

Department of Economic Development
Planning & Zoning Division

SPECIAL USE APPLICATION

Applicant (please print or type) _____ Hilton Atlanta Airport

Address: 1031 Virginia Ave, Hapeville, GA. 30354

Phone: 404-559-6885 Mobile: [REDACTED] Email: [REDACTED]

Property Owner(s) _____ Hapeville Hotel Limited Partnership DBA Hilton Atlanta Airport

Address _____ 1031 Virginia Ave. Hapeville, GA. 30354

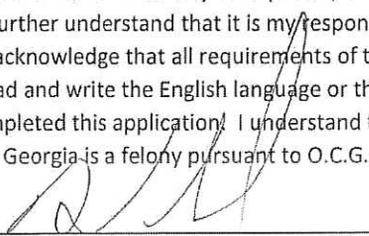
Phone _____ 404-559-6885 _____ Mobile _____ n/a _____

Property Address _____ 1031 Virginia Ave. Hapeville, GA. 30354

Property Zoning: C-2 General Commercial

Present Use: Hotel

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided in this application is true, complete and accurate. I understand that any inaccuracies may invalidate this application and any action taken on this application. I also understand that the City of Hapeville, Georgia, reserves the right to enforce all City of Hapeville Codes and Ordinances. I further understand that it is my responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I further acknowledge that I am able to read and write the English language or that this document has been explained to me and that I have voluntarily and fully completed this application. I understand that making false statements or written misrepresentations to the City of Hapeville, Georgia is a felony pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for any violation thereof.



Applicant Signature

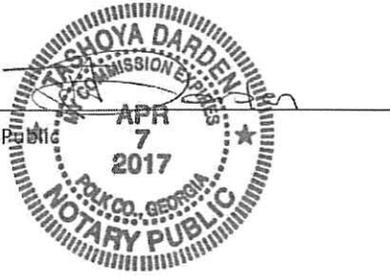
March 18/16

Date

Sworn to and subscribed before me

This 18 day of March, 2016.

Notary Public



The Mayor and Council of the City of Hapeville have determined that certain uses may require the imposition of appropriate conditions deemed necessary to the protection of owners of nearby property and to ensuring compatibility of the proposed use with surrounding uses. Sec. 93-3.2-5. *Special use permit procedures* requires that a public hearing be held prior to Mayor and Council rendering a decision concerning this application. The applicant shall be notified of the decision in writing by certified U.S. mail at the address indicated in the application. Applicants aggrieved by a denial of an application shall have 30 calendar days from receipt of the notice in which to petition the Superior Court of Fulton County for writ of mandamus.

Special uses are those uses that reasonably require special consideration and therefore, are not allowed "by right." The following criteria will be considered by Mayor and Council in determining whether a special use should be approved and what, if any, conditions should be assigned to an approval of an application for a special use. Please respond to the following six (6) criteria as pertains to the use being proposed.

(1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns Public health, safety or welfare;

The lot is currently is used primarily for parking of hotel guests and visitors to meeting space and restaurants; the location has on site security 24/7 which includes parking lot patrols and CCTV cameras. No development impacts are anticipated

(2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance;

With over 500 spaces and a typical maximum inventory of 30 spaces authorized for off airport parking the lot can accommodate the volume without impacting adjacent businesses while staying below the 10% limit in the ordinance. Our priority will always be accommodating guests and local patrons

(3) Compatibility with adjacent properties and other land uses in the vicinity;

Existing conditions of parking for hotel operations, to rear of lot is parking for Residence Inn, adjacent lot is parking for Delta Credit Union

(4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity;

Maximum number of users will be minimal and in compliance with ordinance limits, all users of the property are monitored by on site security to ensure appropriate behavior.

(5) Impact on traffic movement, availability of off-street parking, options for buffering or protective screening, hours and manner of operation, lighting, signs and access to the property; and

When peak drive in occupancy or social function activity is forecasted third party parking is restricted or eliminated. We are also repairing all front of hotel lighting to ensure an attractive, welcoming approach for all guests and parking customers.

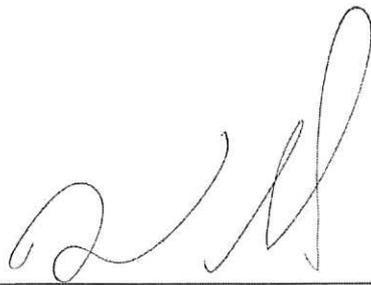
(6) Conformance of the special use to other requirements of the ordinance.

_____ Parking for off airport parking is inventory controlled to ensure compliance with ordinance and primarily to ensure adequate parking for hotel guests. Typically we do not exceed 30 cars per night and never exceed the 10% requirements

WRITTEN DESCRIPTION

Please provide a detailed description of the proposed use (type or print legibly)

The Hilton Atlanta Airport desires to provide off airport parking in the current hotel parking lot. The purpose is to sell a limited amount of unused parking inventory to generate incremental revenues, and expose the hotel and Hapeville to potential future guests. This allows us to improve and grow occupancies , improve property values , and provide revenues to improve the property which leads to increased occupancy and property taxes.



Applicant Signature

mar 18/16

Date

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF PROPERTY IDENTIFIED BELOW THAT IS THE SUBJECT OF THIS APPLICATION:

DAVID SHEPHERD

General manager, AS agent

City of Hapeville, County of Fulton, State of Georgia

I AUTHORIZE THE INDIVIDUAL NAMED BELOW TO ACT AS APPLICANT IN FILING THIS APPLICATION FOR CONSIDERATION BY MAYOR AND COUNCIL.

Applicant Hilton Atlanta Airport

Applicant Address 1031 Virginia Ave
Hapeville, GA. 30354

Phone 404-559-6885



Signature of Owner

DAVID SHEPHERD AS agent

Name of Owner (Print)

Personally appeared before me this 18 day of March, 2016.

Notary Public, TASHOYA DARDEN
MY COMMISSION EXPIRES APR 7 2017
POLK CO., GEORGIA
NOTARY PUBLIC