

19-PC-10-23

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION**

Name of Applicant Michael Foster

Mailing Address: 2100 First Avenue North, Birmingham, AL 35203

Telephone 205-252-8222 Mobile # [REDACTED] Email michael.foster@bdgllp.com

Property Owner (s) Regions Bank (John Earley)

Mailing Address 250 Riverchase Parkway East, Birmingham, AL 35244

Telephone 205-560-5348 Mobile #

Address/Location of Property: 600 South Central Avenue

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009800200513

Present Zoning Classification: RMU Size of Tract: 1.4053 acre(s)

Present Land Use: Bank

Please check the following as it applies to this application

☐ Site Plan Review

☐ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) Special Exception

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.

[Signature]
Applicant's signature

Date: 9/5/2019

Sworn to and subscribed before me

This 5 day of September 2019
Kay D. Milstead
Notary Public

Kay D. Milstead
Notary Public
State of Alabama at Large
My Commission Expires 2/9/2020

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.)

Addition of a new thru-wall ATM and removal of existing drive-thru window.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

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:

600 South Central Avenue

Hapeville, GA

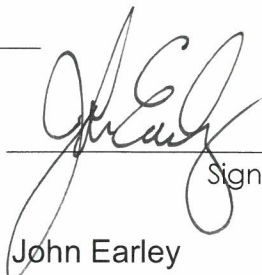
City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Michael Foster

Address of Applicant
2100 First Avenue North, Birmingham, AL 35203

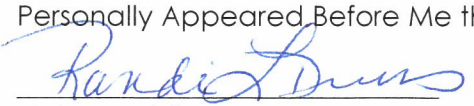
Telephone of Applicant
205-252-8222



Signature of Owner
John Earley

Print Name of Owner

Personally Appeared Before Me this 4 day of September, 2019.



Notary Public

RANDI L. DICUS
Notary Public
Alabama State at Large

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:

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

MF 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.

MF Site plans shall be submitted indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn.

MF 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.

MF 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).

MF

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.

MF

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.

MF

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

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).

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.

N/A

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.

N/A

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.

N/A

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.

N/A

Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.

MF

Location and size of all signs. Detached single-family residential development may be exempt from this requirement.

MF

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.

MF

Site area (square feet and acres).

MF

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.

N/A

Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.

N/A

Total floor area ratio and/or residential density distribution.

MF

Number of parking spaces and area of paved surface for parking and circulation

MF

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 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 your application.

Applicant Signature: 

Date 9/5/2019



August 9, 2019

To Whom it May Concern:

We are writing in support of the proposed text amendment to the code to allow construction of drive thru lanes on a limited basis. Drive thru ATM usage is central to the modern banking experience, and the level of service and convenience these stations afford our customers is widely used and universally expected.

We understand the intent of the drive thru restriction is to protect the character of the City of Hapeville, but suggest that this should not apply to financial institutions because they do not produce the negative results associated with other uses. The modern fast food chain drive thru, for example, is often associated with wide swathes of impervious surfaces; dramatically increased vehicular traffic; long lines of queuing cars that can stack out and obstruct adjacent roadways; large, garish lighting and signage infrastructure for wayfinding and branding. In contrast, bank drive thru ATMs are small, limited in number, and rarely stack up beyond one or two cars.

The most important distinction, however, is related to customer service. Bank drive thru ATMs allow us to deliver a high level of financial service to our customers during nights and weekends when such services would otherwise be unavailable. Bank drive thru ATMs are useful and convenient during normal branch operations, but absolutely essential when bank branches are closed. Our goal is to make this level of service available to our Hapeville branch patrons.

In our view, bank drive thrus deliver a high level of service to the community without the drawbacks often associated with other drive thru lane usage. They provide valuable services to the community when no other such service can be delivered. Further, with any new drive thru construction, we are committed to doing all that is required to meet the City of Hapeville's high standards and further enhance this community. With these considerations in mind, we encourage the Commission to approve the zoning amendment at issue.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Earley", written over the typed name and title.

John Earley
Vice President
Corporate Real Estate & Properties Department

Post Office Box 11007
Birmingham, Alabama 35288



HAPEVILLE MAIN
EXTERIOR PHOTO
EXISTING CONDITIONS



"REGIONS GREEN"
CANVAS AWNING ON
ALUMINUM FRAME

TYPICAL SURROUND

THRU-WALL DRIVE-UP ATM



HAPEVILLE MAIN
EXTERIOR PHOTO
NEW WORK





RFC # OP015475
Project Number:
Site Name: 600 South Central Ave.
Address: Hapeville, GA 30354
City, ST, Zip: Hapeville, GA 30354
Date: 6/5/19



Site Approved: _____
Date: _____

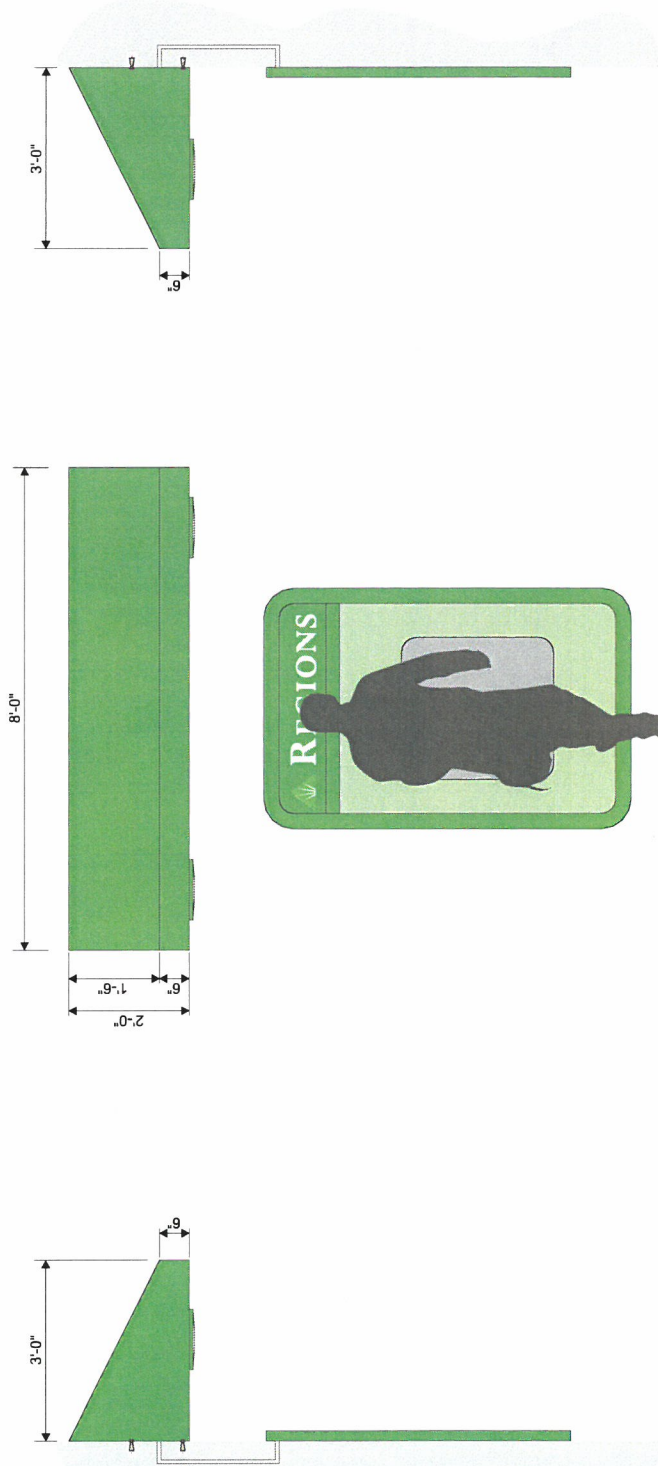
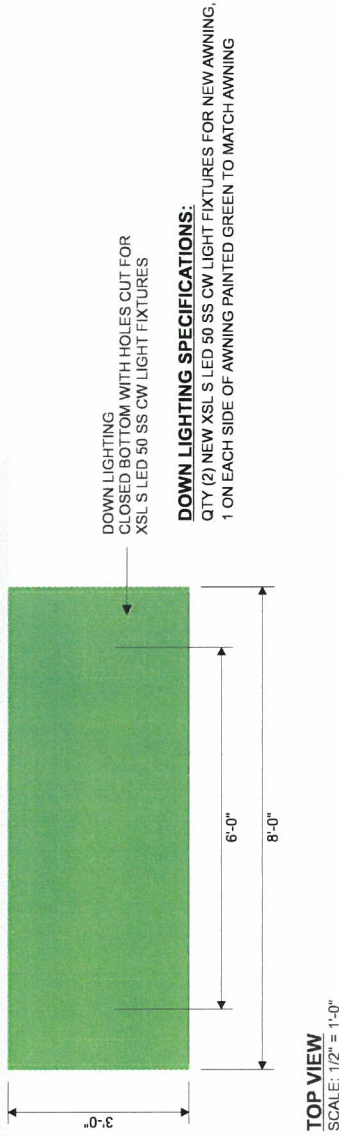
CANOPY SPECIFICATIONS

ALUMINUM AWNING W/ DOWN LIGHTING.
ALUMINUM FRAMING & SUPPORTS PAINTED
PMS 370C ALUMINUM FRAME, WITH .080"
ALUMINUM CLADDING, CLOSED ENDS, CLOSED BACKS.
PAINTED PMS 370C.

COLOR SPECIFICATIONS

PMS 370C GREEN

WHITE





REGIONS

Client Review Status

Approved ☐ Approved as Noted ☐ Revises & Resubmit ☐

Name _____ Title _____

Date _____

Declaration

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Date / Description

Date	Description
6/4/19	Change light spec
6/5/19	Change light spec
-	-
-	-
-	-

Project Information

Client: Regions Bank
600 South Central Ave.
Hapeville, GA 30354
File: OP015475 Hapeville, GA 301
Sales House Design LB PM JC



Allen Industries
YOUR BRAND AT ITS BEST™
1-800-967-2553
www.allenindustries.com



1 SITE PLAN
1" = 20'-0"

bdg
architects

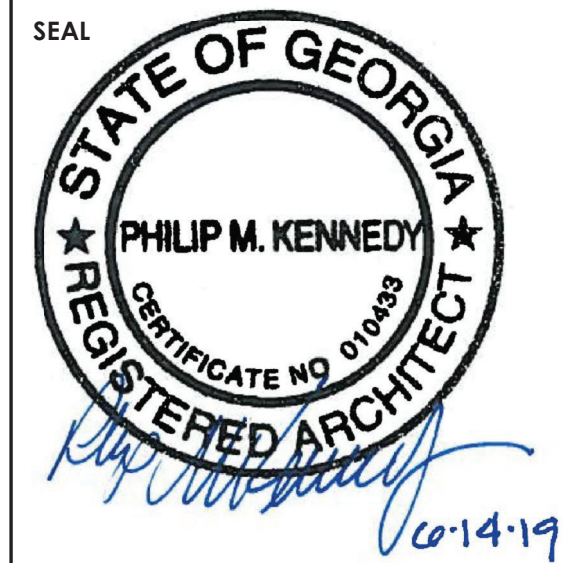
2100 1st Ave. North
Ste. 100
Birmingham, AL 35203

P: 205-252-8222
Lic. # AA-0003590
W: www.bdgllp.com

REGIONS®

REGIONS HAPEVILLE
ATM ADDITION
600 SOUTH CENTRAL AVENUE,
HAPEVILLE, GA 30354
REGIONS PROJECT #GASC193138ER

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ISSUE	BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK	
JOB #	183305
DATE:	05-10-2019
DRAWN BY:	McR
CHECKED BY:	JQ

SHEET TITLE
OVERALL
ARCHITECTURAL
SITEPLAN

SHEET NUMBER
A-100