETE PAVING. SEE CIVIL
- PLANTING AREA - NATIVE PLANTS. SEE LANDSCAPE KEYNOTES
- PLANTING AREA - CURATED PLANTS. SEE LANDSCAPE KEYNOTES
- INJECTION WELL: PRESERVE AND PROTECT EXISTING INJECTION WELL. COORDINATE WITH MILL CREEK TO RELOCATE AND/OR RESET ELEV. RELATIVE TO NEW GRADE
- HOSE BIB
- W/S WATER SEWER
- PP POWER CONNECTION
- TREE TRUNK DIAMETER + CRZ

SITE PLAN NOTES

- ARCHITECTURAL SITE PLAN IS ISSUED FOR REFERENCE ONLY
- REFERENCE CIVIL DRAWINGS FOR ALL SITE CONSTRUCTION INFORMATION
- THE CONTRACTOR SHALL MAINTAIN EXISTING ACCESS TO ALL EMERGENCY ENTRANCES AND SHALL NOT BLOCK ACCESS TO DRIVES AND COVERED DROP OFF AREAS
- CONTRACTOR SHALL INFORM THE OWNER PRIOR TO ANY SITE DEMOLITION AND SHALL SCHEDULE SUCH DEMOLITION AS NOT TO INTERFERE WITH THE OWNER'S OPERATIONS AS OUTLINED IN AN AGREED PHASING PLAN AND SCHEDULE

ZONING INFORMATION

ADDRESS	748 VIRGINIA AVENUE HAPEVILLE, GA 30354
LOT SIZE	12,595 SF / 0.29 AC
ZONING	V - VILLAGE ARTS DISTRICT OVERLAY
FAR	0.26
EXISTING FOOTPRINT	1,735 SF
NEW FOOTPRINT	1,481 SF
TOTAL BUILDING AREA	3,216 SF

BUILDING HEIGHT EXISTING	29'-10" (35 FT MAX)
BUILDING HEIGHT PROPOSED	21'-9" (35 FT MAX)

LOT COVERAGE EXISTING	99%
LOT COVERAGE PROPOSED	81% (70% MAX) * VARIANCE REQUIRED

BUILDING COVERAGE	25.5% (3,216 SF / 12,595 SF)
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PARKING COVERAGE	14% (1,785 SF / 12,595 SF)
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LOADING AND DRIVE COVERAGE	20.6% (2,597 SF / 12,595 SF)
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USOS IMPERVIOUS	18.8% (2,371 SF / 12,595 SF)
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USOS PERVIOUS	7% (878 SF / 12,595 SF)
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SIDE YARD SETBACK	5'-6" (15 FT MIN)
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FRONT YARD SETBACK	1'-4" FT (15 FT MIN) VA AVE 52 FT (15 FT MIN) S. CENTRAL
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REAR YARD SETBACK	53'-5" (25 FT MIN) * VARIANCE REQUIRED
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REQUIRED PARKING	TOTAL SPACES: 16 1 PER 200 SF Sec. 93-22 1-1
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PROPOSED PARKING	TOTAL SPACES: 11* REGULAR SPACES: 10 ADA SPACES: 1 * VARIANCE REQUIRED
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TREE NOTES

Sec. 93-29-4 (2) Parking lot trees shall be provided in landscape islands in parking areas proposing ten or more spaces. Parking areas with fewer than five spaces and multi-level parking decks are exempt.

REQ. TREE DENSITY: 0.29 ac X 100 in = 29 inches req.

EXISTING TREES*

*CRZ and root plates of all existing trees are currently impacted by existing asphalt paving

#	DIAM.	SPECIES	TYPE	REMARKS
1	2'-7"	HARDWOOD	On adj. property	Asphalt will be cleared from around root plates
2	28"	OAK	Boundary Tree	
3	8"	HICKORY	On adj. property	
4	10"	HARDWOOD	On adj. property	
5	18"	HICKORY	Located on the property	CRZ will be impacted by removal of asphalt and new parking

REPLACEMENT TREES

CNT	CALIPER	SPECIES	TYPE	REMARKS
6	3"	TBD	Street tree	
3	4"	TBD	Plaza tree	

PARKING NOTES

#	PARKING SIGN LOCATION
#	SIGN TEXT
P1	APS PARKING ONLY
P2	NO APS TRAFFIC BEYOND THIS POINT
P3	NO PARKING
P4	ADDITIONAL PUBLIC PARKING AVAIL. ON S. CENTRAL AVE



Source Urbanism, LLC
P.O. Box 1154
Stone Mountain, Georgia 30086
T. 770.330.8325
audrey.plummer@sourceurbanism.com

CONSULTANTS

CIVIL
FLIPPO CIVIL DESIGN
paul@flippcivil.com

STRUCTURAL
STABILITY ENGINEERING
jbreen@stabilityengineering.com

MEP
SUBSCRIPTION ENGINEERING
jyustice@subscriptionengineering.com

NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES

PROJECT



ATLANTA
PRINTMAKERS
STUDIO
748 VIRGINIA AVENUE
HAPEVILLE, GA 30354



CITY OF HAPEVILLE
3468 N FULTON AVENUE
HAPEVILLE, GA 30354
KEYPLAN



ISSUE CHART

DATE	ISSUE	DATE
Job Number	100-2020-08	
Date	04/18/2021	
Drawn	ALP	
Checked	RDR	

SITE PLAN

SHEET NUMBER

V-1

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LEGEND

A - ARC
AC - ACRES
AL - ACCESS EASEMENT
ALC - ATLANTA GAS LIGHT COMPANY
AS - ASPHALT
B - BOTTOM OF BANK
BIC - BACK OF CURB
BIC - BUILDING CORNER
BFE - BASE FLOOD ELEVATION
BS - BUILDING SETBACK LINE
BM - BENCHMARK
BPM - BLUE PAINT MARK
BPM - BLUE PIN FLAG
BS - BOTTOM OF SLOPE
BSO - BELLSOUTH TELEPHONE CO.
BSO - BELLSOUTH CABLE MARKER
BSO - BELLSOUTH MARKER
BSO - BOTTOM OF WALL
BSO - BARBED WIRE
BSO - BAY BOOK
BSO - CORNER CONCRETE ANCHOR
BSO - CORNER CONCRETE WALK
BSO - CURB INLET
BSO - CENTERLINE
BSO - CHAIN HOLE
BSO - CONCRETE MONUMENT FOUND
BSO - CORRUGATED METAL PIPE
BSO - CLEANOUT
BSO - COMMUNICATION
BSO - CORNER TOP PIPE
BSO - CABLE TELEVISION
BSO - CONCRETE WALK
BSO - DEED BOOK
BSO - DRAINAGE EASEMENT
BSO - DRAIN INLET
BSO - DUCTILE IRON PIPE
BSO - DEPT. OF NATURAL RESOURCES
BSO - DNR MONUMENT SET
BSO - ELECTRIC BOX
BSO - ELECTRIC METER/COMP
BSO - EDGE OF PAVEMENT
BSO - FACE OF CURB
BSO - FENCE CORNER
BSO - FIRE DEPARTMENT CONNECTION
BSO - FINISHED FLOOR ELEVATION
BSO - FIRE HYDRANT
BSO - FENCE LINE
BSO - FIBER OPTIC CABLE MARKER
BSO - FLAG POLE
BSO - GAS LINE MARKER POST
BSO - GAS METER
BSO - GATE POST
BSO - GUY POLE
BSO - GEORGIA POWER COMPANY
BSO - GUARD RAIL
BSO - GAS VALVE
BSO - GUY WIRE
BSO - HIGH DENSITY POLYETHYLENE
BSO - HANDICAP PARKING SPACE
BSO - HIGH VOLTAGE POWER POLE
BSO - HEADWALL
BSO - IRRIGATION CONTROL VALVE
BSO - INVERT
BSO - IRON PIN FOUND
BSO - IRON PIN PLACED 12" BY W. CAP
BSO - INTERMEDIATE RECORDAL PL. 0000
BSO - JUNCTION BOX

LEGEND

AL - ACRES
ALC - ATLANTA GAS LIGHT COMPANY
AS - ASPHALT
B - BOTTOM OF BANK
BIC - BACK OF CURB
BIC - BUILDING CORNER
BFE - BASE FLOOD ELEVATION
BS - BUILDING SETBACK LINE
BM - BENCHMARK
BPM - BLUE PAINT MARK
BPM - BLUE PIN FLAG
BS - BOTTOM OF SLOPE
BSO - BELLSOUTH TELEPHONE CO.
BSO - BELLSOUTH CABLE MARKER
BSO - BELLSOUTH MARKER
BSO - BOTTOM OF WALL
BSO - BARBED WIRE
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BSO - COMMUNICATION
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BSO - CONCRETE WALK
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BSO - DRAINAGE EASEMENT
BSO - DRAIN INLET
BSO - DUCTILE IRON PIPE
BSO - DEPT. OF NATURAL RESOURCES
BSO - DNR MONUMENT SET
BSO - ELECTRIC BOX
BSO - ELECTRIC METER/COMP
BSO - EDGE OF PAVEMENT
BSO - FACE OF CURB
BSO - FENCE CORNER
BSO - FIRE DEPARTMENT CONNECTION
BSO - FINISHED FLOOR ELEVATION
BSO - FIRE HYDRANT
BSO - FENCE LINE
BSO - FIBER OPTIC CABLE MARKER
BSO - FLAG POLE
BSO - GAS LINE MARKER POST
BSO - GAS METER
BSO - GATE POST
BSO - GUY POLE
BSO - GEORGIA POWER COMPANY
BSO - GUARD RAIL
BSO - GAS VALVE
BSO - GUY WIRE
BSO - HIGH DENSITY POLYETHYLENE
BSO - HANDICAP PARKING SPACE
BSO - HIGH VOLTAGE POWER POLE
BSO - HEADWALL
BSO - IRRIGATION CONTROL VALVE
BSO - INVERT
BSO - IRON PIN FOUND
BSO - IRON PIN PLACED 12" BY W. CAP
BSO - INTERMEDIATE RECORDAL PL. 0000
BSO - JUNCTION BOX

SYMBOL LEGEND

AL - ACRES
ALC - ATLANTA GAS LIGHT COMPANY
AS - ASPHALT
B - BOTTOM OF BANK
BIC - BACK OF CURB
BIC - BUILDING CORNER
BFE - BASE FLOOD ELEVATION
BS - BUILDING SETBACK LINE
BM - BENCHMARK
BPM - BLUE PAINT MARK
BPM - BLUE PIN FLAG
BS - BOTTOM OF SLOPE
BSO - BELLSOUTH TELEPHONE CO.
BSO - BELLSOUTH CABLE MARKER
BSO - BELLSOUTH MARKER
BSO - BOTTOM OF WALL
BSO - BARBED WIRE
BSO - BAY BOOK
BSO - CORNER CONCRETE ANCHOR
BSO - CORNER CONCRETE WALK
BSO - CURB INLET
BSO - CENTERLINE
BSO - CHAIN HOLE
BSO - CONCRETE MONUMENT FOUND
BSO - CORRUGATED METAL PIPE
BSO - CLEANOUT
BSO - COMMUNICATION
BSO - CORNER TOP PIPE
BSO - CABLE TELEVISION
BSO - CONCRETE WALK
BSO - DEED BOOK
BSO - DRAINAGE EASEMENT
BSO - DRAIN INLET
BSO - DUCTILE IRON PIPE
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REFERENCE MATERIAL

1. OUT CLAIM DEED, CITY OF HAPEVILLE, GEORGIA TO HAPEVILLE DEVELOPMENT AUTHORITY, DATED DECEMBER 11, 2015 AND RECORDED DECEMBER 14, 2015 IN DEED BOOK 55655 PAGE 145, FULTON COUNTY RECORDS.

2. LIMITED WARRANTY DEED, AIRPORT MORTUARY SHIPPING SERVICES AND PROFESSIONAL CREMATION SERVICES, LLC TO RFS HOLDINGS, LLC, DATED OCTOBER 3, 2018 AND RECORDED OCTOBER 23, 2018 IN DEED BOOK 55918 PAGE 178, FULTON COUNTY RECORDS.

3. LIMITED WARRANTY DEED, DELTA AIR LINES, INC. TO VIRGINIA 800, LLC, DATED FEBRUARY 17, 2006 AND RECORDED FEBRUARY 23, 2006 IN DEED BOOK 42017 PAGE 606, FULTON COUNTY RECORDS.

4. ALTAIRERS SURVEY FOR RFS HOLDINGS, LLC, BRANCH BANKING AND TRUST COMPANY, STEWART TITLE GUARANTY COMPANY AND WILLIAM E. PORTER, P.C. LOCATED IN LAND LOT 96, 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, PREPARED BY JACKSON LAND SURVEYING, DATED APRIL 2, 2015.

5. ALTAIRERS SURVEY FOR GENERAL ELECTRIC CAPITAL CORPORATION, AMERICAN EXPRESS TRAVEL RELATED SERVICES COMPANY, INC. DELTA AIR LINES, INC. CHICAGO TITLE INSURANCE COMPANY AND LAWYER TITLE INSURANCE CORPORATION LOCATED IN LAND LOT 96, 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, PREPARED BY POST, BUCKLEY, SCHUM AND JERNIGAN, DATED NOVEMBER 23, 2004.

SURVEYOR'S NOTES:

1. THE DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.

2. THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED IN THE CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED ENTITIES WITHOUT AN EXPRESSED RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITIES.

3. ABOVE GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. WATTS & BROWNING HAS NOT RESEARCHED UNDERGROUND UTILITY LOCATIONS. INFORMATION SHOWN HEREON REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND INFORMATION FURNISHED BY OTHERS AND WATTS & BROWNING ENGINEERS IS UNABLE TO CERTIFY TO THE ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE CONFIRMED IN THE FIELD WITH UTILITY COMPANIES PRIOR TO PROCEEDING WITH PLANNING, DESIGN OR CONSTRUCTION.

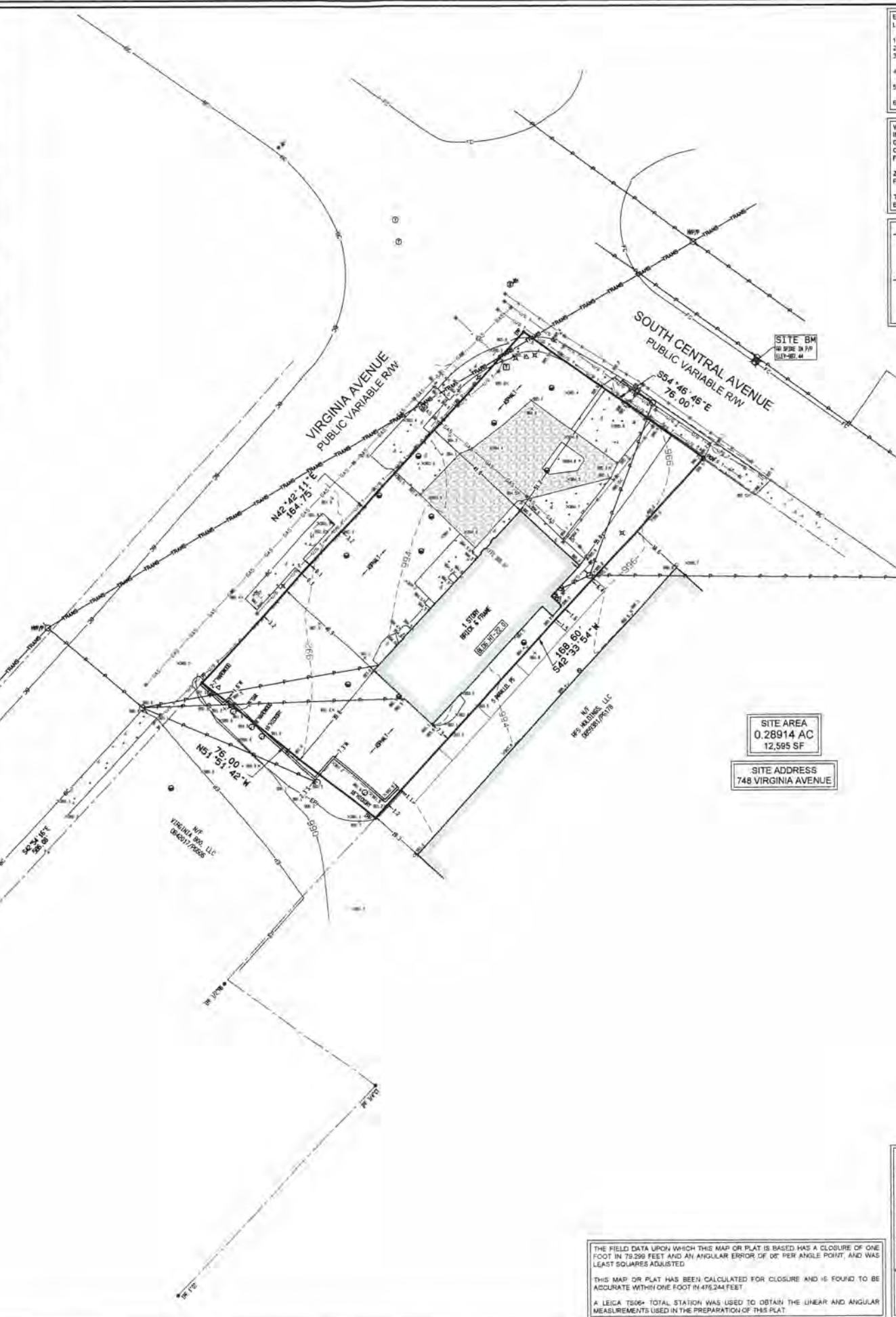
4. ANY DEPICTION OF GROUNDWATER FEATURES (RIVERS, STREAMS, CREEKS, SPRINGS, DITCHES, PONDS, LAKES), NATURAL OR OTHERWISE, SHOWN ON THIS SURVEY ARE MERELY OBSERVATIONS AT THE TIME OF THE SURVEY AND NOT A STATEMENT AS TO THE EXISTENCE OR NONEXISTENCE OF ANY ENVIRONMENTAL CONDITION. WATTS & BROWNING ENGINEERS, INC. SURVEY PERSONNEL ARE NOT ENVIRONMENTAL PROFESSIONALS. WATTS & BROWNING ENGINEERS, INC. OFFERS NO CERTIFICATION AS TO EXISTENCE OR NONEXISTENCE OF ANY GROUNDWATER FEATURE OR ENVIRONMENTALLY SENSITIVE AREAS ON OR NEAR THE SUBJECT PROPERTY AS MAY BE DEFINED BY FEDERAL, STATE OR LOCAL GOVERNMENTAL REGULATIONS. PRIOR TO PLANNING OR CONSTRUCTION, AN ENVIRONMENTAL PROFESSIONAL SHOULD BE CONSULTED TO DETERMINE HOW THE SUBJECT PROPERTY MAY OR MAY NOT BE AFFECTED BY ENVIRONMENTAL ISSUES.

5. THIS SURVEY SHOWN HEREON WAS PREPARED WITHOUT THE BENEFIT OF ANY ABSTRACT OF TITLE, THEREFORE WATTS & BROWNING ENGINEERS, INC. MAKE NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. THE EASEMENTS AND AGREEMENTS SHOWN HEREON WERE FOUND DURING NORMAL RESEARCH BY THIS FIRM.

6. GRID NORTH WAS DETERMINED BY MULTIPLE RTK OBSERVATIONS ON SURVEY CONTROL POINTS UTILIZING A LEICA GPS G54 ROVER CONNECTED TO THE LEICA SMARTNET REFERENCE NETWORK.

7. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF HUMAN BURIALS OR CEMETERIES.

8. ANY GRAPHIC DEPICTION OF SETBACK LINES AND ANY OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING INFORMATION FURNISHED BY THE SURVEYOR OFFICE AS TO THE ZONING OF THE SUBJECT PROPERTY OR COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.



EXPLANATION OF PAINT MARKING AND/OR PIN FLAGS FOUND, MARKED BY UTILITY LOCATORS, UTILITY COMPANIES OR BY OTHERS:

1. BPM (BLUE PAINT MARK) OR BPF (BLUE PIN FLAG): WATER LINE
2. GPM (GREEN PAINT MARK) OR GPF (GREEN PIN FLAG): SANITARY SEWER LINE
3. OPM (ORANGE PAINT MARK) OR OPF (ORANGE PIN FLAG): UNDERGROUND COMMUNICATION, ALARM, SIGNAL LINES, CABLES OR CONDUIT LINES
4. PPM (PURPLE PAINT MARK) OR PPF (PURPLE PIN FLAG): IRRIGATION OR SLURRY LINES
5. RPP (RED PAINT MARK) OR RPF (RED PIN FLAG): UNDERGROUND ELECTRIC POWER LINES OR CABLES
6. YPM (YELLOW PAINT MARK) OR YPF (YELLOW PIN FLAG): GAS LINE

WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND, BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO FULTON COUNTY FIRM MAP NUMBER 1315100099F, DATED 06/16/2013, THE REFERENCED PROPERTY IS LOCATED IN THE ZONE LISTED BELOW.

ZONE X (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.

SITE BENCHMARK:
RAILROAD SPIKE IN POWER POLE ON NORTHEASTERLY SIDE OF SOUTH CENTRAL AVENUE
ELEV = 997.44 (NAVD 88)

PROJECT BENCHMARK: GAST
LEICA SMART NET REFERENCE STATION 0636
ELEV = 979.06 (NAVD 88)

NOTE: CONTOUR INTERVAL IS TWO (2) FEET.

**BOUNDARY & TOPOGRAPHIC SURVEY FOR
THE CITY OF HAPEVILLE**

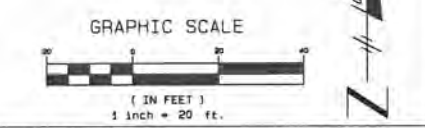
**LOCATED IN
LAND LOT 98
14TH DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA**



NO.	DATE	BY	DESCRIPTION
1	03/06/21	W&B	ADDED NEW TREES AT THE SOUTHWEST PROPERTY LINE.

W&B

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW STE 225
MARIETTA, GEORGIA 30060
PHONE: (770) 324-5193
FAX: (770) 894-5870
WWW.W&B.COM
LSF000429 - PEF000714



SURVEYOR'S CERTIFICATION

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 COMPLES 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.C.G.A. SECTION 15-6-67.

Brook J. Buchholz
BROCK J. BUCHHOLZ
GEORGIA REGISTERED LAND SURVEYOR NUMBER 3210

02/11/2020
DATE

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 79,259 FEET AND AN ANGULAR ERROR OF 08" PER ANGLE POINT, AND WAS ACCURATE WITHIN ONE FOOT IN 479,244 FEET.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 479,244 FEET.

A LEICA TS06+ TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

REPURPOSED CHUNKS OF EXISTING CONCRETE IN PEA GRAVEL



CONCRETE ESCOFET BENCHES



STAINED CONCRETE



LETTER PRESSED CONCRETE



PAINTED CONCRETE FOR EDUCATION



SOURCE
URBANISM

Source Urbanism, LLC
P.O. Box 1154,
Stone Mountain, Georgia 30086
T. 770.330.8325
audrey.plummer@sourceurbanism.com

CONSULTANTS

CIVIL
FLIPPO CIVIL DESIGN
paul@fliplocivil.com

STRUCTURAL
STABILITY ENGINEERING
jbreen@stabilityengineering.com

MEP
SUBSCRIPTION ENGINEERING
yjustice@subscriptionengineering.com

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PROJECT

atlanta
printmakers
studio

ATLANTA
PRINTMAKERS
STUDIO

748 VIRGINIA AVENUE
HAPEVILLE, GA 30354



Hapeville
georgia

CITY OF HAPEVILLE
3468 N FULTON AVENUE
HAPEVILLE, GA 30354

KEYPLAN



ISSUE CHART

PAPERMAKING PLANTS



LIGHTS



EXPANDED MESH STEEL RAILING



OIL DRUM PLANTERS

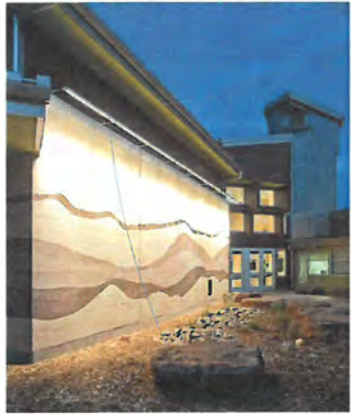


TREE PLANTERS



1 3D SITE AXON
DRC-3

LINEAR EXTERIOR LIGHTS @ ARTWORK



PAINTED BRICK FACADE



TRADITIONAL BRICK DETAILING TO FRAME ARTWORK



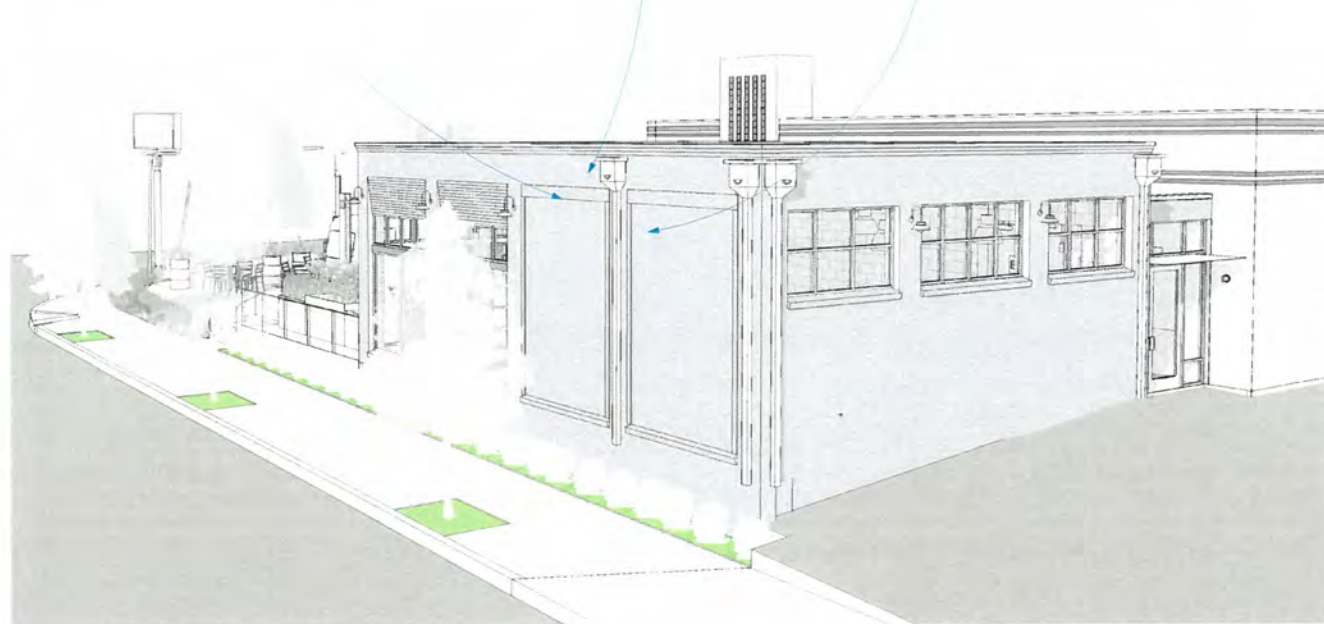
OVERHEAD GLASS DOOR



TRADITIONAL STOREFRONT STYLE WINDOWS



TRADITIONAL BRICK CORBELING DETAILS & STEEL PLATE AWNINGS



4 VIEW FROM VA AVE LOOKING NORTH
DRC-7



3 3D VIEW OF FRONT
DRC-7



2 VIEW FROM PARKING
DRC-7



1 VIEW FROM VIRGINIA AVE
DRC-7



Source Urbanism, LLC
P.O. Box 1154,
Stone Mountain, Georgia 30086
T. 770 330 8325
audrey.plummer@sourceurbanism.com

CONSULTANTS

CIVIL
FLIPPO CIVIL DESIGN
paul@flippocivil.com

STRUCTURAL
STABILITY ENGINEERING
jbreen@stabilityengineering.com

MEP
SUBSCRIPTION ENGINEERING
yjustice@subscriptionengineering.com

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PROJECT



ATLANTA
PRINTMAKERS
STUDIO
748 VIRGINIA AVENUE
HAPEVILLE, GA 30354



Hapeville
georgia

CITY OF HAPEVILLE
3468 N FULTON AVENUE
HAPEVILLE, GA 30354

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
Job Number		100.2020.08
Date		02/17/2021
Drawn	ALP	
Checked	RDR	

TITLE

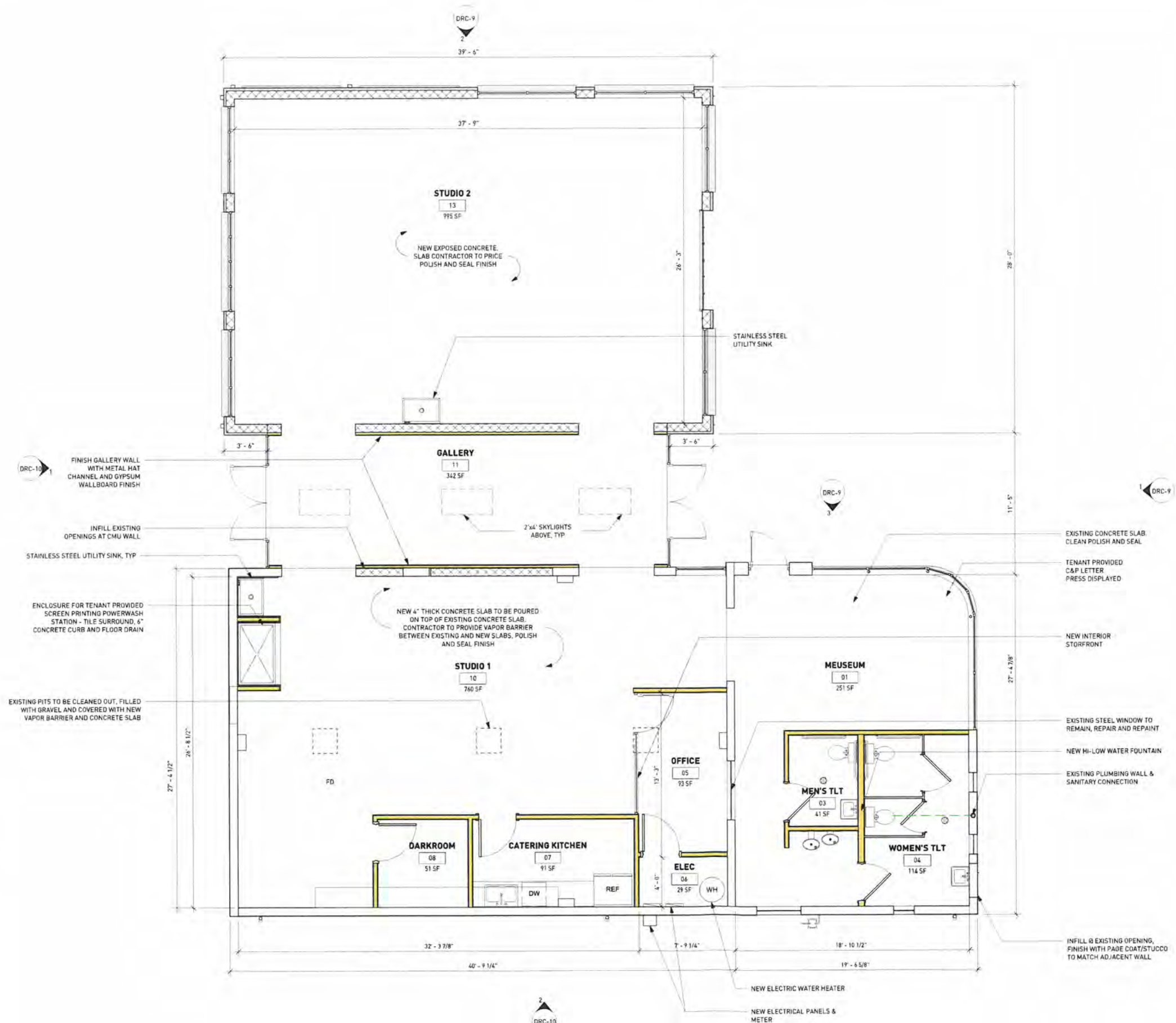
PERSPECTIVE
VIEWS

SHEET NUMBER

DRC-7

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2/15/2021 4:57:59 PM BIM 360 / 100_2020_08 - Printmaker Studio/1908 748 VA AVE PRINTMAKERS.rvt



GENERAL NOTES

- ALL WALLS ARE 90° UNLESS OTHERWISE NOTED.
- WALLS ARE DIMENSIONED FROM FACE OF STUD UNLESS NOTED OTHERWISE.
- ALL GYPSUM BOARD AT BATHROOM AREA AND KITCHEN SINK AREA TO BE WATER RESISTANT. PROVIDE MOISTURE & MOLD RESISTANT GYPSUM AT ALL TILED WALLS NOT IN A SHOWER. PROVIDE CEMENT BOARD AT SHOWER LOCATIONS.
- WINDOWS & DOORS ARE DIMENSIONED TO CENTER OF OPENING UNLESS NOTED OTHERWISE.
- DOOR JAMBS AT ROOM CORNERS TO BE LOCATED 4" FROM CORNER UNLESS NOTED OTHERWISE.
- FD = FACE OF FINISH

GRAPHICS LEGEND

	SINGLE BOWL KITCHEN SINK FAUCET WITH SPRAYER AND GARBAGE DISPOSAL
	DISHWASHER BELOW COUNTERTOP
	REFRIGERATOR
	WALL MOUNTED SINK
	STAINLESS STEEL UTILITY SINK
	FLOOR MOUNTED TOILET
	WATER HEATER
	FLOOR DRAIN

PARTITION LEGEND

	EXISTING WALL
	NEW STUD WALL PARTITION
	NEW CMU MASONRY INFILL
	NEW CMU MASONRY WALL W/ BRICK VENEER
	TILE TO 4'-0" AFF CAPPED WITH PROFILE WT-2. SEE ELEVATIONS
	TILE TO CEILING / ROOF DECK / DATUM. SEE ELEVATIONS

DESIGN REVIEW COMMITTEE APPLICATION 02/17/2021



Source Urbanism, LLC
P.O. Box 1154,
Stone Mountain, Georgia 30086
T. 770.330.8325
audrey.plummer@sourceurbanism.com

CONSULTANTS

CIVIL
FLIPPO CIVIL DESIGN
paul@flippcivil.com

STRUCTURAL
STABILITY ENGINEERING
jbreeden@stabilityengineering.com

MEP
SUBSCRIPTION ENGINEERING
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PROJECT



ATLANTA
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STUDIO
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CITY OF HAPEVILLE
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KEYPLAN



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TITLE

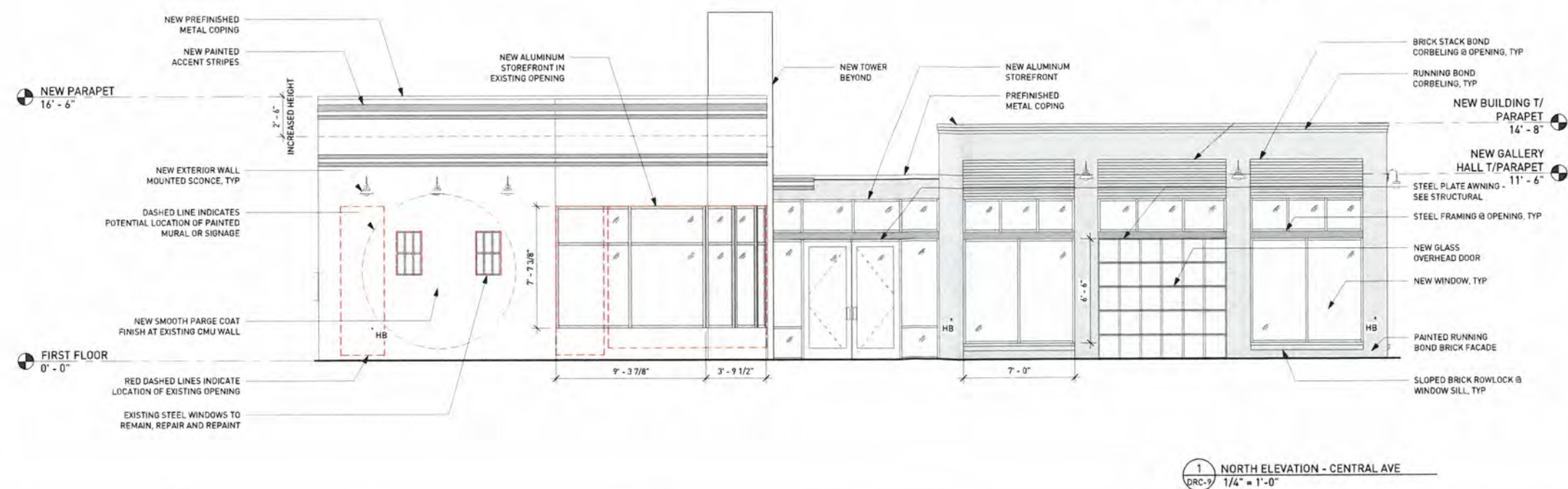
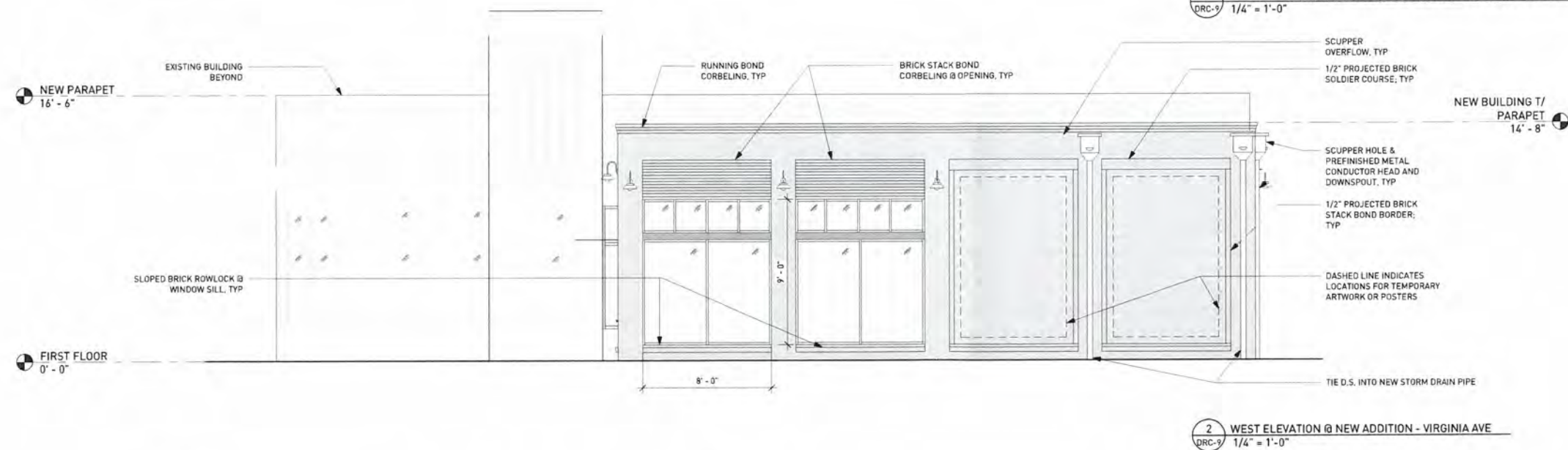
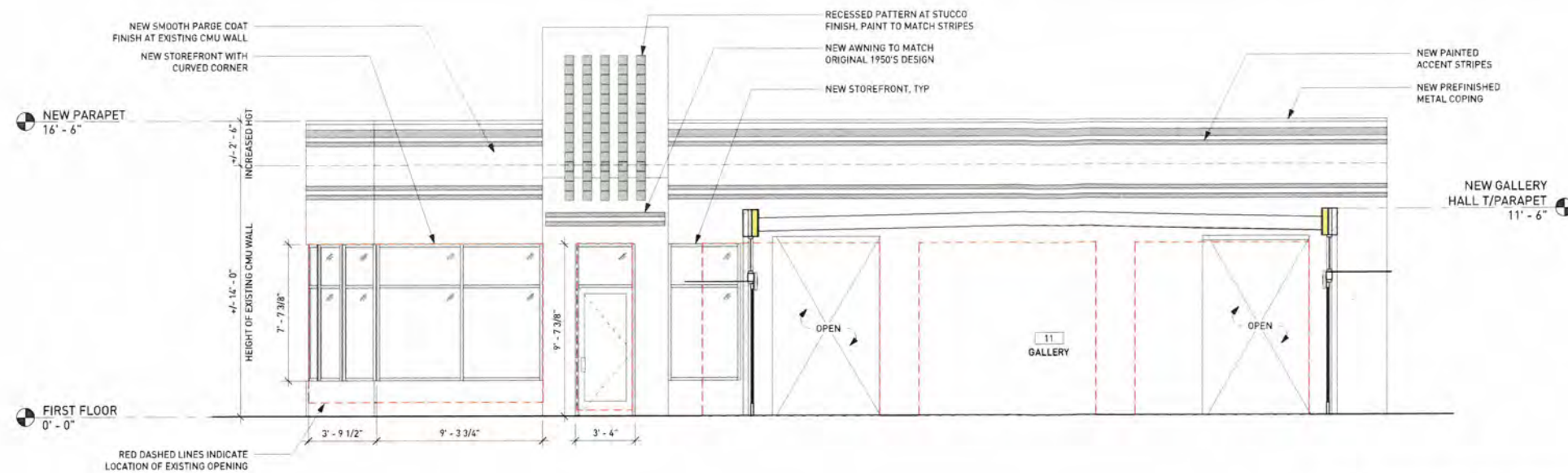
PROPOSED FLOOR
PLAN

SHEET NUMBER

DRC-8

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1 1ST FLOOR PLAN
1/4" = 1'-0"



LEGEND



SOURCE
URBANISM

Source Urbanism, LLC
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Stone Mountain, Georgia 30086
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STRUCTURAL
STABILITY ENGINEERING
jbreeden@stabilityengineering.com

SUBSCRIPTION ENGINEERING
yjustice@subscriptionengineering.com

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PROJECT

atlanta
printmakers
studio

**ATLANTA
PRINTMAKERS
STUDIO**

748 VIRGINIA AVENUE
HAPEVILLE, GA 30354

Hapeville
georgia

CITY OF HAPEVILLE
3468 N FULTON AVENUE
HAPEVILLE, GA 30354

KEYPLAN



ISSUE CHART

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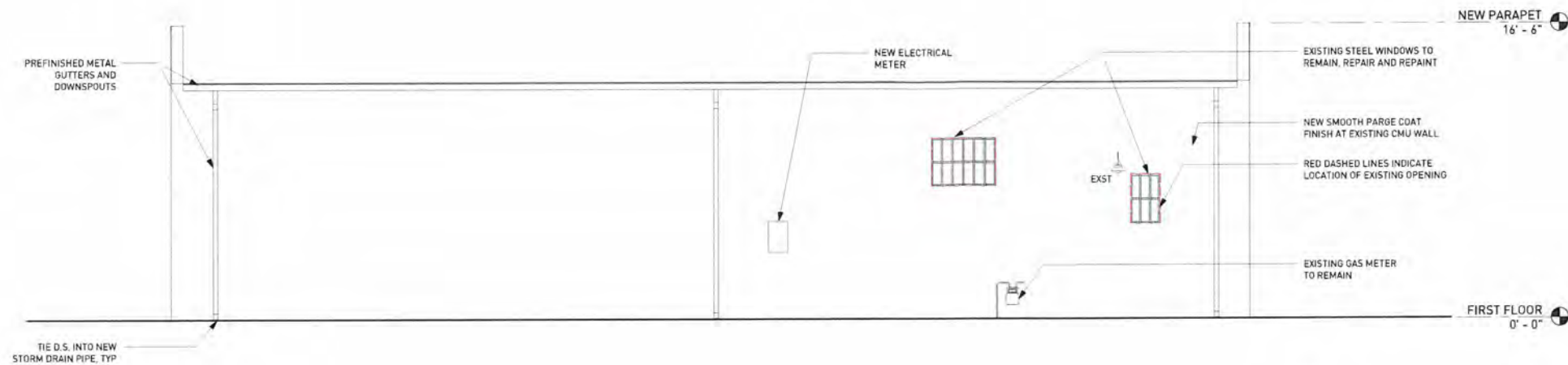
PROPOSED ELEVATIONS

SHEET NUMBER

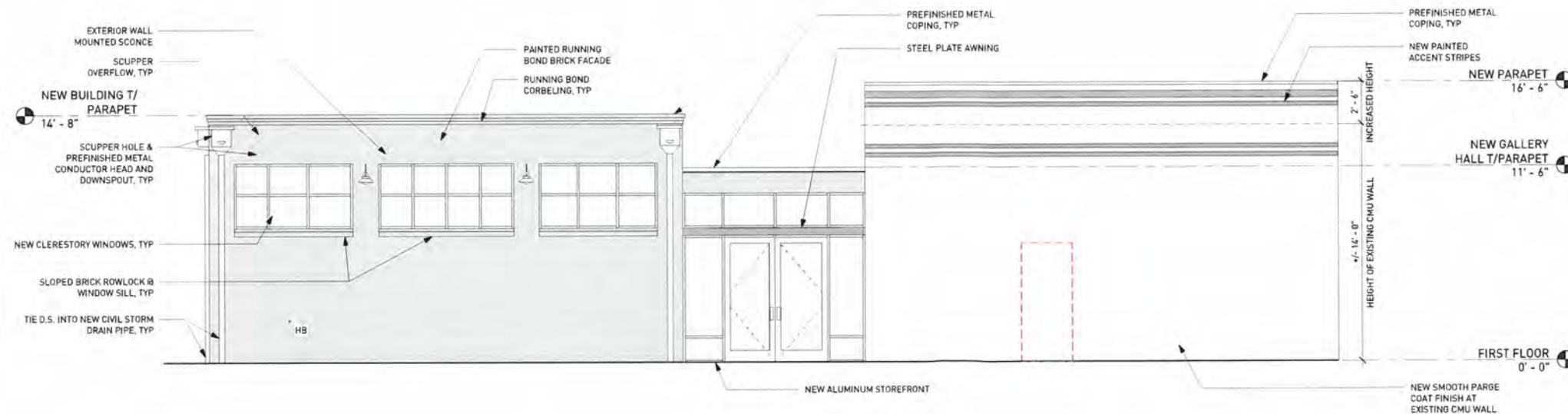
DRC-9

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2 EAST ELEVATION @ EXISTING BUILDING
DRC-10 1/4" = 1'-0"



1 SOUTH ELEVATION
DRC-10 1/4" = 1'-0"

LEGEND

EXTENT OF EXISTING OPENING - VIF

SOURCE URBANISM

Source Urbanism, LLC
P.O. Box 1154,
Stone Mountain, Georgia 30084
T. 770.330.8325
audrey.plummer@sourceurbanism.com

CONSULTANTS

CIVIL
FLIPPO CIVIL DESIGN
paul@flippocivil.com

STRUCTURAL
STABILITY ENGINEERING
jbreen@stabilityengineering.com

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atlanta printmakers studio

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Hapeville
georgia

CITY OF HAPEVILLE
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TITLE

DATE	ISSUE	DATE
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PROPOSED ELEVATIONS

SHEET NUMBER

DRC-10



**Department of Planning & Zoning
PLANNER'S REPORT**

DATE: May 19, 2021
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Variance Application for 748 Virginia Ave 14-0098-0006-001-6

BACKGROUND

The City of Hapeville has received a variance application from the Hapeville Development Authority to allow for the following conditions:

1. Reduction in west side setback from 15' to 1' 6".
Sec. 93-11.1-6. - Area, placement, and buffering requirements.
2. Reduction in east side setback from 15' to 5' 6".
Sec. 93-11.1-6. - Area, placement, and buffering requirements.
3. Reduction in parking requirement from 16 spaces to 11 spaces
Sec. 93-22.1-1 Chart of dimensional requirements
4. Increase lot coverage from 70% to 81%.
93-22.1-1 Chart of dimensional requirements
5. Allow for reduced parking buffer to less than 5' and reduction in sidewalk width.
Sec. 93-23-2. - Entrance and exit points.

The project is a redevelopment of an existing historic gas station to an arts center with a renovation of and addition to, the existing building and an open space in the supplemental area. The site conditions include almost 100% lot coverage, an existing building, and encroachment of the existing building on the east side.

The applicant received conditional approval for the Site Plan from the Planning Commission on April 13, 2021 and conditional approval from the Design Review Committee on April 21, 2021 with recommendations from both Boards to grant the requested variances.

The property is currently zoned V, Village.

CODE

Sec. 87-3-3. - Powers and duties.

(2) Variances. To authorize, upon appeal in specific cases, those variances from the provisions of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will, in an individual

case, result in unnecessary hardship, so that the spirit of this chapter shall be observed, public safety and welfare secured and substantial justice done. A variance may be granted in any individual cases of practical difficulty or unnecessary hardship only upon a finding by the board of appeals that:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography;

The property is located at the intersection of Virginia Avenue and South Central Avenue.

The existing building encroaches into the west side setback. This condition will not change.

The site currently consists of the building and asphalt. The 81% would be a reduction in the existing coverage, but still allow for a hardscaped open space gathering, parking and the building.

The location of the building limits the location of the parking to the rear of the site or in the supplemental area, which is not allowed by the City's Architectural Design Standards*. The Design Review Committee granted an exception for supplemental parking to allow for handicapped space.

- b. The application of this chapter to this particular piece of property would create an unnecessary hardship;

Renovating the existing historic building limits some of what can be accomplished on the site thereby created an unnecessary hardship or violating other parts of the Code.

- c. Such conditions are peculiar to the particular piece of property involved; and

This particular property, because of its location on a prominent intersection, proximity to the downtown area, and the desire to bring back the historical elements of the existing building create unique conditions to support the requested variances.

- d. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of this chapter.

Relief would not cause substantial detriment to the public.

RECOMMENDATION

The Design Review Committee, Planning Commission and staff recommendation is to grant the 5 variances requested above.

PUBLISHER'S AFFIDAVIT

**STATE OF GEORGIA
COUNTY OF FULTON**

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 of ALM Media, LLC., publishers of the **Daily Report**, the official newspaper published in Atlanta, GA, in said county and state, and that the publication, of which the annexed is a true copy, was published in said newspaper as provided by law on the following dates: 05/12/2021.

Alicia Seals

[Signature]

Subscribed and sworn to before me this May 12, 2021



NOTICE
City of Hapeville

A Public Hearing will be held by the City of Hapeville Board of Appeals on **Thursday, May 27, 2021 at 6:00 p.m.** at the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, 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 live streaming only via teleconference/videoconference in accordance with O.C.G.A § 50-14-1(g) at <https://ga-hapeville3.civicplus.com/562/Agendas-and-Minutes> to consider the following request:

Variance Requests:

Variance request to reduce the setback from 15' to 1-6" on Virginia Avenue, reduce the setback along the east property line from 15' to 5'6", and reduce the parking requirement from 16 spaces to 11 spaces, increase the lot coverage from 70% to 81%, decrease the sidewalk width from 15' to 7' for the property located at 748 Virginia Avenue, Parcel Identification Number 14-0098-0006-001-6. The property is zoned V, Village and is subject to the zoning regulations under Sections 93-11.1-6 (Area, placement, and buffering requirements) and 93-22.1-1 (Chart of dimensional requirements) and 93-23-2 (Entrance and exit points) of the City of Hapeville Zoning Ordinance.

Applicant: Hapeville Development Authority

Variance Requests:

Variance request to increase the total sign area at 461 North Central Avenue, Parcel Identification Numbers 14-0095-0003-03-0, 14-0095-0003-04-0, 14-0096-0003-02-7, 14-0096-0003-02-6, 14-0096-0003-02-1, 14-0096-0003-01-2, 14-0096-0003-02-5, 14-0096-0003-02-4. The properties are zoned U-V, Urban Village and are subject to the zoning regulations under Section 93-3.3-21 (Sign standards by sign district) of the City of Hapeville Zoning Ordinance.

Applicant: Joseph Latimer

Public Hearing Comments: For those who are unable to physically attend the meeting, citizen comments must be emailed to the Planning and Economic Development Manager at asenter@hapeville.org or called in at 404-669-8269 no later than 5:00 p.m. on May 26, 2021. When emailing or verbally delivering your comment to the Planning and Economic Development Manager, please include your name, address, the agenda item, and the comment for or against the item. All comments submitted to the Planning and Economic Development Manager will be read into the record. Citizens may not make comments on public hearing agenda items via livestream or video conference.

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