

DEPARTMENT OF PLANNING AND ZONING PLANNER'S REPORT

DATE: November 15, 2019
TO: Tonya Hutson
FROM: Michael Smith

RE: Design Review – 3450 International Boulevard Dumpster

Not Applicable:

BACKGROUND

The City of Hapeville has received a design review application from Nick Patel of YM Hospitality for the construction of a dumpster enclosure on the site of an existing enclosure to provide service to a new hotel being constructed at 3450 International Boulevard (Parcel ID 14 0127 LL0737). The dumpster will be located on a neighboring property, to the rear of 1001 Virginia Avenue (Parcel ID 14 0127 LL0844). The hotel's design as approved by the Design Review Committee had the dumpster enclosure within the building rather than as a separate structure. The new dumpster enclosure would be located directly adjacent to Lang Avenue to provide direct access to servicing vehicles, on the location of the existing dumpster enclosure.

The property is zoned U-V, Urban Village, and is subject to the Commercial/Mixed-Use area of the Architectural Design Standards.

CODE

Sec. 81-1-6. Commercial/Mixed-Use Area

(d) Utility standards.

Service areas and dumpsters:

- Shall be in the rear or side yard of the development; and
- Shall be screened from the public right-of-way to a height of eight feet with an opaque material on all sides, consistent with a primary building material. Acceptable materials for screening shall include painted wood or those found in section 93-2-5.

Sec. 93-2-5. - Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences.

- (3) Materials and landscaping.
 - b. Fences in the C-R, V, and UV zoning districts must be constructed of ornamental metal, masonry, wood, or other ornamental material specifically made for fence construction.

FINDINGS

While the proposed enclosure is located to the side of a parking lot belonging to 1001 Virginia Avenue, the intent is for the dumpster enclosure to serve the hotel at 3450 International Boulevard. As such, the applicant should provide documentation showing permission from the property owner to use the dumpster enclosure.

The proposed design and material are compliant with the code and conform in style to the building to which the dumpster enclosure is a secondary use. The hotel will be, in practice, a property with double frontage, limiting the viable locations for a dumpster enclosure. The original design for the hotel as approved by the Design Review Committee placed the dumpsters within the main structure rather than using an external enclosure. Constructing the dumpster enclosure at the proposed location along a public right-of-way will require a design exception.

CITY OF HAPEVILLE DESIGN REVIEW APPLICATION

SUBMITTAL	DATE:	October 25, 2019			
NOTE:	All applications must be typed or neatly printed. Applications or a 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 new month's agenda following the submittal of a completed application wit supporting documents; however, that may not always be possible. The Cit reserves the right to schedule applications as deemed necessary.				
Applicant: YM	Hospita	lity - Nick Patel	Contact Number: (678) 782-7444		
Applicants Ad	dress: 20	60 Corporate Center Drive,	Stockbridge, GA 30281		
E-Mail Address	s: nick.p	atel@ymhospitality.com	Zoning Classification: UV		
Address of Pro	oposed V	Vork: 3450 International Bo	ulevard, Hapeville, GA 30354		
Parcel ID# (INF	ORMAT	ON MUST BE PROVIDED):	14-0127-LL-084-4 & 14-0127-LL-073-7		
Property Owner	er: <u>Jim K</u>	egley	Contact Number: (404) 307-8333		
Project Desc	ription (including occupancy typ	e):		
New dumpster	enclosu	re for VC1, LLC office build	lings because of demolition of existing		
enclosure to p	rovide si	te utility work for new deve	lopment.		
Contractors I	Name: <u>P</u>	inkerton & Laws	Contact Number: (770) 956-9000		
Contact Pers	on: <u>P. M</u>	organ Cobb	Contact Number: (770) 956-9000		
property. I do accurate, and I application and reserves that right I further understull. I hereby awrite the Englisyoluntarily com	hereby sy understa I any act ght to enfo tand that cknowled sh langua pleted thi	wear or affirm that the inform and that any inaccuracies ma ion taken on this application orce any and all ordinances re it is my/our responsibility to ge that all requirements of the ge and/or this document has application. I understand th	ne Design Review Committee for the above referenced ation provided here and above is true, complete and ay be considered just cause for invalidation of this in. I understand that the City of Hapeville, Georgia, gardless of any action or approval on this application. conform with all of City of Hapeville's Ordinances in a City of Hapeville shall be adhered to. I can read and is been read and explained to me and I have full and at it is a felony to make false statements or writings to 10-20 and I may be prosecuted for violation thereof.		
Applicants	Signature		Date		

Project Class (check of	one):	
Residential	X Commercial	Mixed-Use Development
Project Type:		
New Commercial (Construction	Addition to Existing Commercial Building
Addition to Existing	g Residential Structure	X Accessory Structure
X_Site Plan, Grading	& Landscaping	New Single Family Residential Construction
Other		
Total Square Footage of p	proposed New Constructio	n: <u>355</u>
Total Square Footage of e	existing building: 486 +/-	
Estimated Cost of Constru	uction:	
•	terials on the exterior of the em with infill slats for	e <u>existing</u> structure:screening.
•		xterior facade of the new structure: Brick color to coordinate with
existing VC1, LLC offi		

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)

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.



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:

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

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

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

X 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.

X 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.

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

X 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.

<u>Understood that builder must follow approved plan and that the Certificate of Occupancy will</u> not be issued until a Design Inspection is performed and Architectural Design Standards are met.

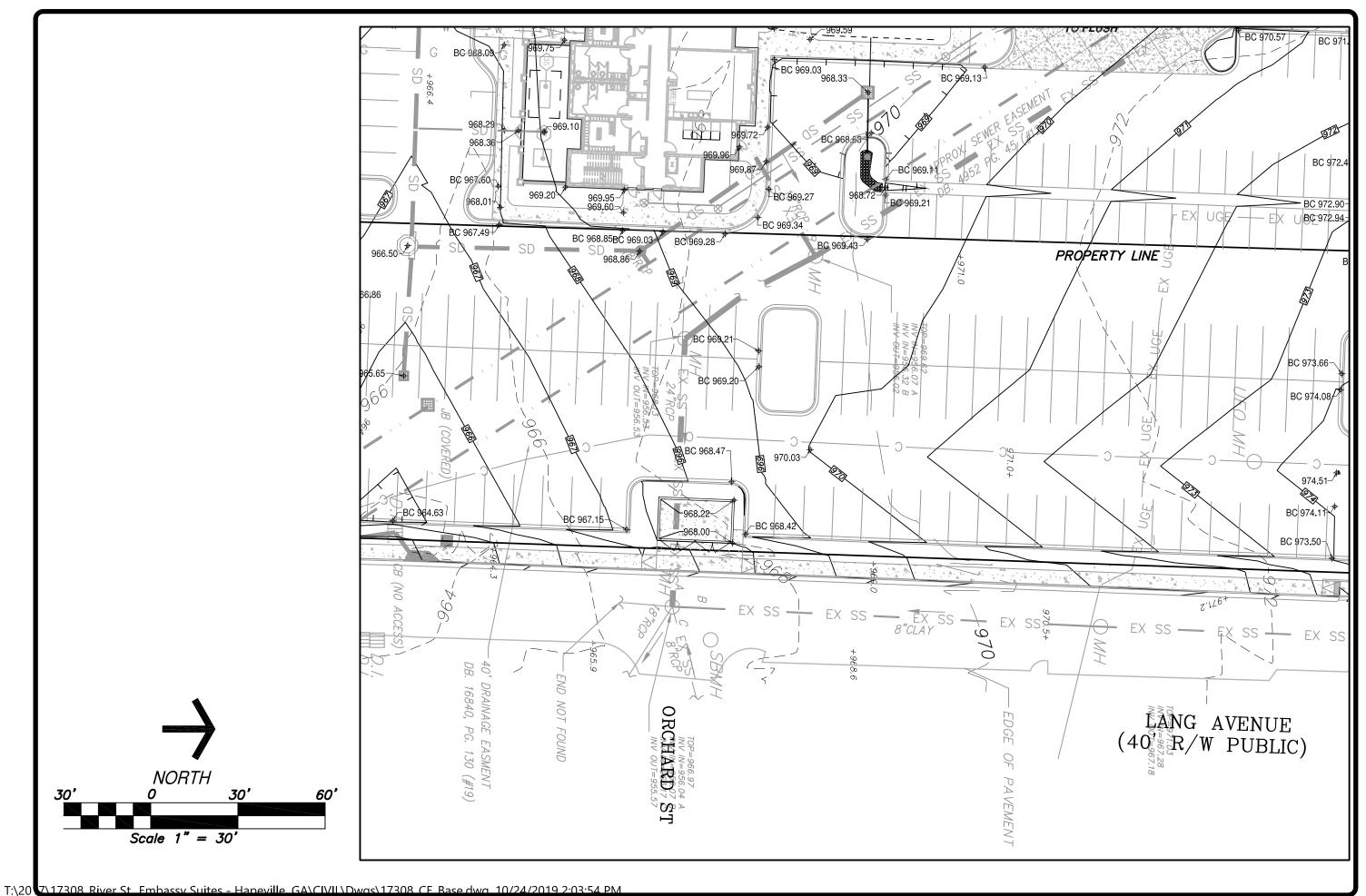
Printed Name

Signature

Dato

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.



March 310 Dodds Ave.
Adams& Chattanooga, Tennessee 3740c Associates PH: (423)698-6675
Consulting Engineers

VC1 DUMPSTER ENCLOSURE HAPEVILLE, GA LANG AVE

 DRAWN
 DATE
 REVISION

 JLP
 10-23-19
 2

 CHECKED
 MAA PROJECT #
 REF SHEET

 JLP
 17308 ASA
 C4.00

2

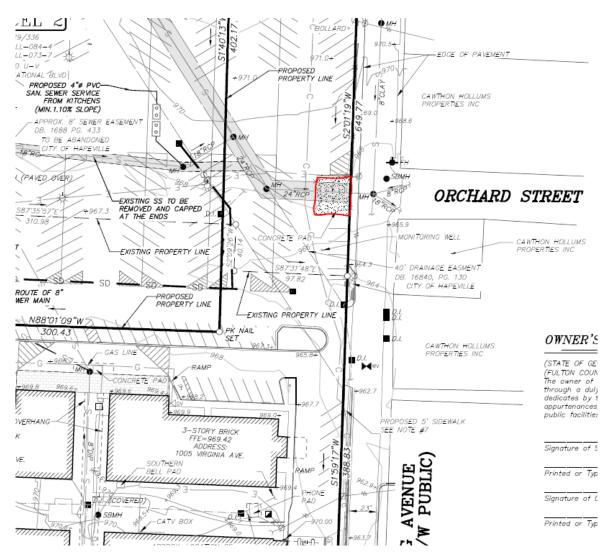


EXISTING TRASH ENCLOSURE (EAST STREET VIEW)



EXISTING TRASH ENCLOSURE (SOUTHEAST STREET VIEW)

EXISTING SURVEY OF DUMPSTER AREA

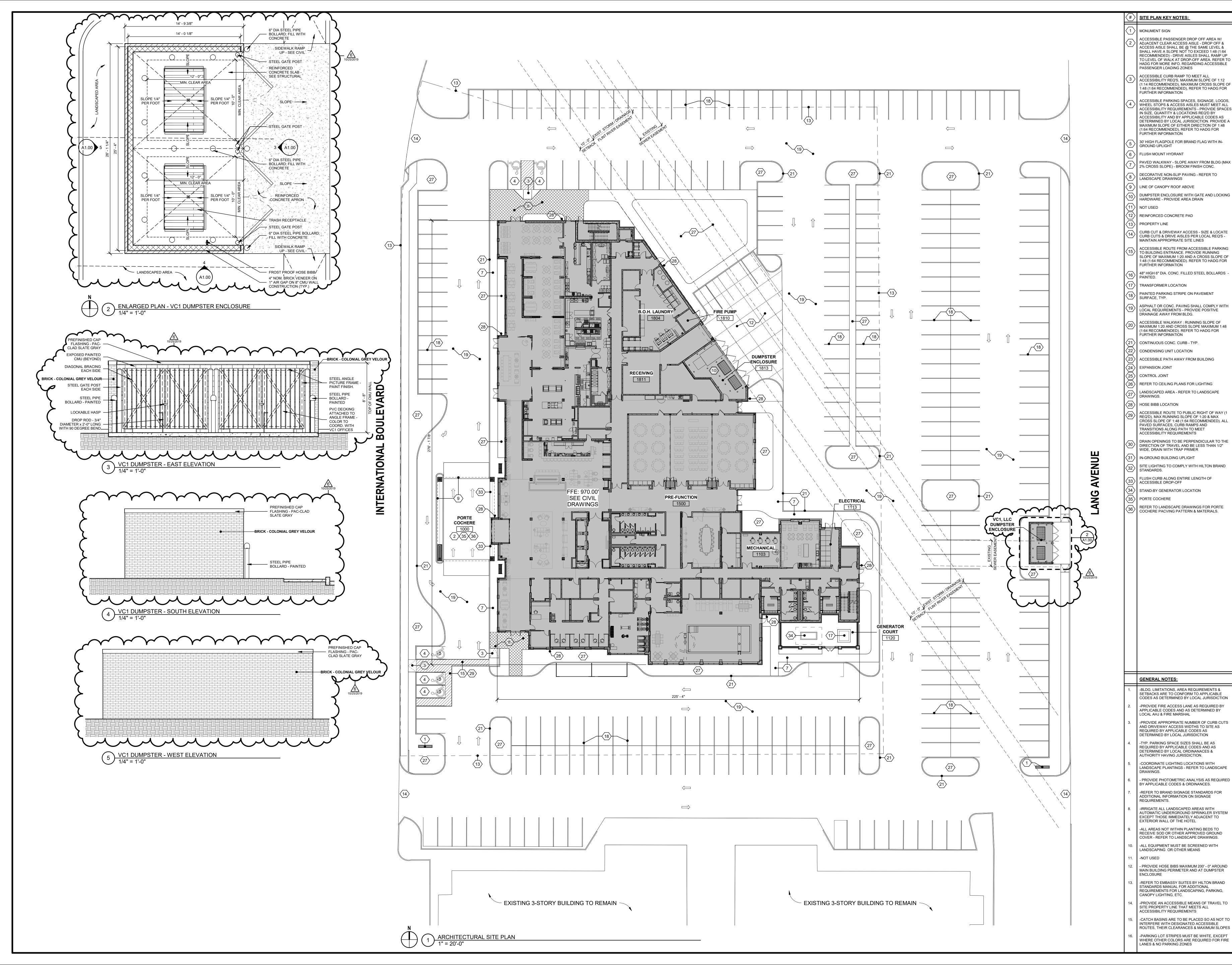




310 Dodds Ave. P.O. Box 3689 Chattanooga, Ter PH: (423)698-66 March Adams& Associates Associates

ENCLOSURE HAPEVILLE, G LANG AVE DUMPSTER VC1

REVISION	REF SHEET
2	C1.00
DATE	MAA PROJECT #
10-23-19	17308 ASA
DRAWN	снескер JLP



TERRY W. BARKER

EXPIRATION DATE: 06/30/2019

PROPERTY OF RIVER STREET

ARCHITECTURE LLC. ANY USE

DISPLAY OR SALE OF THESE

RAWINGS WITHOUT THE

THE ARCHITECT IS STRICTLY

KPRESS WRITTEN CONSENT OF

REUSE, REPRODUCTION,

ev. #. Rev. Date Revision Description
6 10/25/2019 VC1, LLC DUMPSTER

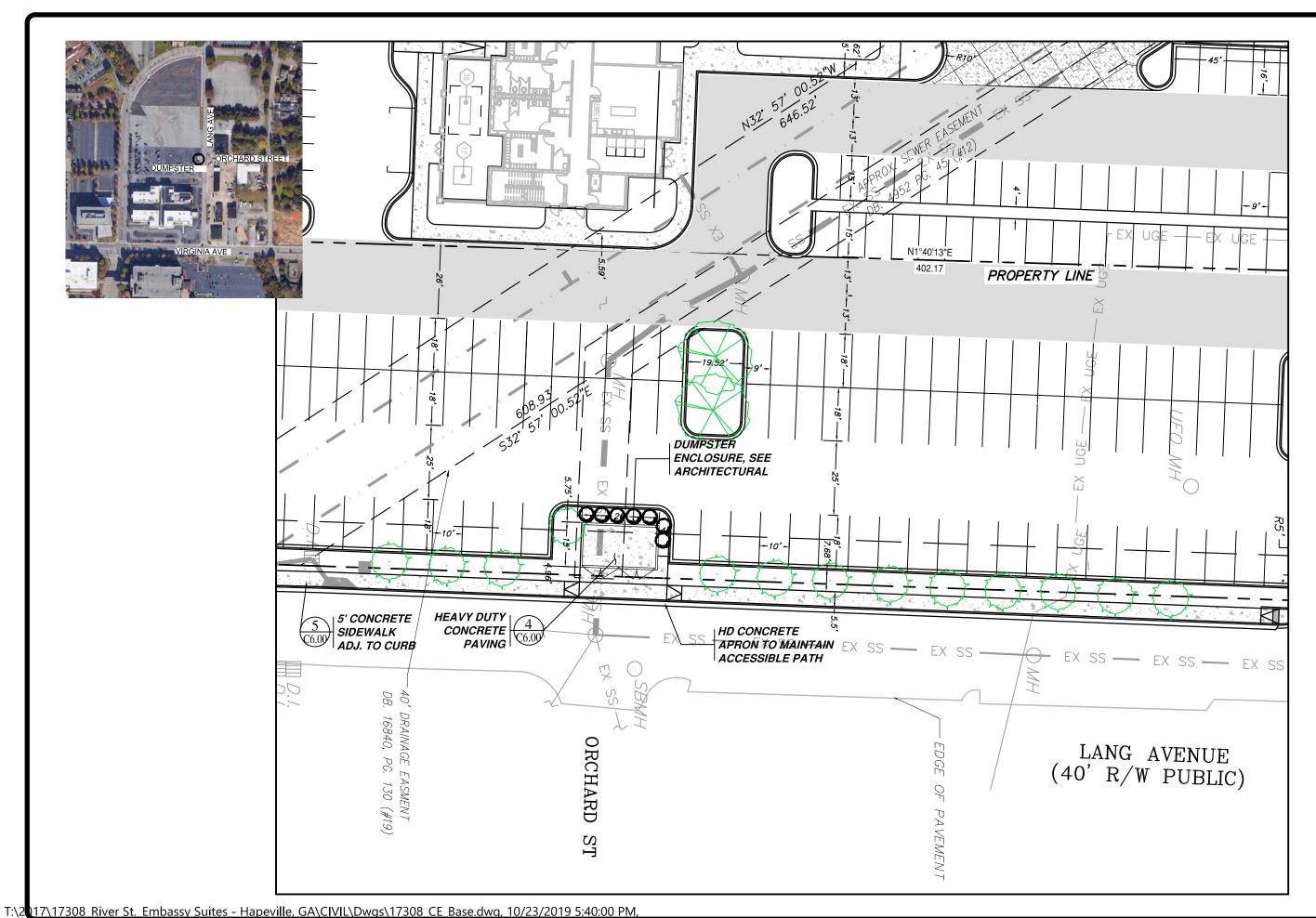
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Revision Schedule

telease Date: 04/19/2019 Project No.: 17081 ARCHITECTURAL SITE

A1.00





March 310 Dodds Ave.
Adams& Chattanooga, Tennessee 37.
Associates PH: (423)698-6675
Consulting Frances

VC1 DUMPSTER ENCLOSURE HAPEVILLE, GA LANG AVE

DRAWN DATE REVISION
JLP 10-23-19 2
CHECKED MAA PROJECT # REF SHEET
JLP 17308 ASA C1.00

SHEEL NOMBER