19-PC-08-17

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

Name of Applicant Philip Jones
Mailing Address: 2840 Peachtree Rd unit 104, Atlanta, GA
Telephone Mobile # Email
Property Owner (s) Vancole Investments Inc
Mailing Address 2840 Peachtree Rd unit 104, Atlanta, GA
Telephone Mobile #
Address/Location of Property: 876 Virginia Ave
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0098-0001-069-8
Present Zoning Classification: UV Size of Tract: .434acre(s)
Present Land Use: Smoothie King & Grub fresh bowls & wraps
Please check the following as it applies to this application
Site Plan Review Conditional Use Permit Temporary Use Permit Other (Please State) Special Exception and restaurants in U-V are allowed up 1 To a max of G,000 SF (with an without a drive-thru)
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.
Applicant's signature
Applicant's signature 7/11/2019 Sworn to and subscribed before me This day of

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.)

provided below. (Flease type of printing july.)
The previous use of this site was a Pizza Hut location that had a drive thru as well. The building has now been remodeled
to include two tenants. One tenant is Smoothie King and the other tenant will be Grub fresh bowl and wraps. The
Smoothie King side is the side that includes the drive thru that existed with the former Pizza Hut concept. The proposed
drive thru on the Smoothie King side of the building will alleviate parking lot congestion during peek hours
and provide a more convenient option for residents and employees of the City of Hapeville to patronize this local
business. Smoothie King corporate has also provided a study of it's busiest drive thru locations, which states that the
average number of cars per hour is only 10. We are also providing three possible solutions to ensure that the drive
thru is utilized in a way to alleviate any traffic concerns on Virginia Ave to provide adequate stacking along with
entrance and exiting signage. The City of Hapeville residents and employees in surrounding businesses have also
shown overwhelming support for the utilization of a drive thru at Smoothie King with over 2000 signatures showing
personal desire to have this option when patronizing this local business.

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

1 CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT: 876 Virginia Ave, Hapeville, GA 30354
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 Vancole Investments/Philip Jones
Address of Applicant 2840 Peachtree Rd, Unit 104, Atlanta, GA 30305
Telephone of Applicant
Signature of Owner
Philip Jones
Print Name of Owner
Personally Appeared Before Me this day of July, 201.
Novary Public BRANT
Novary Public OTARY PUBLIC OV COUNTY ON
5 COUNTAINING 5

CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION

Date July 8th, 2019	
AUTHODIZATION	OF ATTORNEY
<u>AUTHORIZATION</u>	OF ATTORNET
THIS SERVES TO CERTIFY THAT AS AN ATTOR BY THE OWNER(S) TO FILE THE ATTACH LOCATED AT:	RNEY-AT-LAW, I HAVE BEEN AUTHORIZED IED APPLICATION FOR THE PROPERTY
876 Virginia Ave City of Hapeville, County of Fulton, State of	f Georgia
	Name or Attorney Jon W. Jordan
	Bar No.: 690096
	Address 3340 Peachtree Road Suite 1530
	Atlanta, GA 30326
	Telephone 404-348-4881

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.
- PJ 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 vard 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.
- PJ 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 and detention related to the proposed development.
- Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- 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 <u>all</u> sides of a proposed building.
- PJ Site area (square feet and acres).
- 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.
- Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- PJ Total floor are a ratio and/or residential density distribution.
- PJ Number of parking spaces and area of paved surface for parking and circulation
- 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 <u>initial</u> 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 7/11/2019

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 98 of the 14th Land District of Fulton County, Georgia, and being more particularly described as follows:

Beginning at the corner formed by the intersection of the easterly Right of Way line of Oak Ridge Avenue with the southerly Right of Way line of Virginia Avenue, Thence run easterly along the southern Right of Way of Virginia Avenue South 88 Degrees 58 Minutes 18 Seconds East a distance of 25.09 feet to a point,

Thence North 00 Degrees 59 Minutes 49 Seconds East a distance of 4.00 feet to a 0.5" RBF,

Thence run South 89 Degrees 00 Minutes 11 Seconds East a distance of 54.98 feet to a 0.5" RBS, located on the southern R/W of Virginia Avenue,

Thence leaving said Right of Way run South 00 Degrees 22 Minutes 02 Seconds West a distance of 189.51 feet to a point,

Thence run North 88 Degrees 14 Minutes 23 Seconds West a distance of 2.08 feet to a 0.5" RBF,

Thence run North 89 Degrees 22 Minutes 37 Seconds West a distance of 103.25 feet to a Disk, Right of Way Monument, located on the eastern Right of Way line of Oak Ridge Avenue,

Thence run North 02 Degrees 11 Minutes 45 Seconds East a distance of 10.03 feet to a point,

Thence run North 00 Degrees 33 Minutes 26 Seconds East a distance of 32.17 feet to a point,

Thence run South 86 Degrees 20 Minutes 39 Seconds East a distance of 0.93 feet to a point,

Thence run North 00 Degrees 46 Minutes 05 Seconds East a distance of 53.89 feet to a 0.5" RBF,

Thence run North 89 Degrees 36 Minutes 02 Seconds East a distance of 4.08 feet to a point,

Thence run North 00 Degrees 49 Minutes 14 Seconds East a distance of 57.32 feet to a 0.5" RBF,

Thence run North 18 Degrees 38Minutes 20 Seconds East a distance of 17.96 feet to a point,

Thence run North 41 Degrees 10 Minutes 35 Seconds East a distance of 20.38 feet to a point, said point being the True Point of Beginning.

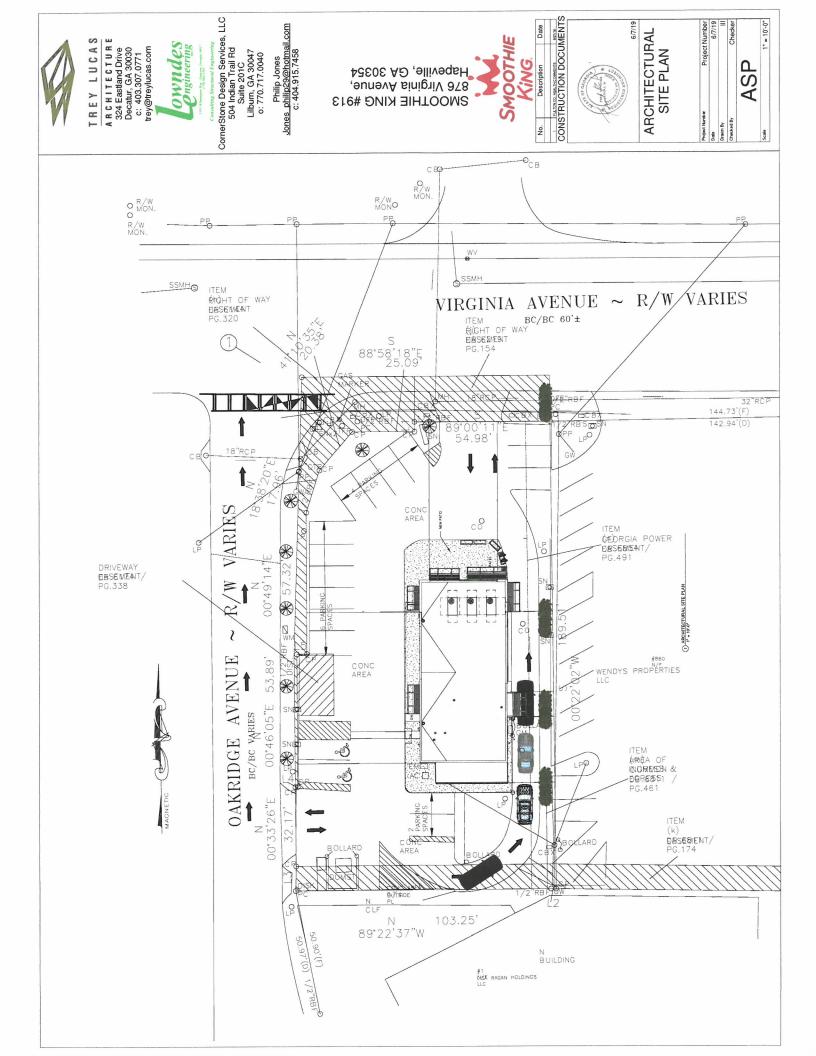
Land Area = 0.434 AC

The End

FULTON COUNTY, GEORGIA 14TH DISTRICT ES FRELD WORK 04/25/2018 DATE SIGNED 05/08/2018 SCALE: 20180885 1*= 20" PHILIP JONES
CHICAGO TITLE INSURANCE
THOMAS A. SPILLMAN, ESQUIRE
SMITH, CAMBRELL & RUSSELL, OF CHECKED BY PROFESSIONAL LAND SURVEYING SERVICES SURVEY LAND EXPRESS, INC VILY VCSW LAND TITLE SURVEY FOR: TITLE EXCEPTIONS R/W VARIES ITEM (k) EASEMENT DB.6811 / PC.174 ITEM (n) GEORGIA POWER EASEMENT DB.6854 / PG.491 150 2 S 00.22,02,M189.51 VIRGINIA AVENUE RICHT OF WAY EASEMENT DB.6219 PG.154 1-STORY BR/FR BUILDING HEIGHT -\$4 19 .<u>₹</u> NOW O CONC AREA 50.90'(F) 50.97'(0) 1/2*R8F N 00'49'14"E 32.17 N 00.32,50,E N 00.46,02,E 22'83,

BC\BC AVERES

OVKKIDGE VAEALD K/W VARIES DRIVEWAY EASEMENT 08.6174 / PG.338 I MAY THE DATE TRANSPORT WITH LOSS BUTTON WAY WEN THE DATE OF THE TOTAL LAND AREA 18903.93 SF 0.434 AC survey is made for the benefit of: SURVEY CERTIFICATION NOTE, EXPLICATED TO THE PROPERTY, CONTROL EXPLINATION OF EXPRENT TO CONTROL EXPLINATION OF EXPRENTING THE RESIDENCE OF THE PROPERTY OF THE PRO FLOOD NOTE (NOT TO SCALE)



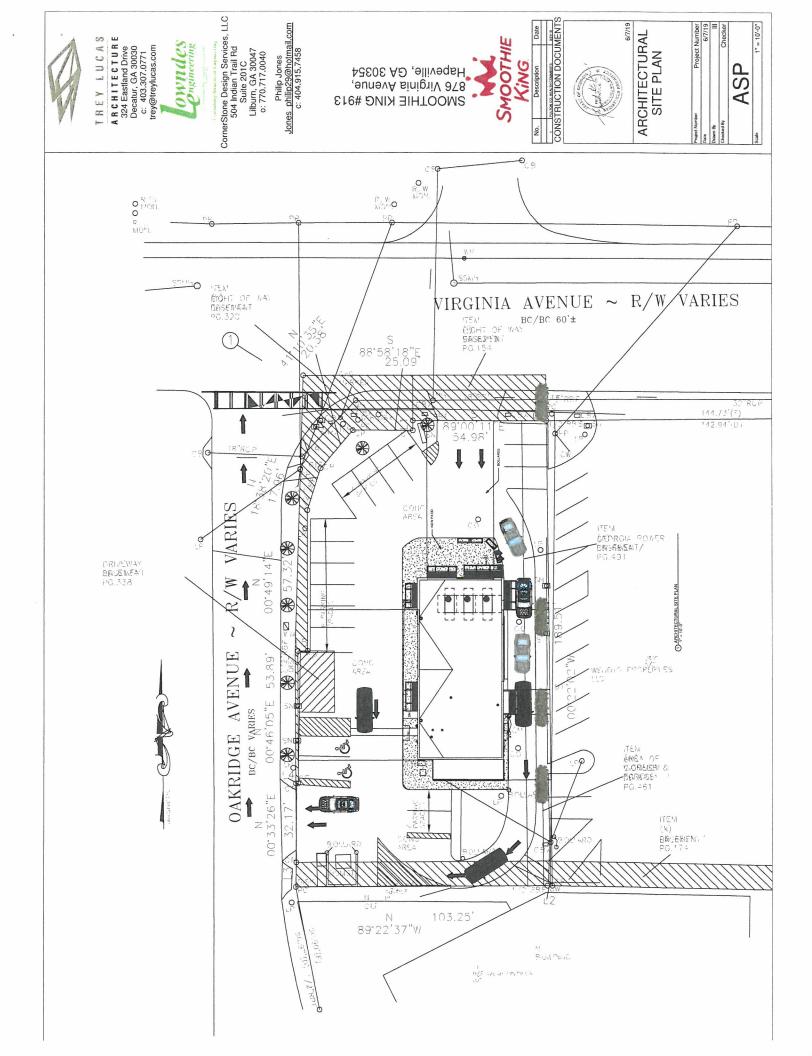
SMOOTHIE KING

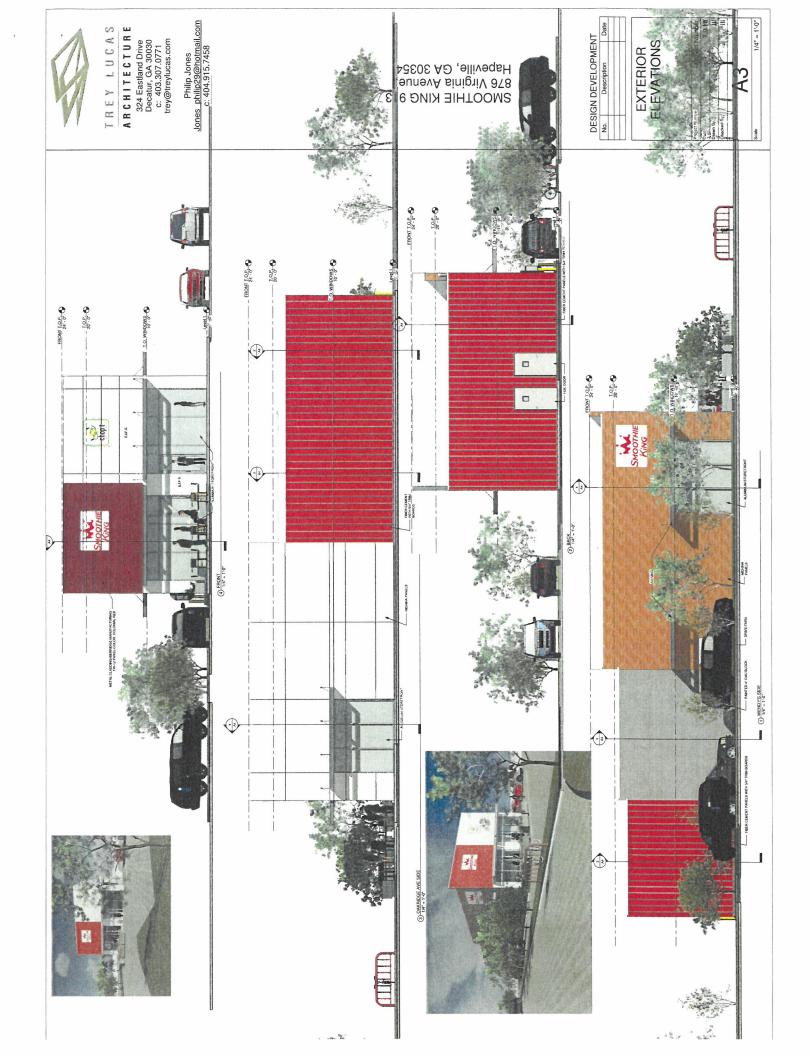
SPECIAL EXCEPTION REQUEST FOR DRIVE-THRU

876 VIRGINIA AVE. HAPEVILLE, GA



APPLICANT – Philip Jones OWNER – Van Cole Investments, Inc.

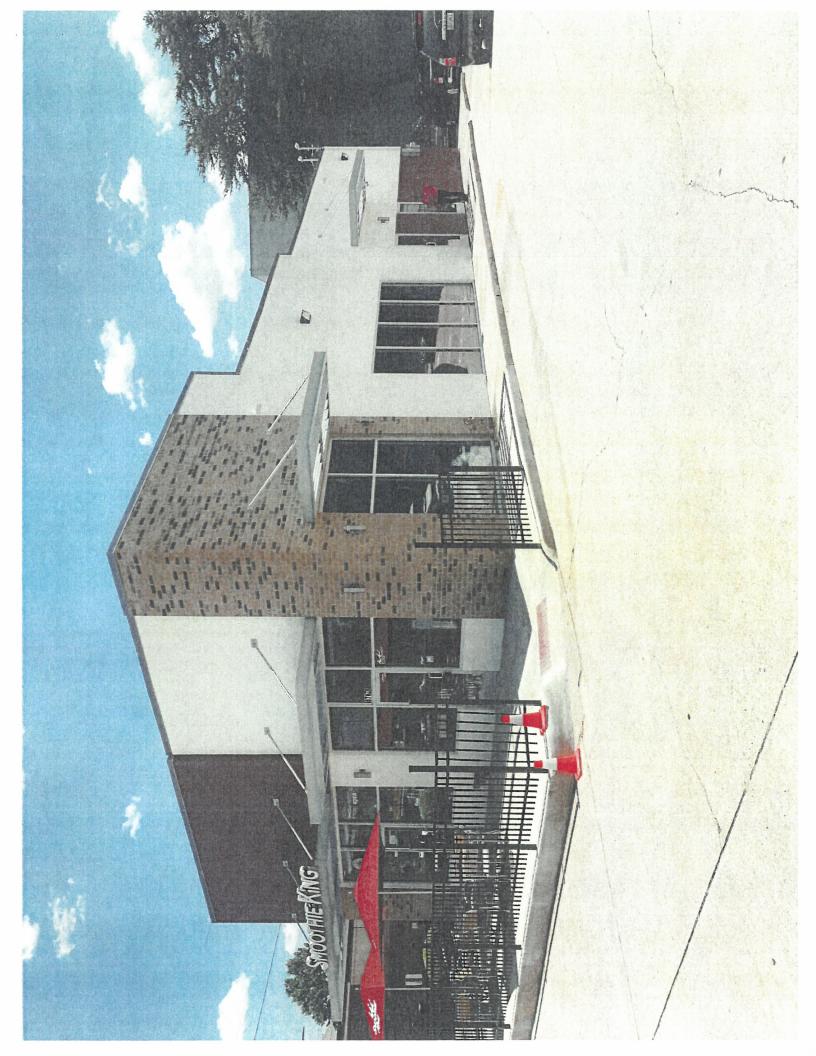






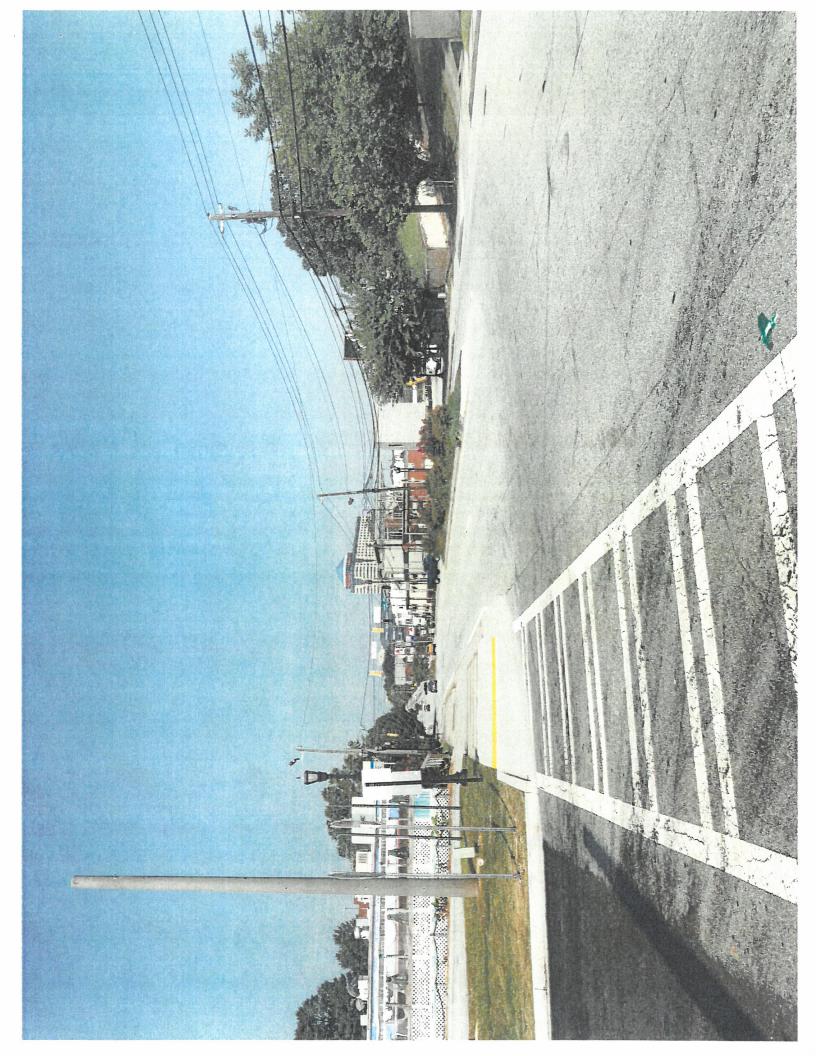
















TRAFFIC STUDY

Prepared By

Maldino & Wilburn

For

Vancole Investments, Inc.

SMOOTHIE KING TRIP GENERATION

HAPEVILLE, GA

August 9, 2019

Report Submitted:

August 9, 2019

Prepared For:

Mr. Philip Jones Vancole Investments, Inc. dba Smoothie King 876 Virginia Avenue, Suite A Hapeville, GA 30354

Prepared By:

Vern Wilburn, PE, PTOE
Maldino & Wilburn
75 Jackson Street, Suite 402
Newnan, GA 30263
770.683.2124
vern@mwtraffic.com

Additional investigation by: Mallory Maldino, EIT

Maldino & Wilburn Project No.:

19-29



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Chapter 1. INTRODUCTION

The purpose of this study is to determine the amount of traffic expected to be generated if a drivethru were to be added at the existing Smoothie King on Virginia Avenue in Hapeville, Georgia. The location of this Smoothie King is shown below in Figure 1.





Chapter 2. TRAFFIC DATA

Traffic data for Smoothie King trips was provided by Smoothie King and also collected by Maldino and Wilburn at local Smoothie King locations.

DATA PROVIDED BY SMOOTHIE KING

Data for drive-thru and in-store orders was provided for four Smoothie King locations with drive-thrus. The total daily orders at all four locations is summarized below in Table 1. All data provided by Smoothie King is provided in Appendix A.

Table 1: DAILY ORDERS, SMOOTHIE KING DATA

	DRIVE-THRU	IN-STORE	TOTAL
MONDAY	327	361	688
TUESDAY	239	371	610
WEDNESDAY	326	278	604

To estimate the daily trips for one Smoothie King location, the average of the data shown above in Table 1 was determined, then multiplied by two, as one order equals two trips (entering trip and exiting trip). The average daily trips experienced at one Smoothie King location, based on the order data provided by Smoothie King, are summarized below in Table 2.

Table 2: AVERAGE DAILY TRIPS, SMOOTHIE KING DATA

	DRIVE-THRU	IN-STORE	TOTAL
AVERAGE DAILY	150	168	318

To estimate average peak hour trips of the four locations included in the data provided by Smoothie King, trip rate data from the Institute of Transportation Engineers (ITE) publication *Trip Generation*, 10th Edition was used. There is no trip rate data for a smoothie shop provided in this publication, therefore the rates for a coffee/donut shop with a drive-thru were used, as these land uses likely experience a similar distribution of trips throughout the day.

The percentage of trips, based on ITE trip rates, occurring in the peak hour for a coffee/donut shop with a drive-thru, compared to the whole day, was found to be 10.8%. This rate was applied to the total average daily trips shown above in Table 2 to estimate the total trips occurring in the peak hour for a Smoothie King. The ratio of drive-thru to in-store trips from the data shown above in Table 2 was applied to the Smoothie King total peak hour trips to estimate the number of drive-thru and in-store trips. The estimated Smoothie King peak hour trips are shown below in Table 3.

Table 3: ESTIMATED PEAK HOUR TRIPS, SMOOTHIE KING DATA

	DRIVE-THRU	IN-STORE	TOTAL
PEAK HOUR TRIPS	17	18	35



DATA COLLECTED BY MALDINO AND WILBURN

Maldino and Wilburn conducted traffic counts during the typical AM and PM peak periods at two Smoothie King locations:

- Hapeville, GA the subject store, currently without a drive-thru
- Sharpsburg, GA with a drive-thru

The trip data for the peak hour at each location is shown below in Table 4. All data collected by Maldino and Wilburn is provided in Appendix B.

Table 4: PEAK HOUR TRIPS, M&W DATA

LOCATION	AM PEAK HOUR		PM PEAK HOUR	
LOCATION	DRIVE-THRU	IN-STORE	DRIVE-THRU	IN-STORE
SHARPSBURG (W/DRIVE-THRU)	18	2	13	7
HAPEVILLE (W/O DRIVE-THRU)	N/A	41	N/A	34

DATA SUMMARY

A summary of the peak hour trips based on the data provided by Smoothie King and the data collected by Maldino and Wilburn is provided below in Table 5.

Table 5: PEAK HOUR TRIP DATA SUMMARY

COURCE	DRIVE-THRU		IN-STORE		
SOURCE	#TRIPS	% OF TOTAL	#TRIPS	% OF TOTAL	TOTAL
FROM DRIVE-THRU LOCATION DATA PROVIDED BY SMOOTHIE KING	17	49%	18	51%	35
FROM DATA COLLECTED BY M&W AT SHARPSBURG (W/DRIVE-THRU)*	13	65%	7	35%	20
FROM DATA COLLECTED BY M&W AT HAPEVILLE (W/O DRIVE-THRU)	N/A	0%	41	100%	41

^{*}Data from PM Peak Hour was used, as the PM Peak Period experienced more trips than the AM Peak Period.

The data provided by Smoothie King and the data collected by Maldino and Wilburn show a comparable number of total trips during the peak hour, with the most occurring at the Hapeville location. The percentage of drive-thru trips versus in-store trips is also similar between the two sets of data, drive-thru trips accounting for 49% of total trips based on the data provided by Smoothie King and 65% of total trips based on the data collected at the Sharpsburg Smoothie King location.



Chapter 3. CONCLUSION

Based on both the data provided by Smoothie King and the data collected by Maldino and Wilburn, it is clear that the drive-thru is highly utilized at drive-thru Smoothie King locations. However, the data collected at the Hapeville Smoothie King location, which does not currently have a drive-thru, indicates that there is not a significant difference in the total number of trips occurring at a non-drive-thru location versus a drive-thru location. In fact, the non-drive-thru Hapeville location experience more trips than both the drive-thru Sharpsburg location and the estimated average from the data for the four locations provided by Smoothie King.

With that said, it is expected that the effect of adding a drive-thru to the Hapeville location will be that a significant percentage of the trips already occurring at this location will merely begin using the drive-thru instead of parking and going in the store. While it is possible that conversion of this location to a drive-thru location may generate additional trips, the number of additional trips will likely be negligible, as the trip data presented previously does not indicate a significantly greater number of trips occurring at drive-thru locations as opposed to non-drive-thru locations.



APPENDICES

DATA PROVIDED BY SMOOTHIE KING	Α
DATA COLLECTED BY MALDINO AND WILBURN	В

APPENDIX A DATA PROVIDED BY SMOOTHIE KING



Sales by Destination

SK-0702, SK-0970, SK-1479, SK-1506

1/30/2019 5:37:11 PM (UTC-05:00) Eastern Time (US & Canada)

Monday, January 28, 2019

Destination	Order Count	Net Sales	Gross Sales
Drive Thru 1	327	\$2,392.54	\$2,559.99
To Go	361	\$2,666.94	\$2,832.32
Summary	688	\$5,059.48	\$5,392.31

Sales by Destination

SK-0702, SK-0970, SK-1479, SK-1506

1/30/2019 5:36:57 PM (UTC-05:00) Eastern Time (US & Canada)

Tuesday, January 29, 2019

Destination	Order Count	Net Sales	Gross Sales
Drive Thru 1	239	\$1,618.12	\$1,832.50
To Go	371	\$2,386.86	\$2,870.99
Summary	610	\$4,004.98	\$4,703.49

Sales by Destination

SK-0702, SK-0970, SK-1479, SK-1506

1/30/2019 5:36:03 PM (UTC-05:00) Eastern Time (US & Canada)

Wednesday, January 30, 2019

Destination	Order Count	Net Sales	Gross Sales
Drive Thru 1	326	\$2,292.49	\$2,487.58
To Go	278	\$2,003.86	\$2,258.98
Summary	604	\$4,296.35	\$4,746.56

APPENDIX B DATA COLLECTED BY MALDINO AND WILBURN



		SMOOTHIE	KING - HAP	PEVILLE L	OCATION	
	BEGIN	END		ROLLING HOU		
		END	ENTER	EXIT	TOTAL	TOTAL
	7:00	7:15	2	1	3	39
	7:15	7:30	6	4	10	41
	7:30	7:45	6	4	10	35
^	7:45	8:00	8	8	16	36
AM	8:00	8:15	1	4	5	29
	8:15	8:30	2	2	4	
	8:30	8:45	7	4	11	
	8:45	9:00	2	7	9	
	4:30	4:45	6	4	10	34
	4:45	5:00	3	6	9	25
1	5:00	5:15	4	3	7	21
DM	5:15	5:30	3	5	8	19
PM	5:30	5:45	0	1	1	18
	5:45	6:00	4	1	5	
	6:00	6:15	2	3	5	
	6:15	6:30	4	3	7	

			SN	100THIE H	(ING - SHA	RPSBURG L	OCATION			
	BEGIN	BEGIN END	IN-STORE		DRIVE-THRU			TOTAL	ROLLING HOU	
	DEGIN END	LIND	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	TOTAL	TOTAL
	7:00	7:15	0	0	0	3	3	6	6	20
	7:15	7:30	0	0	0	3	2	5	5	14
	7:30	7:45	1	0	1	3	3	6	7	9
АМ	7:45	8:00	0	1	1	0	1	1	2	4
AM	8:00	8:15	0	0	0	0	0	0	0	4
	8:15	8:30	0	0	0	0	0	0	0	
	8:30	8:45	0	0	0	1	1	2	2	
	8:45	9:00	0	0	0	1	1	2	2	
	4:30	4:45	1	1	2	3	1	4	6	20
	4:45	5:00	1	0	1	1	2	3	4	16
1	5:00	5:15	1	1	2	1	2	3	5	16
DM	5:15	5:30	1	1	2	2	1	3	5	17
PM	5:30	5:45	0	0	0	1	1	2	2	14
	5:45	6:00	0	0	0	2	2	4	4	
	6:00	6:15	1	0	1	2	3	5	6	
	6:15	6:30	0	0	0	1	1	2	2	