18-PC-12-39

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

The Hertz Corporation		
Name of Applicant The Hertz Corporation		
Mailing Address: 8501 Williams Road, Estero, FL 33929		
Telephone <u>239-301-7000</u> Mobile # Email		
Property Owner (s) Hapeville Hotel Limited Partnership		
Mailing Address 1031 Virginia Ave, Hapeville, GA 30354		
Telephone Mobile #		
Address/Location of Property: 1031 Virginia Ave, Hapeville, GA 30354		
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 140127LL0828		
Present Zoning Classification: C-2 Size of Tract: 10.03acre(s)		
Present Land Use: Luxury Hotel		
Please check the following as it applies to this application		
Site Plan Review XConditional Use Permit Temporary Use Permit Other (Please State)		
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances. I further understand that it is my/our responsibility to conform with all of City of Hapeville's Ordinances in full. I hereby acknowledge that all requirements of the City of Hapeville shall be adhered too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof. Sworn to and subscribed before me		
This day of Combassion Explore me Notary Public AUBLIC SOLUTION EXPLORED TO TARK TO THE PUBLIC SOLUTION EXPLORED TO TARK TO		

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.) The Hertz corporation is seeking permission from the City of Hapeville to operate a rental car concession stand out of the
Atlanta Airport Hilton, which is located at 1031 Virginia Ave, Hapeville, GA. The subject property is currently zoned as C-2
and the proposed use is not permitted as a right. Accordingly, in compliance with the city's code of ordinance,
Section 93.3.2-1. Hertz seeks a conditional use permit to operate from the property. Hertz's use of the property is governed by the agreement entered into with the Owner. Pursuant to that agreement, Hertz shall offer rental car
service, without chauffeurs, for the convenience of the hotel guests and others desiring such service. Hertz's use of the
property is limited to counter space and ten (10) parking spaces. The aforementioned parking spaces shall be limited to
the hotel's overflow parking lot. In addition, please note that there shall be no body work or maintenance performed
on-site. As such, because of Hertz's minimal use and presence on the property, the grant of the proposed use will have
little to no impact on the health, safety, morals or general welfare of the city. In fact, by granting the proposed use, Hertz will be able to assist the community's vision to better serve residents, visitors, and others seeking quality car rental
services.

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT	T:
1031 Virginia Ave	
Hapeville, GA 30354	_
City of Hapeville, County of Fulton, State of Georgia	
WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHOBELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS ACCOMMISSION REVIEW.	
Name of Applicant The Hertz Corporation	
Address of Applicant 8501 Williams Road, Estero, FL 33928	
Telephone of Applicant 239-301-7000	Hapeville Hotel Limited Partnership
200 001 1000	By: HLT GP LLC, its general partner
	Signature of Owner
	POBSET TANENBAUM
Personally Appeared Before Me this 19th day of Not	vember, 20 18.
Notary Public NoTARY PU	S. C. S.
COMMISSION	, E

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 <u>must</u> contain the following information:

(Please <u>initial</u> each item on the list above certifying the all required information has been included on the site plan)

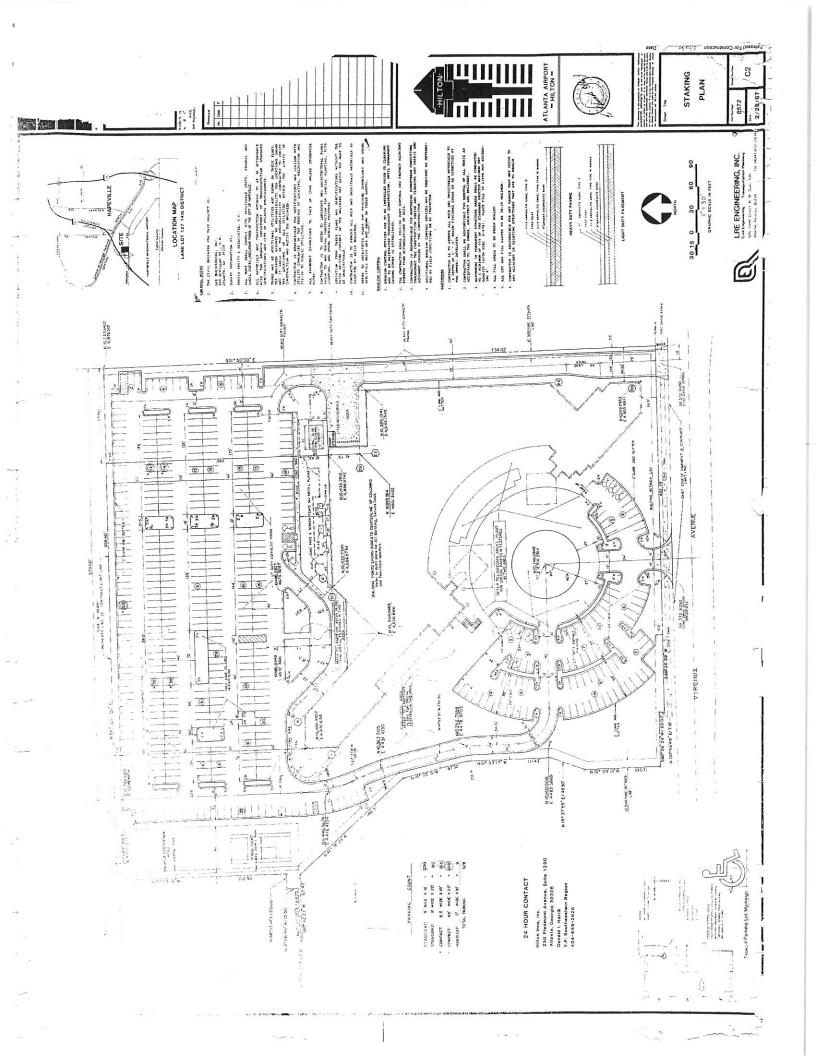
- A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.
- Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.
- 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.
- AN 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).

- 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.
- 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.
- Existing and proposed grades at an interval of five (5) feet or less.
- 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).
- 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.
- 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.
- 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.
- 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.

- Provisions for both on-site and offsite storm-water drainage N/14 and detention related to the proposed development.
- Location and size of all signs. Detached single-family NA residential development may be exempt from this requirement.
- Typical elevations of proposed building provided at a NIA reasonable scale (1/8" = 1'0") and include the identification of Exterior elevations proposed exterior building materials. should show all sides of a proposed building.
- Site area (square feet and acres). AH
- Allocation of site area by building coverage, parking, loading MA 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 (one-bedroom, two-bedroom, etc.) where unit type applicable.
- Floor area in nonresidential use by category. Detached NIA single-family residential development may be exempt from this requirement.
- Total floor area ratio and/or residential density distribution. AN
- Number of parking spaces and area of paved surface for AH_ parking and circulation
 - At the discretion of the planning commission, analyses by AM qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature: A A Date u/19/18





PLANNER'S REPORT

Date: December 5, 2018

To: Adrienne Senter From: Lynn M. Patterson

RE: Conditional Use Permit for The Hertz Corporation, 1031 Virginia Avenue

BACKGROUND

The City of Hapeville received a request for a conditional use permit from The Hertz Corporation to operate a rental car business located within the Atlanta Airport Hilton at 1031 Virginia Avenue. Hertz's use of the property is limited to the use of counter space inside the hotel and 10 parking spaces for the purpose of car rental to hotel guests and the public.

The property is zoned C-2, General Commercial.

CODE

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

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

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

- (a) Special use permit criteria. Special uses are compatible uses of land or the improvement of structures within a zoning district that reasonably require special consideration and therefore, are not allowed "by right." The following standards shall be considered in evaluating the appropriateness of all proposed special uses of property:
 - (1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns public health, safety or general welfare;

This area is commercial and the use is located within a hotel – a use that accommodates visitors. Ten parking spaces for rental cars can be accommodated on-site with the parking available to hotel.

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

Ten parking spaces for rental cars can be accommodated on-site with the parking available to

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

The adjacent properties are all commercial and most visitors to the community.

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

As this area is designated for visitors to the community, the proposed use is consistent with these other uses. The impact is relatively minor as the space is a counter within the hotel and only 10 parking spaces are required.

- (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; The use is housed (office and parking) within the hotel and all impacts are absorbed within that property.
- (6) Conformance of the special use to other requirements of the ordinance. *See below*

The following additional standards are to be applied to applications for airport parking facilities, car rental agencies and commercial parking lots:

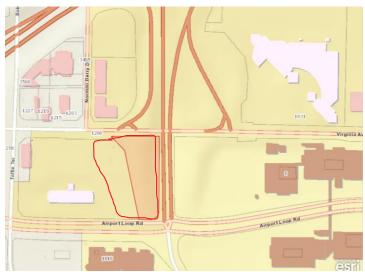
- c) Car rental agency standards.
 - (1) Car rental agencies may only be established on properties zoned C-2. *The property is C-2.*
 - (2) Only minor mechanical repairs shall be conducted on-site; no body work shall be performed in association with a car rental agency.

This requirement is met.

(3) Perimeter landscaped areas abutting a public right of way shall be the lesser of ten percent of the linear feet of road frontage or 30 horizontal feet. Perimeter landscaping along the common boundary of any residential use shall have a minimum horizontal dimension of 30 feet. All perimeter landscaping shall conform to the landscaping requirements of the ordinance and evergreen tree and shrub species shall comprise one-half or more of the planting requirement. As the use is co-located within the hotel property and there is no surrounding residential, this can be accommodated.

RECOMMENDATION

The proposed use of the property for rental car services as described in the application is consistent with the requirements of the special permits concerning car rental agencies. The application is compliant with regard to zoning criteria. The application is recommended for approval.



Proposed Location