



Department of Planning & Zoning

PLANNER'S REPORT

TO: Tonya Hutson
FROM: Lynn Patterson
RE: Mural - 632 South Central Avenue
DATE: May 8, 2019

BACKGROUND

The City of Hapeville has received a Design Review application from Bianca Howard for a mural to be painted on the outside side wall of the building at 632 South Central Avenue. The property is located in the U-V, Urban Village zoning district and the A-D, Arts District overlay, and is subject to the provisions of the Downtown Historic District Sign Regulations. The application includes a color sketch of the proposed mural superimposed over the proposed building wall and specifies the artist as Rod Ben (Killamari).

CODE

Sec. 93-3.3-29. - Original art murals.

Original art murals are original works of visual art produced by hand that are tiled, painted directly on, or affixed directly to a wall or building. This section is intended to allow and encourage content neutral original art murals. Original art murals may be mechanically produced or computer generated prints or images, but shall not include the use of digitally printed vinyl. Such murals shall not contain electrical or mechanical components or feature a changing image. original art murals cannot contain text, graphics, or symbols.

- (a) *Standards for original art murals.* Original art murals shall comply with the following standards:
 - (1) The mural shall remain in place, without alteration, a minimum of five years. The applicant shall attest to this standard on the permit application.
 - (2) No part of any mural shall extend beyond the building wall or freestanding wall on which it is tiled, painted, or affixed.
 - (3) No part of the mural shall extend more than six inches from the plane of the wall upon which it is tiled, painted, or affixed.
 - (4) Only oil based alkyd enamel or polyurethane enamel, or newer 100 percent acrylic exterior paints shall be used to create murals.
 - (5) Murals executed using spray paint shall be limited to air brushing to ensure that high quality paint is used.
 - (6) An appropriate clear sealer or a suitable varnish or topcoat shall be applied to the finished mural. Graffiti resistant sealers should be chosen.
- (b) *Prohibited original art murals.* The following forms of original art murals shall be prohibited:
 - (1) Any mural that contains an element that moves, rotates, or otherwise creates a changing image or message.
 - (2) Any mural that uses flashing or scrolling lights, an internal light source, or other light feature.
 - (3) Any mural containing electrical or mechanical components.
 - (4) Any mural that is applied to a surface as a vinyl or other non-permanent material.

FINDINGS

The sketch represents artwork consistent with the intent of this section of the code as original art. Elements of Prohibited Art Murals are not represented in the sketch. The mural will be entirely contained on the building wall on which it is to be painted. The mural can be approved provided the applicant agrees to execute the mural according to the Standards for Original Art Murals. This includes but is not limited to the stipulations that murals are to remain in place for a minimum of five years and be executed in accordance with the materials and methods described in the Standards for Original Art.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL DATE: 04/18/19

NOTE: All applications must be typed or neatly printed. Applications or an authorized representative is required to personally appear at the Design Review Meeting to answer questions.

The Design Review Committee meets the third Wednesday of each month. Every attempt will be made to place your application for review on the next month's agenda following the submittal of a completed application with supporting documents; however, that may not always be possible. The City reserves the right to schedule applications as deemed necessary.

Applicant: Bianca Howard (Main Street) Contact Number: 404-669-8269

Applicants Address: 3408 North Fulton Ave

E-Mail Address: bhoward@hapeville.org Zoning Classification: U-V

Address of Proposed Work: 632 South Central Ave

Parcel ID# (INFORMATION MUST BE PROVIDED): 14 009806200146

Property Owner: Ardina Pierre Contact Number: 404-272-1086

Project Description (including occupancy type): Building is used for both services and mercantile. Building will have mural painted on side by professional artists. Type of mural attached to application.

Contractors Name: Lotus Eaters Club Contact Number: 404-805-7349

Contact Person: Red Ben (Kilamari) Contact Number: 404-805-7349

I hereby make application to the City of Hapeville, to the Design Review Committee 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 that 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 to. 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 violation thereof.

Bianca Howard
Applicants Signature

4/18/19
Date 4/24/19

Project Class (check one):

☐ Residential ☒ Commercial ☐ Mixed-Use Development

Project Type:

☐ New Commercial Construction ☐ Addition to Existing Commercial Building
☐ Addition to Existing Residential Structure ☐ Accessory Structure
☐ Site Plan, Grading & Landscaping ☐ New Single Family Residential Construction
☐ Other

Total Square Footage of proposed New Construction: _____

Total Square Footage of existing building: 1060 sq. ft.

Estimated Cost of Construction: \$8,800 for painting

List/Describe Building Materials on the exterior of the **existing** structure: stucco

List/Describe Building Materials **proposed** for the exterior facade of the new structure: _____

will remain as stucco, but will be painted over

NOTICE

Please be advised that the Community Service Department is here to assist all applicants regarding application procedures, meeting schedules and necessary deadlines. The Community Service Department does **NOT** make any final decisions for the Design Review Committee, Sign Committee, Planning Commission, Board of Appeals or rezoning request to Mayor and Council.

A complete application must be submitted before the Community Service Department will accept an application and forward the same to the appropriate entity.

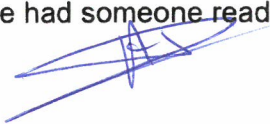
Building inspections issued by the City of Hapeville are contracted out to State of Georgia Certified Inspectors. These inspectors make the final decisions regarding building, electrical, plumbing and HVAC work completed in the City of Hapeville. The Hapeville Fire Marshal conducts inspections issued through the Community Services Department as needed. Both the Certified Inspectors and Fire Marshal make the final decisions before Certificates of Occupancy's are issued.

Please be advised that the Community Service Department shall not be responsible for your purchasing materials, equipment, items, signs, etc... before you receive final approval by any entity whose approval is required.

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.

(Please Print & Initial)

I Bianca Howard (BH) swear or affirm that before receipt of an application, I have received this notice and I read and write the English language or I have had someone read and explain this document to me.

 Bianca Howard



DEPARTMENT OF PLANNING AND ZONING

DESIGN REVIEW APPLICATION INSTRUCTIONS AND ACKNOWLEDGEMENT

I, the undersigned, agree that with my signature and submission to the City of Hapeville, I have done the following:

 BH Read the City of Hapeville's Architectural Design Guidelines and relevant Code sections for my proposed project. The Architectural Design Guidelines may be found here:
https://library.municode.com/ga/hapeville/codes/code_of_ordinances?nodeId=PTIICOOR_CH81ARDEST

 BH Ensured that my proposed project meets all of the required criteria per the City of Hapeville Code of Ordinances.

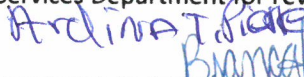
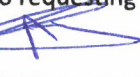
 BH Submitted my application materials in full by the published deadline for review by Staff prior to the Design Review Committee meeting.

 BH Identified and explained all deficiencies or components of the proposed project that do not meet with the requirements set forth in the Code. This explanation should be submitted as a separate document in the application.

 BH Understood that any deficiencies in the application must be resolved at least 10 days prior to the Design Review Committee meeting or the application may not be presented to the DRC for review.

 BH Submitted architectural drawings and details for all projects unless allowed in writing by the Community Services or Planning & Zoning Department.

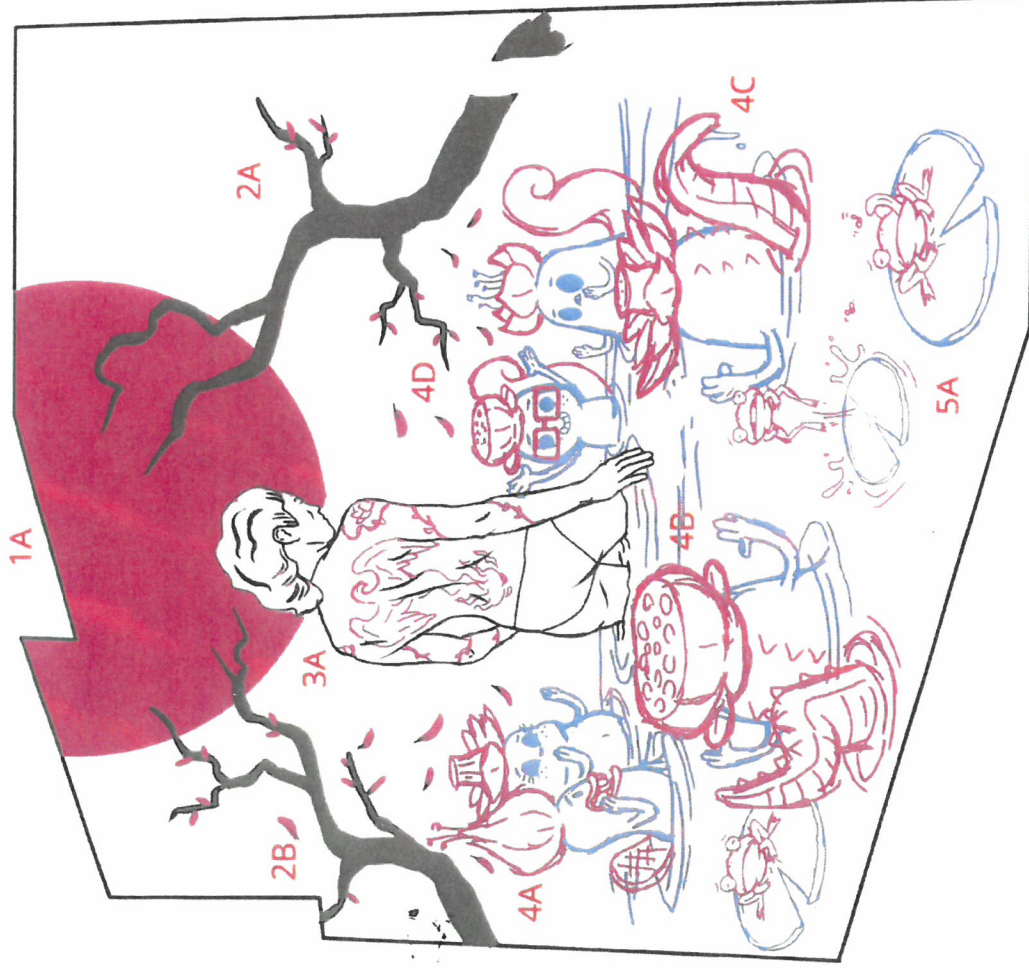
 BH Agreed to submit any required revisions by the Design Review Committee with updated drawings to the Community Services Department for review prior to requesting any permits.

 Bianca Howard   
Printed Name Signature Date

Should you have any questions, please do not hesitate to contact the Community Services Department at 404-669-2120.

Thank you for interest and investment in the City of Hapeville.

Lady of the Lotus Eaters



Design for a single wall, titled " Lady of the Lotus Eaters" .

Here we have the phoenix represented in tattoo form on the center figures back. The trees shedding their leaves symbolize the coming of fall, and the creatures around her express our ties to nature and life around us.

