

Mayor and Council

700 Doug Davis Drive
Hapeville, GA 30354

November 1, 2016

7:00 PM
Agenda

1. Call To Order
2. Roll Call
 - Mayor Alan Hallman
 - Alderman at Large Ruth Barr
 - Councilman at Large Michael Randman
 - Councilman Ward I Joshua Powell
 - Councilman Ward II Diane Dimmick
3. Welcome
4. Pledge Of Allegiance
5. Invocation
6. Public Hearing
 - 6.I. Consideration And Action On A Conditional Use Permit For The Construction Of A 62'X160' Gravel Parking Area For A Commercial Parking Area At 1155 Virginia Avenue.

Background:

The City Planning Commission considered this issue and recommended denial by Council of the Conditional Use Permit. Staff supports their findings and recommendation. However, Council directed that staff try negotiating a resolution and extended the Public Hearing to a date certain of November 1, 2016. Staff met with the developer and made substantial process towards a potential resolution.

Consequently, staff recommends Council extend the Public Hearing one last time to a date certain of **November 15, 2016** to resolve this matter. The purpose of the delay is for the developer to assess the costs of the potential compliance plan. Staff believes the proposed extension will provide the needed time to see if an acceptable compromise can be reached.

For additional information, please contact the City Manager's Office.

Staff Comment
Public Comment
Mayor and Council Comment

Documents:

[PUBLIC HEARING ITEM - 1155 VIRGINIA AVENUE_REDACTED.PDF](#)

7. Approval Of Minutes
 - September 7, 2016 at 4:30 PM
 - September 7, 2016 at 7:00 PM

- October 3, 2016
- October 18, 2016

8. Public Comments 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. Old Business

9.I. Discussion Of TSPLOST

Background:

Staff would like to remind the Council that a critical vote is upcoming on this important item. The City is set to receive over 5 years approx. \$6.5M for various transportation improvements (if approved by Fulton County Voters- November 8, 2016).

Staff would like to discuss in general terms the proposed project list (see attached) and respond to any questions. In addition, staff would like to remind the public of the availability of additional information on the Fulton County website.

Documents:

[TSPLOST.PDF](#)

10. New Business

10.I. Consideration And Action To Waive 1st Reading Of Ordinance 2016-26 Text Amendment Metal Roofs

Background:

In addition to directing the City Attorney to draft a text amendment to allow for metal roofs on residential structures, Council indicated that they would be willing to waive first reading. This was due to the stoppage of construction activity and the urgency for a roof at (Mr. Chris A. Lamb sought a variance to allow the installation of a metal roof) 915 Custer Street.

The City Attorney's Office is working on the appropriate Ordinance to resolve this issue.

10.II. Consideration And Action On Ordinance 2016-26 Text Amendment Metal Roofs

Background:

The Council directed the City Attorney's Office to draft an amendment that would allow for metal roofs for residential structures to be permissible. Staff is awaiting the City Attorney's documents and will forward them early next week in advance of the Council meeting.

10.III. Leaf Vacuum Truck Cylinder Failure

Consideration to approve an emergency expindutere in the amount of \$ \$ 7,180 for a new 4 stage cylinder for the Public Works 1995 Leaf Vacuum Truck from Xtreme Cylinders.

Background:

The 4 stage cylinder in the Public Works Leaf VacuumTruck compacts the leaves and allows them to be emptied out of the truck. The cylinder is no longer functioning and

the lead time on a built 4 stage cylinder will take 10 to 12 weeks. The City Mechanic put the last cylinder in that truck 10 years ago. With leaf season fast approaching, we had to order the cylinder last week and have it installed in time for leaf season. This purchase falls under the repairs and maintenance budget. Funds are available in the budget for this repair. Attached are the other quotes with lead times and amounts. This item is being brought before the Council as it exceeds the City Manager's spending authority of \$5,000. Staff recommends approval and ratification of actions needed to address this emergency repair.

For additional information, please feel free to contact the City Manager's Office.

Documents:

[CYLINDERS.PDF](#)

- 10.IV. Consideration Of And Action Upon An "Intergovernmental Agreement Between The Hapeville Water And Sewer Authority And The City Of Hapeville, Georgia."

Background:

A majority of the Water & Sewer Authority members met on October 25, 2016 to consider a resolution selling back the system to the City for \$100.00 as called for in the bond financing documents. Now that the bonds have been paid and retired (2014), the City Attorney advises that the Council should agree to the attached resolution.

Documents:

[WATER AND SEWER AUTHORITY IGA.PDF](#)

- 10.V. Consideration And Action On A Request From Fort MacPherson Local Redevelopment Authority For A Letter Of Support From The City Expressing Support Of A Ft. MAC LRA Initiative To Create A Regional Work Force Development Facility.

Background:

The Fort Mac Local Redevelopment Agency is committed to leveraging investment in the former Fort McPherson and surrounding communities since the base was closed in 2005. The Oakland City/Fort McPherson Livable Centers Initiative (LCI) study update and master plan is the result of extensive community outreach, market research, and other information gathering is nearing completion. One of the major challenges identified was regional unemployment and employment readiness. To address this need the Fort Mac LoRA is proposing building a Workforce Development Center on the property. (Please see attached Ft Mac LoRA Fact Sheet)

They are in the process of applying for project funding through the state Economic Development Agency(EDA). As part of the application process, the Ft Mac LoRA has requested general letters of support of the project from regional municipalities including the City of Hapeville, the Aerotropolis Alliance, as well as private major employers in the region. There is no expectation of a funding commitment from the municipalities. The Fort Mac LoRA intends to continue the application process, and if the project moves forward, will continue to gather community input from municipalities and major regional employers in the planning of the project in order to assess needs of employers throughout the region. The Fort Mac LoRA is requesting a letter of support from the City.

Documents:

- 10.VI. Consideration And Action To Waive Non Competitive Negotiation MWI Electrical Contractors, Inc. In The Amount Of \$ 66,923 For A Budgeted Replacement Of The Current Police Department Generator And Install A New 150KW Kohler Generator.

BACKGROUND:

The Police Department currently has a 40KW generator, which is too small to run the radio room, lights and HVAC all at the same time during a loss of power. Due to the amount of electrical work required for the installation, staff has worked with an electrical engineer and three electrical contractors to propose a plan for removal of the current generator and replace it with a more powerful generator. The other proposals were North Cobb Electrical Services Inc. at \$75,720 and MacLean-Riggins, Inc. at \$110,593. This replacement is a budgeted item in the 2016/17 budget and has been planned for. The old generator will be repurposed for another facility at a later date. Staff recommends award to the low bidder.

For additional information, please contact the City Manager's Office.

Documents:

[GENERATOR X1 \(2\).PDF](#)
[MWI ELECTRICAL QUOTE - CITY OF HAPEVILLE POLICE DEPARTMENT POWER UPGRADE.PDF](#)
[GENERATOR X1 \(1\).PDF](#)

- 10.VII. Consideration And Action To Expend \$66,923 To MWI Electrical Contractors, Inc. For A Budgeted Replacement Of The Current Police Department Generator And Install A New 150KW Kohler Generator.

BACKGROUND:

The Police Department currently has a 40KW generator, which is too small to run the radio room, lights and HVAC all at the same time during a loss of power. Due to the amount of electrical work required for the installation, staff has worked with an electrical engineer and three electrical contractors to propose a plan for removal of the current generator and replace it with a more powerful generator. The other proposals were North Cobb Electrical Services Inc. at \$75,720 and MacLean-Riggins, Inc. at \$110,593. This replacement is a budgeted item in the 2016/17 budget and has been planned for. The old generator will be repurposed for another facility at a later date. Staff recommends award to the low bidder.

For additional information, please contact the City Manager's Office.

- 10.VIII. Consideration And Action To Support The AeroATL Greenway Plan LCI Application And Provided A Letter Of Support And Financial Commitment Of \$2,500.

Background:

The Aerotropolis Alliance together with the Aerotropolis CIDs are requesting the City's support on a joint greenway initiative. As you may recall, a major recommendation from the Aerotropolis Atlanta Blueprint was to develop an airport area greenway master plan. Rather than the various jurisdictions and partner organizations covering the full cost of the master plan, the Alliance has spearheaded submitting a joint LCI supplemental study application for a greenway study that would include all LCI communities in the area. The concept of the study would be to review all other existing trails, plans for trails and identify gaps to create a connected system around the airport but to also identify opportunities to connect to other systems such as the Beltline and nature areas.

As part of an application, a project scope, letters of support, matching funds and a

lead organization must be identified. The minimum required matching funds for an LCI supplemental study is 20% of the total study cost. The Alliance is fully supportive of this effort and is ready to commit \$15,000 toward the matching funds. The AERO CIDs will serve as the lead applicant and have pledged \$2,500. The Alliance is seeking support from Alliance communities both as partners in the application, with letters pledging support of the concept and need for the plan, as well as a suggested financial commitment of \$2,500. Staff recommends approval and we have funds identified in our budget to meet this need.

11. Public Comments

At this time, the Mayor opens the floor to comments from the audience. Comments should relate to a specific agenda item, not listed on the agenda for a Public Hearing, or to a concern within the jurisdiction of the City. Mayor and Council meetings serve the purpose of conducting city business and are not a forum for the unlimited expression of opinion. The Mayor reserves the right to limit comments to matters germane to city business and may refer speakers to the City Manager or other staff for resolution.

12. Mayor And Council Comments

13. Executive Session (If Needed)

When Executive 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).

14. 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.

MAYOR AND COUNCIL MEETING

Meeting Date:

October 18, 2016

Department:

Planning & Zoning

Attachments: Application, Staff Report

1. Executive Summary
2. Conditional Use Permit Application
3. Planners Report
4. Legal Advertisement/Posting
5. Planning Commission Minutes

Agenda Item:

Mr. Roger Fisher is seeking approval of a Conditional Use Permit for the construction of a 62'x160' gravel parking area for a Commercial Parking area at 1155 Virginia Avenue. The property is zoned UV, Urban Village.

Recommendation:

The City of Hapeville's Planning Commission recommended DENIAL of the Conditional Use Permit on September 8, 2016.

**CITY OF HAPEVILLE
COMMUNITY SERVICE DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant roger fisher
Mailing Address 54 Sawgrass manor dr newnan ga 30265
Telephone 404 391 6538 Mobile 404 391 6538
Email fish6319@bellsouth.net
Property Owner (s) hapeville capital LLC
Mailing Address 2253 grady ridge trail duluth, ga 30097
Telephone 678 468 4254 Mobile N/A
Address/Location of Property: 1155 virginia ave hapeville ga 30354
Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14-0177-LL1195
Present Zoning Classification: UV-C
Present Land Use: retail

Please check the following as it applies to this application:

Site Plan Review Temporary Use Permit
 Conditional 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 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.

[Redacted Signature]
Applicant's signature

Date: 7/20/16

Sworn to and subscribed before me
This 21 day of July, 2016

[Redacted Signature]
Notary Public



CITY OF HAPEVILLE
COMMUNITY SERVICE 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)

A 62' X 160' CRUSHER RUN PARKING AREA TO
PROVIDE ADDITIONAL OVERFLOW PARKING AT PEAK
BUSINESS HOURS. PROJECT WILL INCLUDE SAFETY
BARRIER ALONG NORTH PROPERTY LINE OF PARKING
AREA.

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:

- RAF ✓ 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.
- RAF ✓ Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, North arrow and date drawn.
- RAF N/A 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.
- RAF ✓ 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).

- RAF ✓ 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.
- RAF ✓ 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.
- RAF N/A Existing and proposed grades at an interval of five (5) feet or less.
- RAF N/A 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).
- RAF N/A 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.
- RAF ✓ 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.
- RAF ✓ 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.
- RAF ✓ 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.

- ~~RAF~~ N/A Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- ~~RAF~~ N/A Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- ~~RAF~~ N/A 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.
- RAF ✓ Site area (square feet and acres).
- ~~RAF~~ N/A 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.
- ~~RAF~~ N/A Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- RAF N/A Total floor area ratio and/or residential density distribution.
- RAF ✓ Number of parking spaces and area of paved surface for parking.
- RAF ✓ 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 that all the 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: _____
 Date: 7/19/16

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 127 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin found at the intersection of the northerly right-of-way of Virginia Avenue with the easterly right-of-way line of Norman Berry Drive and thence North 25 degrees 47 minutes 16 seconds West a distance of 37.77 to an iron pin on the easterly line of the 50' right-of-way of Norman Berry Drive; thence North 00 degrees 45 minutes 11 seconds East along said right-of-way line a distance of 316.81 feet to THE TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING, running thence North 00 degrees 45 minutes 11 seconds East along said easterly right-of-way of Norman Berry Drive a distance of 183.07 feet to a point; thence leaving said easterly right-of-way of Norman Berry Drive and following the right-of-way of the Virginia Avenue exit ramp from I-85 to following courses and distances: North 27 degrees 37 minutes 48 seconds East a distance of 58.32 feet to a point; thence along the arc of a 250' radius curve to the right an arc distance of 121.52 feet (said arc being subtended by a chord bearing North 75 degrees 05 minutes 40 seconds East and having a chord distance of 120.33') to a point; thence along the arc of an 85.20' radius curve to the right an arc distance of 135.64 feet (said arc being subtended by a chord bearing South 49 degrees 16 minutes 08 seconds East and having a chord distance of 121.76') to a point; thence South 00 degrees 13 minutes 16 seconds West a distance of 189.19 to an iron pin set; thence leaving said exit ramp and running North 89 degrees 14 minutes 49 seconds West along the center line of a 31' Joint Access Easement a distance of 237.56 feet to the POINT OF BEGINNING; being as more fully shown by ALTA/ACSM Survey for Diplomat Development Company, LLC, by Charles S. Crisp, GA RLS No. 2936, dated September 18, 2007 (the "Survey").

TOGETHER WITH the rights, easements, privileges and obligations appurtenant to the above-described land created and established under that certain Declaration of Reciprocal Easement by Diplomat PR Hotels, LLC, dated December 19, 2007, filed December 26, 2007, and recorded in Deed Book 46143, page 689, Records of Fulton County, Georgia.

Deed Book 55231 Pg 560
Filed and Recorded Aug-03-2015 08:28am
2015-0235122
Real Estate Transfer Tax \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA
COUNTY OF COBB

Upon recording, please return to:
H. Dennis Panter, Esq.
H. Dennis Panter & Associates, LLC
1827 Powers Ferry Road
Building 10, Suite 200
Atlanta, GA 30339

QUITCLAIM DEED

THIS INDENTURE, Made as of the 1st day of May, in the year two thousand fifteen, between HAPEVILLE CAPITAL, LLC a Georgia limited liability company, as party of the first part, and FORT WAYNE CAPITAL, LLC a Georgia limited partnership, as party of the second part.

WITNESSETH:

That said party of the first part for and in consideration of the sum of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATIONS, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the said party of the second part, its successors and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
("Property")

With all the rights, members and appurtenances to the said described Property in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described Property unto the party of the second part, its successors and assigns, so that neither the said party of the first part nor its successors or assigns, nor any other person or persons claiming under it shall at any time, claim or demand any right, title or interest to the Property or appurtenances.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed this Deed, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Redacted Signature]
Witness

[Redacted Signature]
Notary Public

HAPEVILLE CAPITAL, LLC
A GEORGIA LIMITED LIABILITY COMPANY

BY: [Redacted Signature]
Jay Patel

ITS: Manager

My commission expires:
2/27/2016



Deed Book 55231 Pg 562
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 127 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin found at the intersection of the northerly right-of-way of Virginia Avenue with the easterly right-of-way line of Norman Berry Drive and thence North 25 degrees 47 minutes 16 seconds West a distance of 37.77 to an iron pin on the easterly line of the 50' right-of-way of Norman Berry Drive; thence North 00 degrees 45 minutes 11 seconds East along said right-of-way line a distance of 316.81 feet to THE TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING, running thence North 00 degrees 45 minutes 11 seconds East along said easterly right-of-way of Norman Berry Drive a distance of 183.07 feet to a point; thence leaving said easterly right-of-way of Norman Berry Drive and following the right-of-way of the Virginia Avenue exit ramp from I-85 to following courses and distances: North 27 degrees 37 minutes 48 seconds East a distance of 58.32 feet to a point; thence along the arc of a 250' radius curve to the right an arc distance of 121.52 feet (said arc being subtended by a chord bearing North 75 degrees 05 minutes 40 seconds East and having a chord distance of 120.33') to a point; thence along the arc of an 85.20' radius curve to the right an arc distance of 135.64 feet (said arc being subtended by a chord bearing South 49 degrees 16 minutes 08 seconds East and having a chord distance of 121.76') to a point; thence South 00 degrees 13 minutes 16 seconds West a distance of 189.19 to an iron pin set; thence leaving said exit ramp and running North 89 degrees 14 minutes 49 seconds West along the center line of a 31' Joint Access Easement a distance of 237.56 feet to the POINT OF BEGINNING; being as more fully shown by ALTA/ACSM Survey for Diplomat Development Company, LLC, by Charles S. Crisp, GA RLS No. 2936, dated September 18, 2007 (the "Survey").

TOGETHER WITH the rights, easements, privileges and obligations appurtenant to the above-described land created and established under that certain Declaration of Reciprocal Easement by Diplomat PR Hotels, LLC, dated December 19, 2007, filed December 26, 2007, and recorded in Deed Book 46143, page 689, Records of Fulton County, Georgia.

JEFFERIES LOANCORP, LLC
 A DELAWARE LIMITED LIABILITY COMPANY
 HAYEVILLE CAPITAL, LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY

APPLICANT: JEFFERIES LOANCORP, LLC
 PROJECT: 181 WEST 78th STREET
 181 WEST 78th STREET
 DUBLIN, GEORGIA 31004



THIS PLAN WAS PREPARED FOR THE FOLLOWING USES OF THE LAND SHOWN HEREON. THE BOUNDARIES SHOWN ARE BASED ON THE RECORDS OF THE COUNTY RECORDS.

REVISED 12-10-2013
 REVISED 06-06-2014
 REVISED 07-15-2014

NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.



THE USE OF THIS PLAN HAS BEEN INDICATED FOR USES AND IS TO BE ACCORDING WITH THE RECORDS OF THE COUNTY RECORDS. THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED FROM THE RECORDS OF THE COUNTY RECORDS. THE ENGINEER HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS ASSUMED THAT THE RECORDS ARE CORRECT.

NOTES

1. THERE IS A 10' SANITARY SEWER EASEMENT ON THE EASTERN PROPERTY LINE. THE SANITARY SEWER SHALL BE INSTALLED IN THE PARKING SPACES.
2. THERE ARE NO OBSERVED EVIDENCE OF CURRENT EARTHWORK OR CONSTRUCTION OF BUILDING FOUNDATIONS.
3. THERE ARE NO OBSERVED EVIDENCE OF PRESENT UTILITIES OR CONSTRUCTION ON THE SITE.

RECORDS INFORMATION:
 2012 BOOK 2334 PAGE 35
 2013 BOOK 2334 PAGE 21

SHALL BE THE INFORMATION SHOWN ON THIS PLAN. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS ASSUMED THAT THE RECORDS ARE CORRECT.

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	GRAVEL	1000	CU YD	12.00	12000.00
2	CRUSHED ASPHALT	1000	CU YD	12.00	12000.00
3	CONCRETE	1000	CU YD	12.00	12000.00
4	REBAR	1000	LB	1.00	1000.00
5	FORMWORK	1000	SQ YD	1.00	1000.00
6	PAVING	1000	SQ YD	1.00	1000.00
7	UTILITIES	1000	LF	1.00	1000.00
8	LANDSCAPING	1000	SQ YD	1.00	1000.00
9	DEMOLITION	1000	SQ YD	1.00	1000.00
10	CONCRETE	1000	CU YD	12.00	12000.00
11	REBAR	1000	LB	1.00	1000.00
12	FORMWORK	1000	SQ YD	1.00	1000.00
13	PAVING	1000	SQ YD	1.00	1000.00
14	UTILITIES	1000	LF	1.00	1000.00
15	LANDSCAPING	1000	SQ YD	1.00	1000.00
16	DEMOLITION	1000	SQ YD	1.00	1000.00

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
17	GRAVEL	1000	CU YD	12.00	12000.00
18	CRUSHED ASPHALT	1000	CU YD	12.00	12000.00
19	CONCRETE	1000	CU YD	12.00	12000.00
20	REBAR	1000	LB	1.00	1000.00
21	FORMWORK	1000	SQ YD	1.00	1000.00
22	PAVING	1000	SQ YD	1.00	1000.00
23	UTILITIES	1000	LF	1.00	1000.00
24	LANDSCAPING	1000	SQ YD	1.00	1000.00
25	DEMOLITION	1000	SQ YD	1.00	1000.00

SET BACKS:
 5' FRONT SET BACK
 5' SIDE SET BACK
 5' REAR SET BACK

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
26	GRAVEL	1000	CU YD	12.00	12000.00
27	CRUSHED ASPHALT	1000	CU YD	12.00	12000.00
28	CONCRETE	1000	CU YD	12.00	12000.00
29	REBAR	1000	LB	1.00	1000.00
30	FORMWORK	1000	SQ YD	1.00	1000.00
31	PAVING	1000	SQ YD	1.00	1000.00
32	UTILITIES	1000	LF	1.00	1000.00
33	LANDSCAPING	1000	SQ YD	1.00	1000.00
34	DEMOLITION	1000	SQ YD	1.00	1000.00

ADD BOUNDARY
 181 WEST
 78th STREET
 78,000 SQ FT

2" CONC-FILLED BOLLARDS
 10' o.c. (TYP) W/
 CONTINUOUS WIRE CONNECTION
 INTERLACE ADD

60' x 160' CRUSHER RUN
 GRAVEL PARKING AREA
 W/ ROSEMARY INTER-
 LAYMENT

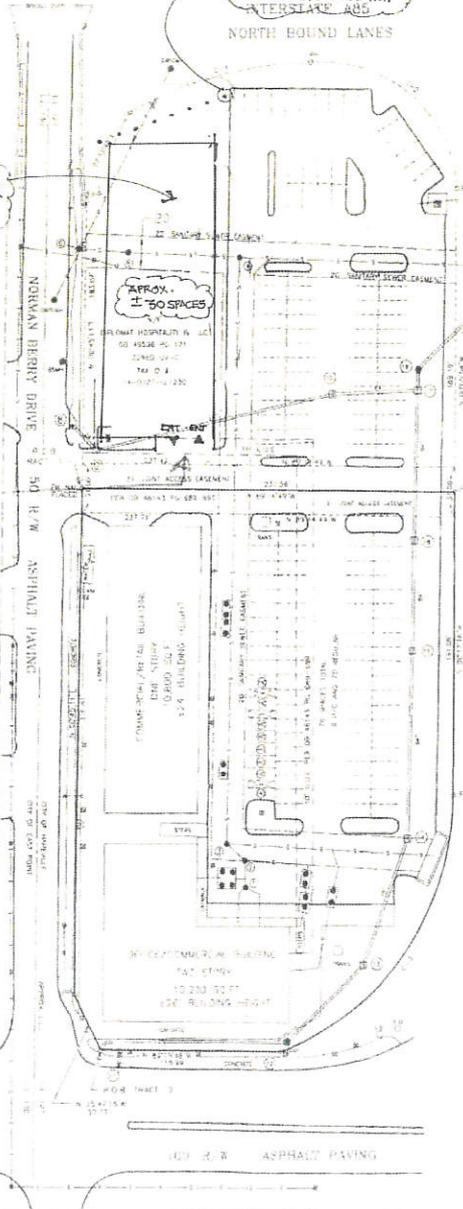
APPROX.
 150 SPACES

CVAB
 CVT

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
35	GRAVEL	1000	CU YD	12.00	12000.00
36	CRUSHED ASPHALT	1000	CU YD	12.00	12000.00
37	CONCRETE	1000	CU YD	12.00	12000.00
38	REBAR	1000	LB	1.00	1000.00
39	FORMWORK	1000	SQ YD	1.00	1000.00
40	PAVING	1000	SQ YD	1.00	1000.00
41	UTILITIES	1000	LF	1.00	1000.00
42	LANDSCAPING	1000	SQ YD	1.00	1000.00
43	DEMOLITION	1000	SQ YD	1.00	1000.00



REMOVE
 BUNKER
 AND
 PLANT
 ON
 NORTH SIDE
 OF
 NEAR
 SIDE
 WALK



EXIT RAMP FROM INTERSTATE 85
 TO VIRGINIA AVENUE

ASPHALT PAVING

VIRGINIA AVENUE



Department of Planning & Zoning

MEMORANDUM

TO: Brian Wismer, Planning Commission Chairman
FROM: Bill Johnston, City Planner
SUBJECT: Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report
DATE: Thursday, 8 September 2016

Background

This application was tabled at the August meeting of Planning Commission. The applicant has now submitted a “Quit Claim Deed” conveying ownership interest in Tract 1, the northern tract and the site of a proposed “Yotel” hotel, to the owner of Tract 2, location of the Landmark Diner and other businesses. This results in the entire property being owned by a single entity.

The Findings, Conclusions and Recommendation from the August 4, 2016 report are generally unchanged unless noted otherwise and follow below:

Findings

This property, known as Hapeville Center, was originally developed as a single tract and assigned an address of 1155 Virginia Avenue. Subsequently, the property which is zoned U-V, Urban Village, was subdivided into Tract 1 and Tract 2 with the latter being developed in such hospitality uses as Landmark Diner, Michon’s and Smoothie King. Tract 1 contains paved parking that was installed prior to the subdivision and presumably used for overflow parking generated by uses at 1155 Virginia Avenue. The reason for the re-platting was a proposed “Yotel” hotel on Tract 1, the northern tract. The centerline of the driveway off Norman Berry forms the east-west common boundary.

The tracts are held in different ownerships with Tract 1 owned by Fort Wayne Capital LLC, Brian Knight, and Tract 2 owned by Hapeville Capital LLC, Jay R. Patel. While these entities share a common address, the Secretary of State’s Office lists those respective individuals as owning the LLC’s. Accordingly, the lot in question, Tract 1, is a separate lot of record. Any parking on this lot constitutes a free-standing parking lot. The parking lot cannot be considered as accessory to the Tract 2 uses, that is, the retail and hospitality uses.

The application for a conditional use permit to allow a commercial parking lot proposes a 62-foot by 160-foot gravel surfaced parking lot. (See ALTA Survey dated December 2, 2013) This would accommodate approximately 30 vehicles. The existing paved parking located on Tract 1 accommodates 78 vehicles for a total of roughly 108 spaces. The application describes the project as a “parking area to provide additional overflow parking at peak business hours.”

Brian Wismer, Planning Commission Chairman

Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report

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Surrounding Context

Surrounding uses are hotels, limited retail, office and service uses. No “free standing” commercial parking lots are operated in the vicinity.

Adopted Plans Guidance

The Future Development Map designates the property as “Commercial,” along with nearby properties in this commercial node. The proposed use is compatible with that designation. Guidance in the Hapeville Comprehensive Plan 2005-2025, other than the Future Land Use designation of “Commercial” as well, is not small bore enough to encompass a relatively minor parking lot. The property is not located within the 2005 LCI Study boundary.

Ordinance Guidance as to the U-V Zone

According to Sec. 93-11.2-1 *Intent* of the Ordinance, the U-V, Urban Village Zone was established to accomplish the following objectives:

- (1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
- (2) Accommodate residents in the district with pedestrian access to services and employment
- (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.”

The proposed parking lot conflicts with objectives (4) and (5) and does not advance the others with the exception of objective (7).

Ordinance Provisions as to Parking

Sec. 93-23-5. *Surfacing and maintenance*, subsection (a) provides the following parking standard:

Brian Wismer, Planning Commission Chairman

Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report

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“Nonresidential. All driveways, off-street parking and loading facilities required, pursuant to the provisions of this chapter, shall be hard surfaced pavement, drained, lighted and maintained by the owner in accordance with specifications of the city. Parking areas that are in excess of the parking requirements of this chapter may consist of pervious materials provided the total number of parking spaces does not exceed 110 percent of the requirement.”

Accordingly, the proposed gravel surface does not comply with the Ordinance hard surfaced pavement standard. In addition, the referenced pervious materials do not apply to the proposed parking lot as no parking demand is generated on the property. Therefore, there can be no “parking areas that are in excess of the parking requirements.” NOTE: The proposed parking on the entire lot can be considered as a combination of parking accessory to the established businesses AND parking available to the public.

The applicant is seeking approval of a conditional use to allow the existing paved parking and the proposed gravel parking to be used to provide additional overflow parking, presumably generated by establishments on Tract 1, Hapeville Center, at peak business hours. That process is described below; NOTE: While the applicant is not proposing “public parking,” unless Mayor and Council were to override the provision of Sec. 93-23-5 concerning the limitation of 110 percent, the parking would have to be considered a parking lot.

Sec. 93-11.2-5. *Conditional uses* of the U-V Zone permits parking lots as a conditional use:

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

(6) Parking lots (except for municipal parking lots benefiting the U-V zone)

Conditional Use Procedures Mirror the Rezoning Process

Conditional uses are subject to procedures identical to those for consideration of a property rezoning as provided below:

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.”

The process for reviewing conditional use applications is established in Sec. 93-3.2-2. *Review of applications*:

Brian Wismer, Planning Commission Chairman

Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report

Thursday, 8 September 2016

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“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 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* also sets forth the process for Mayor and Council review of conditional use applications:

“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.”

This means that conditions of approval may be recommended by Planning Commission and assigned to the granting of the conditional use by Mayor and Council.

Conclusions

Sec. 93-25-6. *Standards of review* establishes the following criteria for evaluating the appropriateness of a property rezoning and a conditional use:

“In ruling on any matter herein in which the exercise of discretion is required, or in ruling upon any application for zoning map amendment, the administrative official or legislative body shall act in the best interest of the health, safety, morals, and general welfare of the city. In doing so, they will consider one or more of the following factors as they may be relevant to the application:”

The relevant criteria and analysis of the impact of the proposed conditional use on these criteria are reprinted below:

The existing land use pattern.

Properties near the I-85 interchange, including the 1155 Virginia Avenue property, comprise a hospitality node. The property is removed from neighborhoods and is situated in a relatively, intensely developed commercial district. The proposed parking lot is consistent with the existing land use pattern established by nearby commercial uses, all of which contain surface parking.

The population density pattern and possible increase or overtaxing of the load on public facilities including, but not limited to, schools, utilities, and streets

Brian Wismer, Planning Commission Chairman

Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report

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The proposed parking lot will add approximately 30 vehicles to the area. However, as the property ownership is now established and the parking lot configured, some 108 spaces will be added. As five hotels are found in the immediate vicinity, including the massive Hilton, the impact on four-lane Virginia Avenue will be minimal. A report by Hapeville PD that focused on the traffic that would have been generated by the then proposed “Yotel” concluded that traffic impacts, including the intersection of Norman Berry Boulevard and Virginia Avenue, would not overtax local streets. Finally, 78 of the 108 spaces are presumably now being used. NOTE: The Quit Claim Deed has caused a reversion of the property back to a single lot. Accordingly, only 30 spaces would be “new” spaces.

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

Considerable attention has recently been focused on permeable pavements and stormwater runoff. The proposed gravel will minimize stormwater runoff and properly maintained over what is expected to be an interim period, will not add to sedimentation of the city’s surface water drainage system. NOTE: More recent guidance from GAEPD indicates that “gravel” becomes “impervious.” The impact on stormwater would then be that of pavement and the City Engineer would enforce development standards in reviewing civil plans.

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

Appropriate screening, in compliance with Sec. 93-23-18. *Landscape requirements for vehicular use areas*, can mitigate any adverse impact on surrounding uses. Given that screening, the proposed conditional use will not be a deterrent to the value or development of adjacent property.

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

A wide range of office, institutional, retail, service and other commercial uses is available to the property owner. Many adjacent and nearby properties have been developed in such uses.

The aesthetic effect of existing and future use of the property as it relates to the surrounding area

In response to an application for a conditional use on nearby property that could have introduced approximately 800 vehicles, the following observation was made: “*Commercial parking lots play a very diminished role in community building and in promoting the hospitality and office environment represented by the uses on Tract 1, by Delta operations, Delta Credit Union, and hotels and services establishments in the immediate vicinity. The latter uses are complementary in forming a commercial node that caters to residents, office workers, airport employees and air travelers. The parking lot proposal would not fulfill such a role and could have a deleterious effect on future use of the property and the surrounding area.*” The proposed parking lot differs in two respects, the use being proposed here is expected to be temporary and would be limited to approximately 108 parking spaces, 78 of which have been on the ground and used for a number of years without apparent incident.

Brian Wismer, Planning Commission Chairman

Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report

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The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight

The location is far removed from the nearest neighborhood, the Virginia Park neighborhood. Vehicles accessing the proposed parking are expected to represent traffic already drawn to this commercial node. The proposed conditional use is not expected to adversely impact Hapeville's neighborhoods.

Recommendation

Based on the above findings and conclusions, a recommendation of approval of the proposed parking lot as a conditional use is appropriate, subject to the following conditions. The existing paved parking is apparently already used for parking. Accordingly, no new demand is associated with that 78-space parking lot. The addition of some 30 spaces yields a scale that will not significantly increase vehicle traffic. In fact, the addition of parking may enhance traffic flow as motorists will have a new avenue for parking that will allow them to park and walk to nearby venues.

1. The parking lot shall comply with all pavement standards of the Ordinance, including Sec. 93-23-5. *Surfacing and maintenance*, subsection (a) which requires hard surfaced pavement and shall be drained, lighted and maintained by the owner in accordance with the specifications of the City. The use of gravel as a finish top course shall not be permitted.
2. Landscaping in compliance with Sec. 93-23-18. *Landscape requirements for vehicular use areas* shall be installed along the frontage of Norman Berry Drive adjacent to the parking lot to screen vehicles. The original site plan that placed the buildings on the adjoining lot, Tract 2, with parking to the rear served to eliminate the view of the parking lot from the right-of-way. Such landscaping will reduce glare and the visual impact of the proposed parking lot.
3. The conditional use shall expire within 18 months of issuance of a Certificate of Occupancy.
4. No shuttle operation shall be associated with the parking lot.
5. Use of the lot shall be limited to the hours during which alcohol may be served in the city of Hapeville.
6. The provision of Sec. 93-23-5. *Surfacing and maintenance* which states "Parking areas that are in excess of the parking requirements of this chapter may consist of pervious materials provided the total number of parking spaces does not exceed 110 percent of the requirement" is being overridden as the parking on the property would exceed that 110 percent limit as accessory parking. The spaces that are not accessory to the buildings on the premises would be considered in approval of a "parking lot" in which spaces are presumably available to the public. NOTE: This is a new condition.

Brian Wismer, Planning Commission Chairman

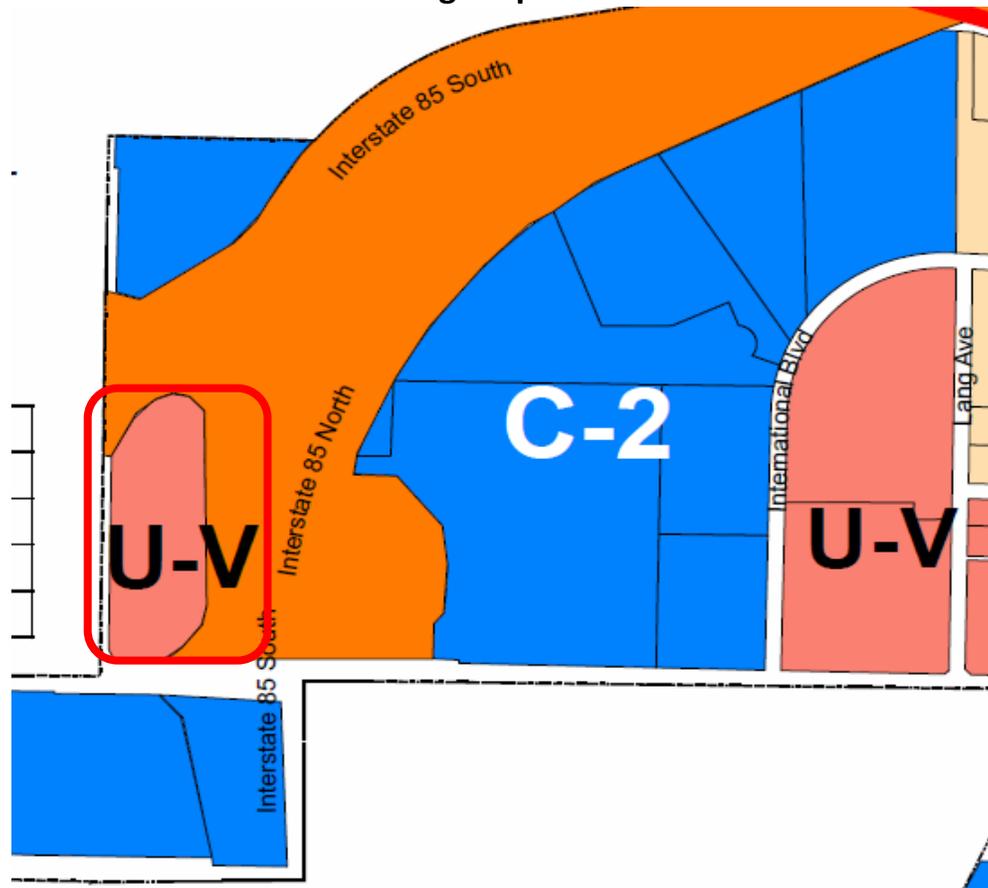
Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report

Thursday, 8 September 2016

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- c: Commissioner Travis Horsley, Vice Chair
- Commissioner Lucy Dolan
- Commissioner Mark Farah
- Commissioner Kaity Ferrero
- Commissioner Jeanne Rast
- Commissioner Charlotte Rentz
- Adrienne Senter, Planning Commission Secretary
- Rick Glavosek, Police Chief
- Steven Fincher, City Attorney

Zoning Map Exhibit



Brian Wismer, Planning Commission Chairman

Conditional Use Application to allow a Commercial Parking Lot behind 1155 Virginia Avenue on Norman Berry Drive – Addendum Report

Thursday, 8 September 2016

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Google Map Image

Tract 1



NOTICE City of Hapeville

A Public Hearing will be held by the City of Hapeville Mayor and Council on Tuesday, October 18, 2016 in the City of Hapeville Municipal Court Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354 at 6:00 PM to consider the following:

Conditional Use Permit:

Consideration of a Conditional Use Permit for the construction of a 62' x 160' gravel parking lot at 1155 Virginia Avenue. The property is zoned UV, Urban Village and is subject to the zoning regulations under Section 93-11.2-5 *Conditional uses* and Section 93-23-5. *Surfacing and maintenance* of the City of Hapeville Zoning Ordinance.

Applicant: Roger Fisher

**A PUBLIC HEARING WILL BE
HELD BY THE HAPEVILLE**

Mayor and Council **ON**
October 18, 2016 **AT 6:00 PM**

**AT HAPEVILLE MUNICIPAL ANNEX
700 DOUG DAVIS DRIVE TO**

*Consider a Conditional Use Permit
for the construction of a gravel parking lot*

ECON. DEV. 404-669-8269



Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

September 13, 2016 6:00PM

MINUTES

1. Welcome and Introduction

Chairman Brian Wismer called the meeting to order at 6:00 p.m. in the City of Hapeville Municipal Annex located at 700 Doug Davis Drive, Hapeville, Georgia 30354. Members in attendance included Vice Chairman Travis Horsley, Kaity Ferrero, Lucy Dolan, Charlotte Rentz, Jeanne Rast, and Mark Farah. City Planner Bill Johnston and Planning Commission Secretary Adrienne Senter were also present.

2. Minutes of August 9, 2016

Motion Item: Travis Horsley made a motion, Jeanne Rast seconded to approve the minutes of August 9, 2016 as submitted. Motion Carried: 6-0.

3. Old Business

Commissioner Horsley requested the LCI/Comprehensive Plan Study be added to the Planning Commission agenda in the near future as a discussion item.

4. New Business

a. 1155 Virginia Avenue

Conditional Use Permit

Mr. Roger Fisher sought approval of a Conditional Use Permit for the construction of a 62' x 160' gravel parking area at 1155 Virginia Avenue. The property is zoned UV, Urban Village.

Mr. Fisher stated that the property proposed to install a 62'x 162 four (4) inch crush and run gravel with a roadway matting beneath, to provide a structurally sound area. The intent is for a non-permanent gravel area that will be used to provide overflow parking during peak business hours. The applicant proposes to complete a hotel development at this location in the near future.



Public Comment:

Laura Murphy, 201 Colorado Avenue
George Rogan, 2108 Woodland Drive
Diane Dimmick, 3360 Old Jonesboro Road

There was brief discussion regarding the need for a Text Amendment to address restrictions within the City's Gravel Ordinance.

Motion Item:

Lucy Dolan made a motion to recommend the Mayor and Council deny the Conditional Use Permit application for 1155 Virginia Avenue. Jeanne Rast seconded. Motion Carried: 6-0.

b. 2116 Woodland Drive

Subdivision Plat Review

Mr. J. Pascal Grubbs authorized representative for J. Allen Poole of Saint/Hornet Investments, LLC sought subdivision plat approval to allow the subdivision of two lots at 2116 Woodland Drive and 2118 Woodland Drive. The properties are zoned R-2, Single-Family Residential.

Mr. Poole requested the Subdivision to accomplish a "boundary line adjustment" at 2116 and 2118 Woodland Drive. Currently, 2116 Woodland Drive is comprised of two (2) lots. The lot identified as 2118 Woodland Drive will gain approximately 10 feet of street frontage through the boundary line adjustment.

Public Comment

None

Discussion ensued regarding updating the Subdivision Ordinance revisions in Municode. The Planning Commission requested the City look into this matter so the public could have access to the updated codes.

Motion Item:

Charlotte Rentz made a motion, Travis Horsley seconded to approve the Subdivision Plat for 2116 Woodland Drive. Motion Carried: 6-0.

c. 3161 Oakdale Road

Site Plan Review

Ms. Michelle L. Jenkins of Homebilt, Inc. sought site plan approval to allow the construction of a 3,071 single family home at 3161 Oakdale Road. The property is zoned R-1, Single-Family Residential.



The proposed 3,071 square foot, two-story home, craftsman-style home will feature four bedrooms and three and one-half baths with a 462 square foot detached rear garage. The applicant intends to extend existing sidewalk.

Public Comment

None

Motion Item:

Mark Farah made a motion, Charlotte Rentz seconded to approve the site plan application for 3161 Oakdale Road, Lot 11 subject to the satisfaction of the identified deficiencies noted in the City Planners report and the City Engineers report and delivery of the recorded final plat for the subdivision and the recorded Homeowners Association documents to the Department of Community Services . Motion Carried: 6-0.

d. 3159 Oakdale Road

Site Plan Review

Ms. Michelle L. Jenkins of Homebilt, Inc. sought site plan approval to allow the construction of a 2,994 single family home at 3159 Oakdale Road. The property is zoned R-1, Single-Family Residential.

The proposed 2,994 square foot, two-story home, craftsman-style home will feature four bedrooms and three and one-half baths with a 462 square foot detached rear garage. The applicant intends to extend existing sidewalk.

Public Comment

None

Motion Item:

Mark Farah made a motion, Lucy Dolan seconded to approve the site plan application for 3159 Oakdale Road, Lot 12 subject to the satisfaction of the identified deficiencies noted in the City Planners report and the City Engineers report and delivery of the recorded final plat for the subdivision and the recorded Homeowners Association documents to the Department of Community Services . Motion Carried: 6-0.

e. 3157 Oakdale Road

Site Plan Review

Ms. Michelle L. Jenkins of Homebilt, Inc. sought site plan approval to allow the construction of a 3,071 single family home at 3157 Oakdale Road. The property is zoned R-1, Single-Family Residential.



The proposed 3,071 square foot, two-story home, craftsman-style home will feature four bedrooms and three and one-half baths with a 462 square foot detached rear garage. The applicant intends to extend existing sidewalk.

Public Comment

None

Motion Item:

Mark Farah made a motion, Charlotte Rentz seconded to approve the site plan application for 3157 Oakdale Road, Lot 13 subject to the satisfaction of the identified deficiencies noted in the City Planners report and the City Engineers report and delivery of the recorded final plat for the subdivision and the recorded Homeowners Association documents to the Department of Community Services . Motion Carried: 6-0.

f. Halfway House Ordinance

Text Amendment

Consideration and action on an Ordinance to amend Chapter 93, Zoning, of the Code of Ordinances for the City of Hapeville, Georgia regarding Halfway Houses.

The amendment to the zoning ordinance defines halfway houses and introduces standards applicable to the use. Currently, the ordinance does not define or establish standards for the regulation of halfway houses.

Commission member Travis Horsely pointed out that the code sections referenced in the proposed ordinance did not coincide with the code sections listed on Municode. The Commission requested a copy of the amended code in order to compare the proposed changes.

Public Comment

Rod Mack, 506 King Arnold Street
Laura Murphy, 201 Colorado Avenue
Mike Murphy, 201 Colorado Avenue
Carol Seaton, 3333 Myrtle Street

Motion Item:

Jeanne Rast made a motion, Lucy Dolan seconded to table the Halfway House Text Amendment until the October 11, 2016 Planning Commission meeting. Motion Carried: 6-0.

5. Next Meeting Date – October 11, 2016 at 6:00PM



Prior to adjourning the meeting, Commissioner Horsley stated the importance of coordinating the City's GIS mapping with Fulton County Tax Assessor's office in an effort to keep the County's records up-to-date with the City's zoning changes.

The Commission requested the batteries in the microphones for presenters and the public comment are changed prior to the next meeting.

There being no further discussion, the following action was taken:

6. Adjourn

MOTION: Kaity Ferrero made a motion, Lucy Dolan seconded to adjourn the meeting at 7:47 p.m. Motion Carried: 6-0.

Respectfully submitted by,

[Redacted signature]

Chairman, Brian Wismer

[Redacted signature]

Planning Commission Secretary, Adrienne Senter

City of Hapeville

Purpose/Projects	TSPLOST Purpose Cost
HAPEVILLE TIER 1 PURPOSES/PROJECTS	
Operations & safety Improvements	\$1,600,000
Silent/Quiet Zone Railroad Crossings-	
South Street Crossing	
Perkins Street Crossing	
Dogwood Drive Crossing	
Virginia Avenue Crossing	
Sylvan Road Crossing	
Pedestrian Improvements	\$1,900,000
Sidewalks, Curb/ Gutter, Bike Lanes	
City Wide	
Maintenance & Safety	\$1,400,000
Paving & Drainage	
City Wide	
Engineering/ Management/ Administration	<u>\$665,280</u>
TIER 1 TOTAL PURPOSE COSTS	\$5,565,280
HAPEVILLE TIER 2 PURPOSES/ PROJECTS	
Maintenance & Safety	\$600,000
Paving & Drainage	
City Wide	
Traffic & Street Signage	<u>\$382,108</u>
City Wide	
TIER 2 TOTAL PUROPSE COSTS	\$982,108
HAPEVILLE TIER 3 PURPOSES/ PROJECTS	
Pedestrian Improvements	\$500,000
Sidewalks, Curb/ Gutter, Bike Lanes	
City Wide	
Maintenance & Safety	<u>\$485,983</u>
Paving and Drainage	
TIER 3 TOTAL PURPOSE COSTS	<u>\$985,983</u>
TOTAL HAPEVILLE COSTS - ALL PURPOSES FOR TIERS 1-3	\$7,533,371



Xtreme Cylinders
7601 W 191st St
Tinley Park, IL 60487
P: 877-219-9001
F: 866-443-5152

Quote

Quote No	PQ8024
Date	10/24/16

Bill To:
City Of Hayesville

Tony (404) 669-2137

Ship To:

PO# Fax #

Qty	Cust PN	Description	Lead Time	Unit Price	Amount
1	SD84MC-18-176	Custom Hoist	10-12	4700.00	4700.00

Comments:	Terms:	
	Subtotal: <table border="1"><tr><td>4700.00</td></tr></table>	4700.00
	4700.00	
	Tax: <table border="1"><tr><td></td></tr></table>	
Shipping: <table border="1"><tr><td>285.00</td></tr></table>	285.00	
285.00		
Page 1 Ship Via:	Total: <table border="1"><tr><td>4985.00</td></tr></table>	4985.00
4985.00		



Hydraulic Cylinders Inc.
 PO Box 490517
 Minneapolis, MN 55449
 Phone: 888-771-1894
 Fax: 888-693-8681

Quote

Quote No	RQ5407
Date	10/26/2016

Bill To:
 The City of Hapeville
 3468 N Fulton Ave
 Hapeville, GA 30354
 USA

Ship To:
 The City of Hapeville
 3468 N Fulton Ave
 Hapeville, GA 30354

Prepared By		Phone	Fax	Email Address		
julie turner		(888) 771-1894	(888) 693-8681	jturner@hydrauliccylindersinc.com		
Qty	Cust PN	HCI PN	Description	Ship Date	Unit Price	Amount
1	3772934020		SD84MC-18-176	IN STOCK	9321.43	9321.43

Ship Via: Best Way Comments: IN STOCK SHIPS WITH IN ONE DAY.	Terms: Credit Card	Subtotal: <input type="text" value="\$9321.43"/>
		Tax: <input type="text" value="0%"/> <input type="text"/>
		Total: <input type="text" value="\$9321.43"/>

Quote is valid for 60 days.



Hydraulic Cylinders Inc.
 PO Box 490517
 Minneapolis, MN 55449
 Phone: 888-771-1894
 Fax: 888-693-8681

Quote

Quote No	PQ5406
Date	10/26/2016

Bill To:
 The City of Hapeville
 3468 N Fulton Ave
 Hapeville, GA 30354
 USA

 Tony (404) 669-2137

Ship To:
 The City of Hapeville
 3468 N Fulton Ave
 Hapeville, GA 30354

Prepared By		Phone	Fax	Email Address		
julie turner		(888) 771-1894	(888) 693-8681	jturner@hydrauliccylindersinc.com		
Qty	Cust PN	HCI PN	Description	Ship Date	Unit Price	Amount
1	3772934020		SD84MC-18-176	12 WEEKS	8961.43	8961.43

Ship Via: Best Way Comments: 12 WEEK LEAD TIME	Terms: Credit Card	Subtotal: <input type="text" value="\$8961.43"/>
		Tax: <input type="text" value="0%"/>
		Total: <input type="text" value="\$8961.43"/>

Quote is valid for 60 days.

INTERGOVERNMENTAL AGREEMENT

between

THE HAPEVILLE WATER AND SEWER AUTHORITY

and

THE CITY OF HAPEVILLE, GEORGIA

THIS INTERGOVERNMENTAL AGREEMENT is entered into this ____ day of _____, 2016, between the HAPEVILLE WATER AND SEWER AUTHORITY (“Water Authority”), a public body corporate and politic of the state of Georgia existing under the Constitution of the State of Georgia, and the CITY OF HAPEVILLE, Georgia (“City”), a municipal corporation and political subdivision of the State of Georgia. The parties may each be referred to as “Party” or jointly as “Parties.”

WHEREAS, the Hapeville Water and Sewer Authority (the “Water Authority”) was duly created and is validly existing pursuant to an Act of the General Assembly of the State of Georgia (Georgia Laws 1979, p. 3461, *et seq.*, as amended (the “Act”));

WHEREAS, pursuant to the Act, the Water Authority has, among others, the power to (a) acquire by purchase and hold, maintain, lease and operate a water and sewerage system and now owns, operates and maintains a water and sewerage system (such water and sewerage system, as it now exists and as it may be hereafter added to, extended and improved, being hereinafter referred to as the “System”), (b) issue its revenue bonds for the purpose of paying all or any part of the cost of any one or more “projects” (as defined in the Act) and (c) contract with others pertaining to the water utilities and facilities; and

WHEREAS, pursuant to the Act, the Water Authority’s Board has general supervision and control over the entire water system or systems that may be constructed and placed in operation for said city, together with the right to expand or curtail such operations as it may deem advisable; and

WHEREAS, pursuant to the Act, any water or sewerage system that may be constructed under the provisions of said Act, shall be construed to be the property of the City; and

WHEREAS, pursuant to Article IX, Section II, Paragraph III of the Constitution of the State of Georgia, the City of Hapeville (“City”) has the power to provide storm water and sewage collection and disposal systems and to provide for the development, storage, treatment, purification, and distribution of water; and

WHEREAS, Article IX, Section II, Paragraph I(a) of the Constitution of the State of Georgia authorizes, among other things, any City, municipality or other political subdivision of the State to contract, for a period not exceeding fifty years, with another City, municipality or political subdivision or with any other public agency, public corporation or public authority for joint services, for the provision of services, or for the provision or separate use of facilities or equipment, provided that such contract provides for activities, services or facilities which the contracting parties are authorized by law to undertake or provide; and

WHEREAS, in 2001 and pursuant to O.C.G.A. § 36-82-60, *et seq.*, the Water Authority issued its Hapeville Water and Sewer Authority Revenue Refunding Bond, Series 2001 (Series 2001 Bond), in an aggregate principal amount of Six Million Five Hundred Ninety Thousand Dollars (\$6,590,000.00); and

WHEREAS, at the time of the issuance of the Series 2001 Bond, the Water Authority and the City of Hapeville entered into an intergovernmental contract, dated December 1, 2001 (the "Contract"), pursuant to which the Water Authority agreed to, among other things, issue the Series 2001 Bond, to refinance a bond issued by the City in 1994 and a bond issued by the Hapeville Development Authority (“Development Authority”) in 1991, and the City agreed, among other things, to pay to the Water Authority amounts sufficient to enable the Water

Authority to pay the debt service on the Series 2001 Bond and to levy an ad valorem property tax on all property in the City subject to such tax in the event that the Net Revenues were insufficient to pay debt service on the Series 2001 Bond; and

WHEREAS, the City and the Development Authority conveyed the City's water, sewerage, and storm drainage system (the "System's Infrastructure") to the Water Authority simultaneously with the execution of the Contract; and

WHEREAS, Section 5.1 of the Contract provides that its termination date was July 1, 2014 or when the bonds were paid in full, whichever was sooner; and

WHEREAS, Section 7.7 of the Contract provides that upon the payment of the bonds in full, the City shall have the option to purchase the System's Infrastructure for the sum of one hundred dollars (\$100.00); and

WHEREAS, Section 6.2 of the Contract provides that the City shall be responsible for the operation of the System and that the Water Authority "shall have no such obligations"; and

WHEREAS, the bonds have been paid in full; and

WHEREAS, the Water Authority desires to sell and the City desires to purchase the System's Infrastructure to the City for the sum of one hundred dollars (\$100.00); and

WHEREAS, the Water Authority and the City desire to enter into an intergovernmental contract ("Intergovernmental Agreement") with the City wherein the City will assume, for a maximum period of fifty (50) years, all constitutional and/or statutory duties, responsibilities, and obligations of the Water Authority; and

WHEREAS, the actions to be taken herein will benefit the health, safety and general welfare of the citizens of the City; and

NOW THEREFORE, in consideration of the following mutual obligations, the County and City agree as follows:

ARTICLE 1
EFFECTIVE DATE OF THIS AGREEMENT; DURATION OF CONTRACT TERM

1.1 This Agreement shall commence on the date of last signature of the parties (“Effective Date”) and the obligations, duties and responsibilities created by this Agreement shall then begin, and, subject to the other provision of this Agreement, shall terminate at 11:59 p.m. on the date that is fifty (50) years from its Effective Date, unless otherwise terminated as set forth herein.

ARTICLE 2
APPOINTMENT AND ACCEPTANCE OF AGENCY

2.2 The Water Authority hereby appoints the City as its agent to perform all duties, obligations, and responsibilities assigned to it under the Act and Chapter 1, Water and Sewer Authority, of the City’s Charter and Related Laws.

2.3 The City hereby accepts the Water Authority’s appointment to act as its agent within the terms of this Agreement.

ARTICLE 3
DUTIES, OBLIGATIONS, AND RESPONSIBILITIES

3.1 The City shall, as the Water Authority’s agent, accept full responsibility for all duties, obligations, and responsibilities of the Water Authority regarding the acquisition, construction, operation and maintenance of projects embracing sources of water supply and the distribution and sale of water and related facilities to individuals and private concerns, as established in the Act and Chapter 1, Water and Sewer Authority, of the City’s Charter and Related Laws.

ARTICLE 4
INDEMNIFICATION

4.1 To the extent allowed by law, the City and the Water Authority shall mutually indemnify and hold each other harmless for any liability resulting from any claims or litigation arising from or pertaining to the City’s performance of all duties, obligations, and responsibilities of the Water Authority, as provided in Article 3.

ARTICLE 5
TERMINATION AND REMEDIES

5.1 Notwithstanding any provision to the contrary in this Agreement, at any time, the Parties may agree in writing to terminate this Agreement, which termination shall be effective as of the date agreed upon by the Parties.

**ARTICLE 6
NOTICES**

6.1 All required notices shall be given by certified first class U.S. Mail, return receipt requested. The parties agree to give each other non-binding duplicate facsimile notice. Future changes in address shall be effective upon written notice being given to the other Party via certified first class U.S. mail, return receipt requested. Notices shall be addressed to the parties at the following addresses:

If to the Water Authority: Hapeville Water and Sewer Authority
Attn: Chairperson
3468 North Fulton Avenue
Hapeville, Georgia 30354

If to the City: City Manager
City of Hapeville
3468 North Fulton Avenue
Hapeville, Georgia 30354

With a copy to: City Attorney
Fincher Denmark & Minnifield LLC
8024 Fair Oaks Court
Jonesboro, Georgia 30236

**ARTICLE 7
NON-ASSIGNABILITY**

7.1 Neither Party shall assign any of the obligations or benefits of this Agreement.

**ARTICLE 8
ENTIRE AGREEMENT**

8.1 The parties acknowledge, one to the other, that the terms of this Agreement constitute the entire understanding and Agreement of the parties regarding the subject matter of the Agreement. This Agreement constitutes the entire understanding and agreement between the Parties concerning the subject matter of this Agreement, and supersedes all prior oral or written agreements or understandings. No representation oral or written not incorporated in this Agreement shall be binding upon the City or the Water Authority. All parties must sign any subsequent changes in the Agreement.

**ARTICLE 9
AMENDMENT**

9.1 This Agreement may be amended only upon mutual consent of the Parties and upon written amendment.

**ARTICLE 10
SEVERABILITY, VENUE AND ENFORCEABILITY**

10.1 If a court of competent jurisdiction renders any provision of this Agreement (or portion of a provision) to be invalid or otherwise unenforceable, that provision or portion of the provision will be severed and the remainder of this Agreement will continue in full force and effect as if the invalid provision or portion of the provision were not part of this Agreement. No action taken pursuant to this Agreement should be deemed to constitute a waiver of compliance with any representation, warranty, covenant or agreement contained in this Agreement and will not operate or be construed as a waiver of any subsequent breach, whether of a similar or dissimilar nature. This Agreement is governed by the laws of the state of Georgia without regard to conflicts of law principles thereof. Should any Party institute suit concerning this Agreement, venue shall be in the Superior Court of Fulton County, Georgia. Should any provision of this Agreement require judicial interpretation, it is agreed that the court interpreting or construing the same shall not apply a presumption that the terms hereof shall be more strictly construed against one Party by reason of the rule of construction that a document is to be construed more strictly against the Party who itself or through its agent prepared the same, it being agreed that the agents of all parties have participated in the preparation hereof.

**ARTICLE 11
BINDING EFFECT**

11.1 This Agreement shall inure to the benefit of, and be binding upon, the respective parties' successors.

**ARTICLE 12
COUNTERPARTS**

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

IN WITNESS WHEREOF, the City and Water Authority have executed this Agreement through their duly authorized officers on the day and year first above written.

[SIGNATURES CONTINUED TO NEXT PAGE]

HAPEVILLE WATER AND SEWER AUTHORITY

_____ (SEAL)
Chairperson

Date: _____

ATTEST:

Secretary

CITY OF HAPEVILLE, GEORGIA

_____(SEAL)
Alan Hallman, Mayor

Date: _____

ATTEST:

Jennifer Elkins, City Clerk

APPROVED AS TO FORM:

Steven M. Fincher, Esq., City Attorney



WORKFORCE DEVELOPMENT CENTER

Background

- During the LCI planning process the community was asked what the major issues the community faces. The response was unemployment. To begin to address this response Fort Mac LRA is seeking funding for this project through the Economic Development Agency (EDA).
- EDA Regional Director, Phil Paradice, and his team have shown strong support for a newly constructed Workforce Development Center at Fort McPherson.

Currently

- Fort Mac LRA has submitted a preliminary application for funding and is now collaborating with our partners listed on reverse on programming for the WDC.
- Fort Mac LRA will build and own the facility and work with its partners to manage the operations.

Budget

HARD COSTS	
Construction	\$ 3,200,000
Site Work	\$ 200,000
Hard Cost Contingency	\$ 160,000
Subtotal Hard Cost	\$ 3,560,000
SOFT COSTS	
Architecture and Engineering	\$ 80,000
Appraisal (As-Built)	\$ 10,000
Construction Management	\$ 40,000
Environmental	\$ 3,000
Insurance Owner's Risk/Liability	\$ 5,000
Legal	\$ 3,000
Survey	\$ 3,000
Utilities (during const.)	\$ 5,000
Soft Cost Contingency	\$ 15,000
FF&E	\$ 150,000
Subtotal Soft Cost	\$ 314,000
Developer Fees	\$ 165,000
TOTAL DEVELOPMENT COST	\$ 4,039,000

Funding Source

- EDA Grant: \$3,004,725
- Local Match: \$3,004,725

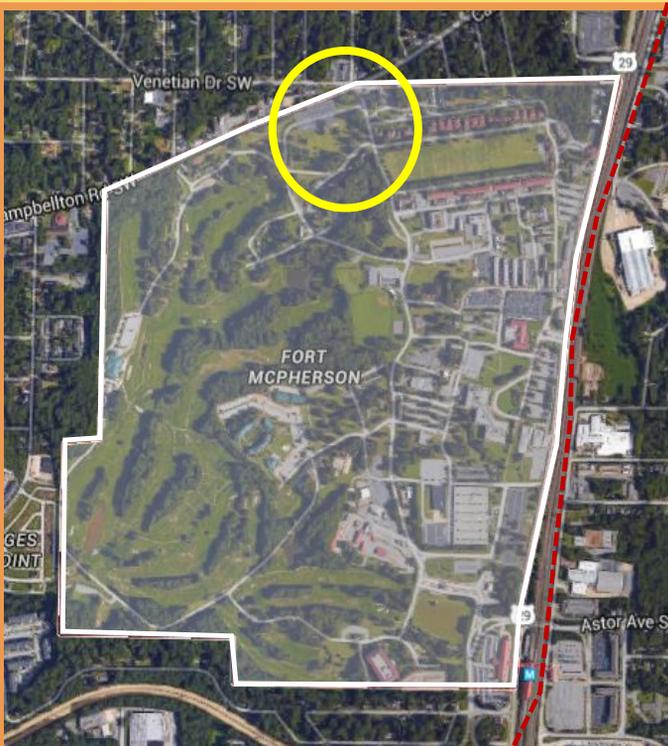


Fig. Project Location



Fig: Future Work Force Development Center

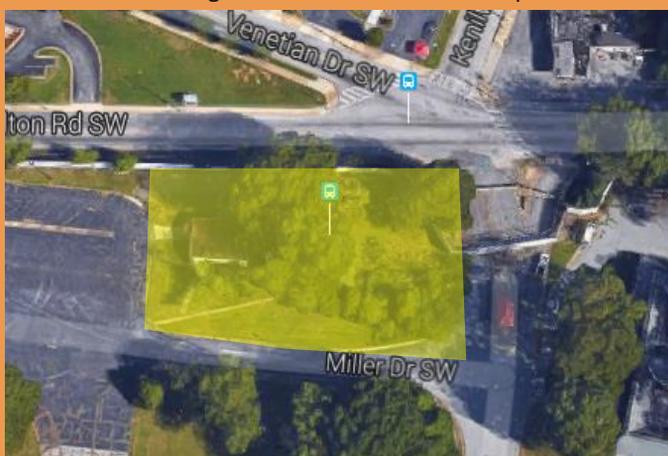


Fig. Project Site



WORKFORCE DEVELOPMENT CENTER

Goals and Objectives

- Serve as a collaborative state-of-the-art workforce training center.
- Serve as a catalyst for local residents to increase their household income.
- Serve as a “workforce center for excellence.”
- Serve as a resource center for the surrounding community.

Potential Partners

- Community Engagement Subcommittee job task force led by Council Member Joyce Sheperd
- City of Atlanta
- Tyler Perry Studios
- Urban League of Greater Atlanta
- Atlanta Workforce Development Center
- Georgia Film Academy
- Fulton County Workforce Development Center
- Center for Working Families
- Atlanta Technical College/Atlanta Metropolitan State College/Georgia Piedmont Technical College
- Families First

Strategic Approach

- Create a coalition of collaborative partners.
- Create a sustainable multi-year funding model.
- Create a culture of family empowerment.
- Be a catalyst for entrepreneurship and small/big business development.
- Be a proactive force for economic and human capital development.



Flexible Training Space



Computer Labs



Multi-purpose Community Space

WDC Components



Corner Market

Caterer's Kitchen



Coffee Shop





October 21, 2016

To: Mr. Lee Sudduth

Re: City of Hapeville Police Department Emergency Power Upgrade

We are pleased to provide you the following confidential pricing for the electrical work based upon the Electrical drawings: E-1 and P-1, Dated: 10.07.2016.

Specifically included:

- Sales Tax.
- Demo existing generator.
- F&I Caterpillar 150KW Natural Gas Generator.
- F&I generator pad extension.
- F&I new gas line as required.
- F&I fencing and gate as drawing.
- F&I new 3 1/2" GRC conduit and feeder to existing transfer switch.
- F&I conduit and wire as shown for remote annunciator in 911.
- F&I conduit and wire to ATS for starting circuit.
- Demo existing panel.
- F&I new panel L1-1.
- F&I (1) light fixture as shown.
- F&I FD weather proof toggle switch and FD weatherproof GFCI duplex outlet.
- F&I conduit and wire to provide power to light fixture and receptacle.

Specifically Excluded:

- ATS (Existing)
- Power company conduit, wire or equipment.

Base Price for above scope of work is \$84,720.00

Deduct to use Kohler Generator is -\$9,000.00

We acknowledge Addendum No. _____, Dated, _____.

The above prices are good for 30 days and are subject to copper pricing remaining the same as day of bid.

If you have any questions please give me a call at our office. 770-427-1100

Thank You,

John Ayala
Estimator
North Cobb Electrical Services, Inc.



Electrical Contractors, Inc.
78 Hamby Road, S.E. · Marietta, Georgia 30067
O-770-971-9289 / F-770-971-9280

DATE: 10/21/2016
TO: City of Hapeville Police Department
ATTN: Lee Sudduth
PROJECT: City of Hapeville Police Department Power Upgrade

We will supply and install all materials, labor and equipment as per the electrical drawing E-1 and plumbing drawing P-1 dated 10/7/2016, Division 26 Specifications and Addenda 0 to 0 inclusive for the total amount of **\$71,923.00** (Base Proposal).

Alternate #1: Provide Kohler Generator in Lieu of Caterpillar Generator - DEDUCT \$5,000.00 from the base proposal.

Exclusions:

- All Controls for all mechanical equipment and the Building Automation System shall be by others.
- VFD's, MCC's and starters.
- P&P Bond on base proposal and alternates.
- New Disconnects for mechanical equipment unless otherwise shown on electrical drawings.
- Any type of concrete housekeeping pad. The generator pad is included in our proposal.
- Roof Penetrations and Patching.
- Ceiling Tile Removal or Replacement, Fire Stopping, Painting, and Patching of any kind.
- Asphalt work, demolition, cutting and or pouring back of any kind.
- Providing or Installing Door Hardware.
- Davis Bacon Wages
- Asbestos Removal
- Low Voltage Permitting Fees
- Requests or requirements by AHJ not shown on drawings.
- Rock removal, unsuitable soils, unmarked utilities.
- Stainless Steel Enclosures.
- Scaffolding and or any type of structure to perform work at roof/ceiling joists.

General Conditions:

- 1) All applicable taxes are included in our submission.
- 2) This quote is only valid for 30 days from the date on the quote.
- 3) The contractor shall not be held liable for errors or omissions in designs by others, nor inadequacies of materials and equipment specified or supplied by others.
- 4) Equipment and materials supplied by the contractor are warranted only to the extent that the same are warranted by the manufacturer.
- 5) The contractor shall not be liable for indirect loss or damage.
- 6) A P&P bond is NOT included and any additional special insurance requirements will require an additional cost determined by MWI. Our bond premium is 1.5% of the total accepted base proposal including alternates and allowances.
- 7) If a formal contract is required, its conditions must not deviate from this proposal without our permission.
- 8) Anything (verbal or written) that is expressed or implied elsewhere, which is contrary to these conditions shall be null and void.
- 9) This quote is based upon normal working hours (Monday – Friday 7:00AM to 3:30PM). Overtime labor is not included in this proposal.
- 10) Unsuitable soils and subsurface conditions are not the responsibility of MWI.
- 11) EMS, DDC, Building Automation, Controls for any Mechanical Equipment and Door Hardware shall be by others and is not included in our price.
- 12) Alternates, Allowances and any Utility Costs are not included in our price unless otherwise noted.
- 13) Bringing up to code and making safe the plenum/above ceiling is not included in our price.



Electrical Contractors, Inc.
78 Hamby Road, S.E. · Marietta, Georgia 30067
O-770-971-9289 / F-770-971-9280

- 14) Any electrical requirements, materials, equipment and/or devices shown on bid documents other than the electrical drawings, i.e. Civil Drawings, Architectural Drawings & Mechanical Drawings, will be the responsibility of others.
- 15) Utility costs associated with the addition, removal or relocation of any utilities is not included in our price.
- 16) The proper disposal of any and all light fixtures and ballasts (with PCB's or without PCB's) shall be by others.
- 17) Verification that all low voltage systems are working properly prior to commencement of construction shall be the responsibility of the owner.

Respectfully,

Chase Hall

MWI Electrical Contractors, Inc.

MacLean-Riggins, Inc.

Electrical Construction

October 12, 2016

Hapeville Police Department

Attn : Lee Sudduth

Re : Hapeville Police Department
700 Doug Davis Dr. Hapeville, GA. 30354
Bid # : 21500-16

Dear Lee,

This is a proposal on behalf of MacLean - Riggins, Inc. to furnish all material, labor and equipment necessary for the complete electrical installation of the following.

Quoted Price : **\$110,593.00**

Description	Qty
<u>Misc. Job Expense :</u>	1
Permit	1
Demolition	1
<u>Scope of Work :</u>	1
Move Existing Fence Out 6' 6" and Install Double 3ft Gates (Allowance \$3,800.00)	1
Expand Concrete Pad Per Plans Provided	1
Crane Rental to set new 125kw Genset (Flat Surface)	1
Remove existing 40kw Generator and transport to Location across street from Police Department Building	1
Existing 100a/3p Breaker - Terminate new conductors	1
Refeed Panel L1-1 From 100a/3p Breaker in Panel L1. Provide New Conductors (4) # 3 & (1) # 8 thhn copper111	1
Remove existing Panelboard L1-1 and Replace with New Panelboard - 125a MLO, 120/208v, 3p, 4w 10k aic rated, surface mtd, 24 circuit (Overtime Hrs)	1
20a/1p circuit breakers	22
20a/2p circuit breakers	1
Reuse Existing ATS - 400a, 120/208v, 3p, 4w, NEMA 1	1
Generator -125kw / 156kva, 208v / 120v, 3p, 4w Natural Gas	1
Replace existing double lugs on automatic transfer switch with new 600 mcm single lugs and terminate new conductor	4
Remote Annunciator	1

MacLean-Riggins, Inc.

Electrical Construction

October 12, 2016

Re : Hapeville Police Department

700 Doug Davis Dr. Hapeville, GA. 30354

Bid # : 21500-16

Scope of Work Continued :

New 2" Gas Line to Genset	1
3/4" x 10' copperclad ground rod with ground clamp and # 6 bare copper conductor	1
Connect existing control wiring to new Generator.	1
<u>Feeder from Existing ATS to New Generator</u>	1
3 1/2" rigid conduit with fittings & supports	70
3 1/2" sealtite flex	8
3 1/2" sealtite flex ST connector	2
3 1/2" sealtite flex 90 connector	2
LB Condulet with WP Gasket & Cover	2
# 600 thhn copper (4)	400
# 3 thhn copper (1)	100
Feeder from ATS to Panel DP & L1 :	1
Existing to Remain	1
<u>Generator Heater Jacket / Battery Charger :</u>	1
3/4" rigid conduit with fittings & supports	100
3/4" sealtite flex	12
3/4" sealtite flex ST connector	2
3/4" sealtite flex 90 connector	2
# 10 thhn copper (5)	600
<u>Generator Controls :</u>	1
Reuses existing control wiring as noted on Drawings	1
Test and certify that existing wiring is in working order	1
Remote Annunciation See Site Notes # 4	1

MacLean-Riggins, Inc.

Electrical Construction

October 12, 2016

Re : Hapeville Police Department

700 Doug Davis Dr. Hapeville, GA. 30354

Bid # : 21500-16

<u>Light / Outlet Detail :</u>	1
Weatherproof GFI Outlet	1
Weatherproof Single Pole Swith to control Light	1
Spaulding # ARD1-K-10L-3K-070-M-U-WH	1
Provide 120v 20a circuit and Label Panel L1-1	1

Qualifications / Alternates :

1) Work to be performed during normal hours (6:00am to 2:30pm) Monday thru Friday. Replacement of Panel L1-1 will be performed after normal working hours .

Should you have any further questions or need more information, please do not hesitate to contact me.

Sincerely,

Jim Korb

Vice President

Approved Signature