



Brian Wismer, Chairman
Lucy Dolan, V. Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

October 11, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, V. Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

3. Approval of Minutes

3.1. Minutes of September 13, 2022

Documents:

1. Minutes - September 13, 2022_draft

4. New Business

4.1. 3410 N. Fulton Avenue and 3396 Park Avenue Rezoning Request

Background:

Roger Fisher of Fisher Allen Group submitted a rezoning request for the properties located at 3410 N. Fulton Avenue and 3396 Park Place on Land Lot 95 of the 14th District, City of Hapeville, Fulton County, Georgia, Parcel Identification Numbers 14-0095-0009-008-1, 14-0095-0009-012-3 from R-SF, Residential Single Family to R-5, Single Family Attached and Detached for the purpose of constructing a townhome development.

Documents:

1. Application - 3410 N. Fulton Ave and 3396 Park Avenue_Rezoning_Redacted
2. Plans - 3410 N. Fulton_3396 Park Ave_Rezoning
3. Planners Report_3410 N Fulton 3396 Park PI_Rezoning

5. Next Meeting Date - November 8, 2022 at 6:00 PM

6. Adjourn



Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

**Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354**

September 13, 2022 6:00 PM

MINUTES

1. Called to Order at 6:05 PM.

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis - Teleconference
Rob Hall
Miller Radford
Jeanne Rast
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of June 14, 2022

MOTION ITEM: Jeanne Rast made a motion to approve the minutes of July 19, 2022, as submitted. Lucy Dolan seconded the motion. Motion carried: 5-0.

Commissioner Radford entered the meeting during discussion of the following item:

4. Old Business

4.I. 3309-3345 Dogwood Drive

Preliminary Plat Review

Background:

Briana Garcia and Monte Hewitt of Green River Construction Georgia, LLC requested preliminary plat review for the properties located at 3309 Dogwood Drive (Parcel ID: 14-0098-0016-010-5), 3319 Dogwood Drive (Parcel ID: 14-0098-0016-011-3), 3327 Dogwood Drive (Parcel ID: 14-0098-0016-012-1), 3335 Dogwood Drive (Parcel ID: 14-0098-0016-013-9) and 3345 Dogwood Drive (Parcel ID: 14-0098-0016-029-5). The properties are zoned U-V, Urban Village.

Findings:

The applicant requested to combine 5 parcels into 1 parcel for the purpose of constructing 58 single family attached (townhome) dwellings. Proposed are 7 buildings and an amenity area.

A north arrow/compass rose should be added to the plat.

The applicant should address any outstanding issues raised in the Engineer's report.

Recommendation:

Once the necessary revisions are made, the preliminary plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Public Comment: None.

MOTION ITEM: Cliff Thomas made a motion to approve the preliminary plat for 3309-3345 Dogwood Drive subject to the deficiencies outlined in the City Planner and Engineer's reports. Lucy Dolan seconded the motion. Motion Carried: 6-0.

4.II. 3309-3345 Dogwood Drive

Site Plan Review

Briana Garcia and Monte Hewitt of Green River Construction Georgia, LLC requested site plan review to construct a townhome development located at 3309 Dogwood Drive (Parcel ID: 14-0098-0016-010-5), 3319 Dogwood Drive (Parcel ID: 14-0098-0016-011-3), 3327 Dogwood Drive (Parcel ID: 14-0098-0016-012-1), 3335 Dogwood Drive (Parcel ID: 14-0098-0016-013-9) and 3345 Dogwood Drive (Parcel ID: 14-0098-0016-029-5). The properties are zoned U-V, Urban Village.

Findings:

The project is located in the Dogwood Gateway Corridor of the LCI Study/Comprehensive Plan approved by the city in 2017.

The property is zoned U-V, Village, is part of the A-D, Arts District Overlay, and is subject to the requirements for Neighborhood Conservation Area of the Architectural Design Standards.

Building heights have not been provided. No building or structure shall be less than 24 feet in height or exceed four stories or 64 feet in height, provided the city planning commission may allow a development with greater height via site plan approval.

Mr. Hewitt asked if the buildings located in the rear would be classified as multifamily or single-family attached. Dr. Patterson stated multifamily developments located within the U-V Zone would require a Conditional Use Permit.

Sidewalk dimension have not been provided. Plans indicate a new concrete sidewalk and planter systems will be installed to match city requirements for Dogwood Drive.

64 Garage spaces are provided, 52 tandem spaces, 21 surface spaces and 1 handicap accessible space for a total of 138 spaces. This exceeds the parking requirement by over 100% and will require a variance from the Board of Appeals. Staff supports the variance.

Recommendation:

The site plan is deficient for zoning in the following areas:

1. The parking exceeds allowable per Code but is desirable for visitors and supported by Staff. A variance will be required and is supported by Staff.
2. Building heights not provided.
3. Clear area for sidewalk detail should be provided.
4. Timeline not provided.
5. It is not clear whether the GDOT will require an accel/decel lane which may impact the site plan. The applicant should confirm with GDOT.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Once the Applicant has addressed all of the Planner's, Engineer's, Fire Marshall's and Arborist's comments to come into compliance with Code, the plan may be approved.

Public Comments:

Catherine Mickle, 3361 Dogwood Drive - Arches Brewing, commented regarding the interior driveway, rear trees and fence. Expressed concerns related to safety and noise.

Jennifer Ohme, 472 Walnut Street, commented regarding the construction and its impact. Also asked if the developer would consider donating building materials to Lifecycle Building Center prior to demolition. Mr. Hewitt stated yes and they will also abide by the City's requirements.

End of Public Comments.

Commissioner Wismer asked regarding the proposed development timeline. Ms. Garcia stated they are hoping to acquire the LDP (Land Disturbance Permit) by the end of October 2022 and the project would be under construction for approximately two years.

MOTION ITEM: Jeanne Rast made a motion to approve the site plan for 3309-3345 Dogwood Drive subject to the following conditions:

1. The height of the townhomes is limited to 45' or 3 stories.
2. Recommend the Board of Appeals approve the parking variance.
3. Provide sidewalk detail that meets the City's requirements.
4. Address outstanding comments from the Engineer, Planner, Fire Marshal, and Arborist.
5. Provide a development schedule.

**Cliff Thomas seconded the motion.
Motion Carried: 6-0.**

6. Next Meeting Date – October 11, 2022 at 6:00 p.m.

7. Adjourn

MOTION ITEM: Cliff Thomas made a motion to adjourn the meeting at 7:08 p.m. Jeanne Rast seconded the motion. Motion carried: 6-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

22-PC-10-35

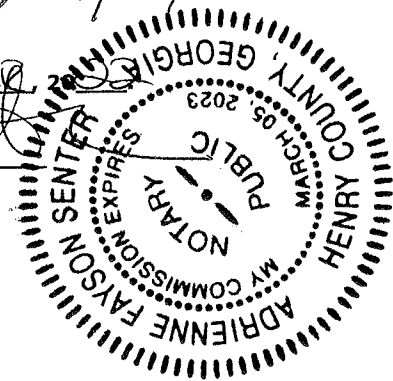
**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION**

Name of Applicant Fisher Allen Group, Roger Fisher
Mailing Address P.O Box 32638, Hapeville, GA 30354
Telephone [REDACTED] Mobile# [REDACTED]
Email roger@fisherallengroup.com
Property Owner (s) Stream Funding Group, LLC
Mailing Address 3300 Benjamin E Mays Dr SW
Telephone [REDACTED] Mobile# [REDACTED]
Address/Location of Property: 3410 N. Fulton Ave & 3396 Park Pl
Parcel ID #: 14-0095-0009-008-1, 14-0095-0009-012-3
Square Foot of Property _____ Acres 1.439 ac
Present Zoning Classification R-SF Proposed Zoning Classification R-5
Present Land Use Residential
Proposed Land Use Residential

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 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 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: 9/9/2022

Sworn to and subscribed before me
This 9th day of September, 2022
[Signature]
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION

LETTER OF INTENT

In detail, provide a summary of the proposed project in the space provided below. Include the proposed use of each existing or proposed building, and the proposed land use.

Fisher Allen Group proposes to construct a new 22-unit townhome development at 3410 N. Fulton Ave and 3396 Park Avenue. The properties are currently zoned R-SF and we are requesting to rezone the properties to R-5. The residential community will have 13 guest parking spaces and feature a common area.

What are the reasons the property cannot be used in accordance with the existing regulations?

The property is currently zoned R-SF and allows single family detached and can not be developed as townhomes.

Will the proposed zoning change create an isolated zoning district that is unrelated to adjacent and nearby districts? Yes _____ No X

If so, why should this property be placed in a different zoning district than all adjoining property?

N/A

How would the proposed zoning change impact on public facilities and services?

There would not be any impact on public facilities or services.

What environmental impacts would the proposed project have?

There would not be any negative environmental impacts.

Describe the effect the proposed zoning request will have on the adjacent properties and how it will impact the character of the neighborhood.

There would not be a negative impact to the adjacent properties. The current property is residential and we propose to enhance the current character of the neighborhood.

Are there any proffered conditions you would like to apply to and be made part of this application for rezoning? Yes _____ No X

Please list any written proffered conditions below.

N/A

Any development and site plans or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application as follows: (Please include a date or other identifiable information of each piece of material attached)

1. Conceptual Site Plan

2. Property Survey

**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION**

AUTHORIZATION OF PROPERTY OWNER

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY LOCATED AT:

3410 N. Fulton Avenue and 3396 Park Place

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 A REZONING FOR THE PROPERTY.

Name of Applicant Roger Fisher

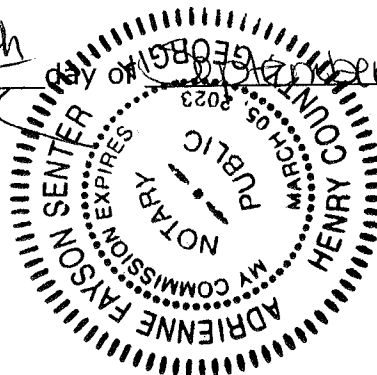
Address of Applicant P.O. Box 32638
Hapeville, GA 30354

Telephone of Applicant [REDACTED]

[Signature]
Signature of Owner

STREAM FUNDING GROUP / RANDALL BROW
Print Name of Owner

Personally Appeared Before Me this 9th day of December, 2022.
[Signature]
Notary Public



**CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
REZONING APPLICATION**

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS & GIFTS

Application filed on 09-⁰⁹2022, 2022 for action by the City Council on the following requested rezoning:

R-4, Multifamily Residential

Address to be rezoned: 3410 N. Fulton Avenue and 3396 Park Avenue

All individuals, business entities or other organizations having a property or other interest in said property that is subject of this application are as follows:

Stream Funding Group, LLC

The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Hapeville City Council? Yes ☒ No ☐

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)
None		

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

[Signature]
Signature of Applicant

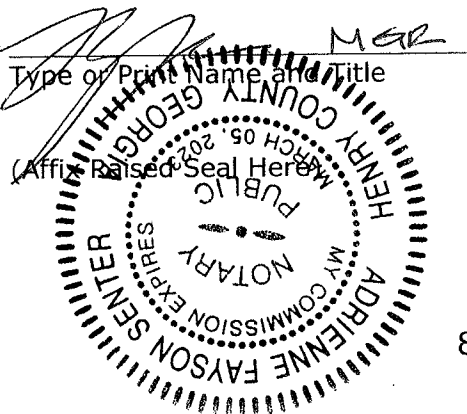
Roger Fisher MGR.
Type or Print Name and Title

[Signature]
Signature of Applicant's Representative

[Signature] MGR
Type or Print Name and Title

[Signature]
Signature of Notary Public

9/9/22
Date



LEGAL DESCRIPTION
PARCEL # 14 009500090081
HAPEVILLE, GA 30354

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 14TH LAND DISTRICT,
FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A SCRIBED "X" IN CONCRETE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF NORTH FULTON AVENUE (HAVING A 50 FEET RIGHT-OF-WAY) AND THE NORTH RIGHT-OF-WAY OF PARK STREET (HAVING A 30 FEET RIGHT-OF-WAY), SAID SCRIBE BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT-OF-WAY OF NORTH FULTON AVENUE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 149.47 FEET, WITH A RADIUS OF 1325.00 FEET, WITH A CHORD BEARING OF NORTH 23 DEGREES 24 MINUTES 07 SECONDS EAST, AND A CHORD LENGTH OF 149.37 FEET TO A 1/2" REBAR, AT THE INTERSECTION WITH THE WEST RIGHT-OF-WAY OF PARK STREET (HAVING A 50 FEET RIGHT-OF-WAY); THENCE ALONG THE WEST RIGHT-OF-WAY OF PARK STREET ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 158.37 FEET, WITH A RADIUS OF 200.00 FEET, WITH A CHORD BEARING OF SOUTH 00 DEGREES 23 MINUTES 36 SECONDS EAST, AND A CHORD LENGTH OF 154.27 FEET TO A 1/2" REBAR, AT THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY OF PARK STREET (HAVING A 30 FEET RIGHT-OF-WAY); THENCE ALONG THE NORTH RIGHT-OF-WAY OF PARK STREET NORTH 74 DEGREES 07 MINUTES 59 SECONDS WEST A DISTANCE OF 62.78 FEET TO A SCRIBED "X" IN CONCRETE, SAID SCRIBE BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 6,043 SQ FT / 0.139 ACRES.

LEGAL DESCRIPTION
PARCEL # 14 009500090123
HAPEVILLE, GA 30354

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 95 OF THE 14TH LAND DISTRICT,
FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A SCRIBED "X" IN CONCRETE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF NORTH FULTON AVENUE (HAVING A 50 FEET RIGHT-OF-WAY) AND THE SOUTH RIGHT-OF-WAY OF PARK STREET (HAVING A 30 FEET RIGHT-OF-WAY), SAID SCRIBE BEING THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF PARK STREET SOUTH 74 DEGREES 07 MINUTES 59 SECONDS EAST A DISTANCE OF 117.00 FEET TO A 1/2" REBAR, AT THE INTERSECTION WITH THE EAST RIGHT-OF-WAY OF PARK STREET (HAVING A 50 FEET RIGHT-OF-WAY); THENCE ALONG THE EAST RIGHT-OF-WAY OF PARK STREET ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 187.51 FEET, WITH A RADIUS OF 250.00 FEET, WITH A CHORD BEARING OF NORTH 06 DEGREES 28 MINUTES 26 SECONDS EAST, AND A CHORD LENGTH OF 183.15 FEET TO A 1" OPEN TOP PIPE; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 72 DEGREES 05 MINUTES 10 SECONDS EAST A DISTANCE OF 170.12 FEET TO A 1" OPEN TOP PIPE; THENCE SOUTH 01 DEGREES 58 MINUTES 30 SECONDS WEST A DISTANCE OF 307.50 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89 DEGREES 56 MINUTES 29 SECONDS WEST A DISTANCE OF 359.06 FEET TO A 1" OPEN TOP PIPE ON THE EAST RIGHT-OF-WAY OF NORTH FULTON AVENUE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 35 DEGREES 29 MINUTES 06 SECONDS EAST A DISTANCE OF 128.50 FEET TO A SCRIBED "X" IN CONCRETE, SAID SCRIBE BEING THE TRUE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 59,013 SQ FT / 1.354 ACRES.

TOTAL AREA = 1.439 ACRES
(59,013 SQ.FT.)

THIS PLAT IS A REVISION/UPDATE PER THE CITY OF HAPEVILLE FOR THE SURVEY RECORDED IN PLAT BOOK 440, PAGES 123-127

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.

TAX PARCEL: 14 009500090081
TAX PARCEL: 14 009500090123
3410 NORTH FULTON AVENUE
HAPEVILLE, GEORGIA 30354
ZONED: R-SF

OWNER/DEVELOPER 24 HR CONTACT:

OWNER/DEVELOPER: STREAM FUNDING GROUP, LLC
CONTACT: RANDELL BROWN
PHONE: 404-285-5501
EMAIL: randellb5@gmail.com
ADDRESS: 3300 BENJAMIN E. MAYS DRIVE SW
ATLANTA, GA 30311

FLOOD ZONE NOTE:

A PORTION OF THIS PROPERTY SHOWN HEREON DOES NOT
LIE IN A DESIGNATED FLOOD HAZARD AREA ACCORDING
TO THE F.I.R.M. NO 1312100366 F AND NO. 1312100367 F,
DATED SEPTEMBER 18, 2013.

Owner? Acknowledgement and Dedication:

(STATE OF GEORGIA)
(FULTON COUNTY)

The owner of the land shown on this plat and whose name is
subscribed thereto, and in person or through a duly authorized
agent, acknowledges that this plat was made from an actual survey,
and dedicates by this Declaration to the use of the public forever all
streets, easements, sanitary sewers and appurtenances, potable water mains
and appurtenances, storm drains and appurtenances, and other public
facilities and appurtenances thereon shown.

Signature of Subdivider Date Signed

Printed or Typed Name of Subdivider

Signature of Owner Date Signed

Printed or Typed Name of Owner

Final Surveyor? Certificate:

It is hereby certified that this plat is true and correct as to the property
lines and all improvements shown thereon, and was prepared from an actual
survey of the property made by me or under my supervision; that all
monuments and markers shown thereon actually exist, and their location, size,
type and material are correctly shown. The field data upon which this plat is
based has a closure precision of one foot in 57,421 feet and an angular
error of 02' per angle point, and was adjusted using the compass
rule. This plat has been calculated for closure and is found to be accurate
within one foot in 101,103 feet and the property shown contains a total of 0.28
acres. The equipment used to obtain the linear and angular measurements
herein was (SEE NOTE 5).

By: David L. Garrison Date 12/9/2019

Registered Georgia Land Surveyor No.2756 Date of Expiration 12/31/20

Final Plat Approval:

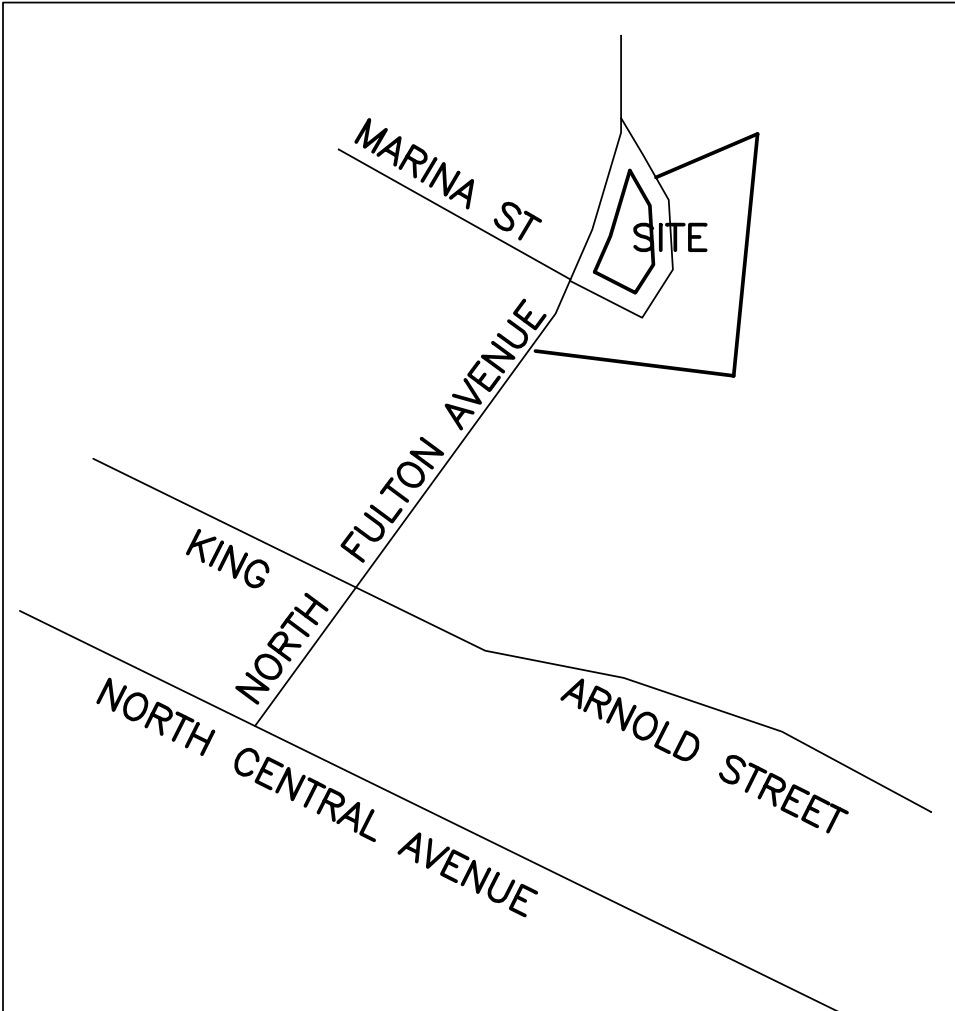
This subdivision plat has been reviewed by the Planning Commission and the City
Engineer and found to be in compliance with Zoning Ordinance, Conditions
of Zoning Approval, City of Hapeville Development Regulations and
Subdivision Regulations, as amended, and that it has been approved
by all other affected City and County Departments, as appropriate. The
Mayor and City Council hereby approve this Final Plat, subject to the
provisions and requirements of the City's regulations and the
provisions and requirements of the Development Performance and
Maintenance Agreement executed for this development between the
Owner and the City of Hapeville.

City Clerk 70n Behalf of Mayor and Council Date

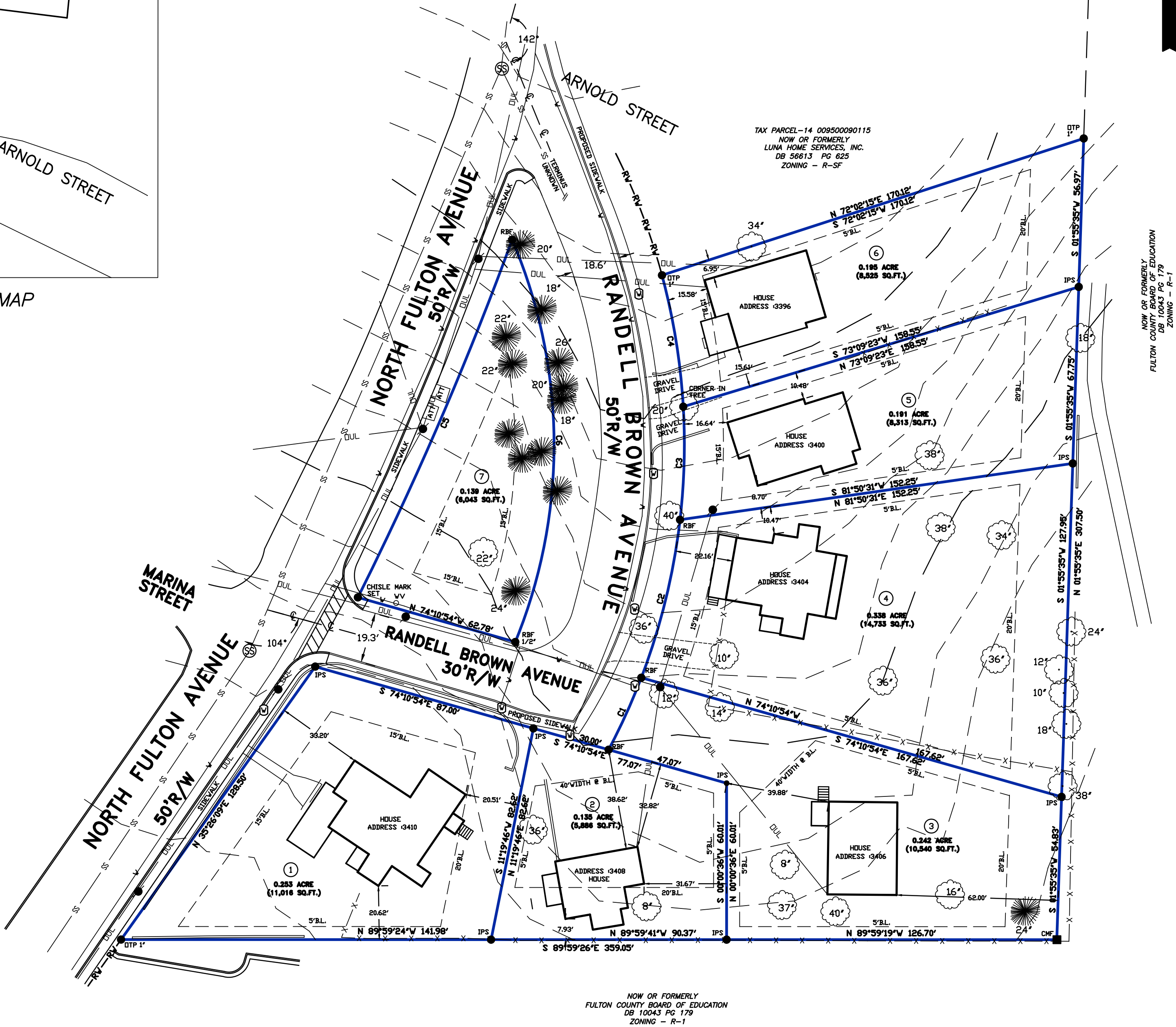
Chairman, Planning Commission Date

City Engineer Date

THE REGISTERED LAND SURVEYOR FURTHER CERTIFIES THAT THIS MAP, PLAT OR PLAN COMPLIES WITH
THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR
PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE GEORGIA SUPERIOR COURT CLERKS
COOPERATIVE AUTHORITY.



VICINITY MAP

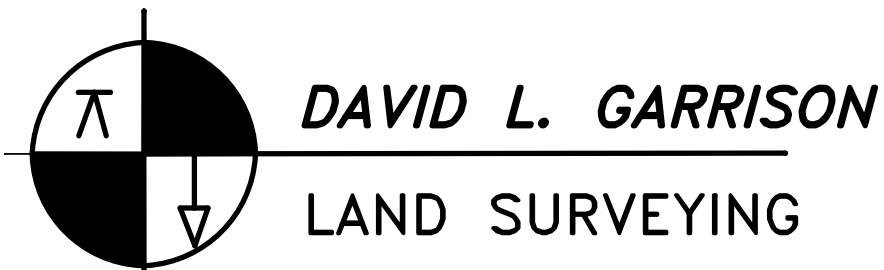
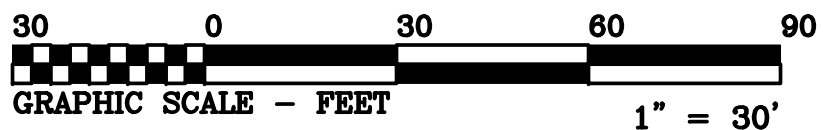


NOTES:

- ALL IRON PINS SET ARE 1/2" REBAR UNLESS OTHERWISE STATED.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED
WAS AN OPEN TRAVERSE AND HAD NO ADJUSTMENT.
- BEARING BASIS TAKEN FROM A GPS OBSERVATION USING THE LEICA SMARTNET NETWORK.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 44,990 FEET.
- EQUIPMENT USED IN THIS SURVEY WAS A SOKKIA IX AUTO TRACKING ROBOTIC
TOTAL STATION, A CHAMPION GPS 180 AND A CHAMPION HC-3 DATA COLLECTOR.
- FIELD WORK COMPLETED ON APRIL 23, 2021.
- SETBACK SHOWN ARE FROM COUNTY RECORDS.
DAVID GARRISON LAND SURVEYING IS NOT LIABLE FOR DISCREPANCIES.
- REFERENCED PROPERTY IS THE SAME AS THAT CERTAIN TRACT OF LAND
RECORDED IN DEED BOOK 62888, PAGE 425, FULTON COUNTY, GEORGIA RECORDS.
- WATER METERS AND LINES SHOWN ARE EXISTING UTILITIES.
- SANITARY SEWER SYSTEM SHOWN ARE EXISTING UTILITIES.
- CONTOURS SHOWN ARE TAKEN FROM COUNTY RECORDS AND DOES NOT CONSTITUTE
AS A TOPOGRAPHY SURVEY BY DAVID GARRISON LAND SURVEYING.
- SIDEWALKS SHOULD BE A MINIMUM WIDTH OF 5' AND 4" THICK CONCRETE.
- HANICAP CROSSING SHOULD INCLUDE ADA RAMPS PER US DOT AND DEPARTMENT
OF JUSTICE STANDARDS.

NUMBERED CURVE CALLS:

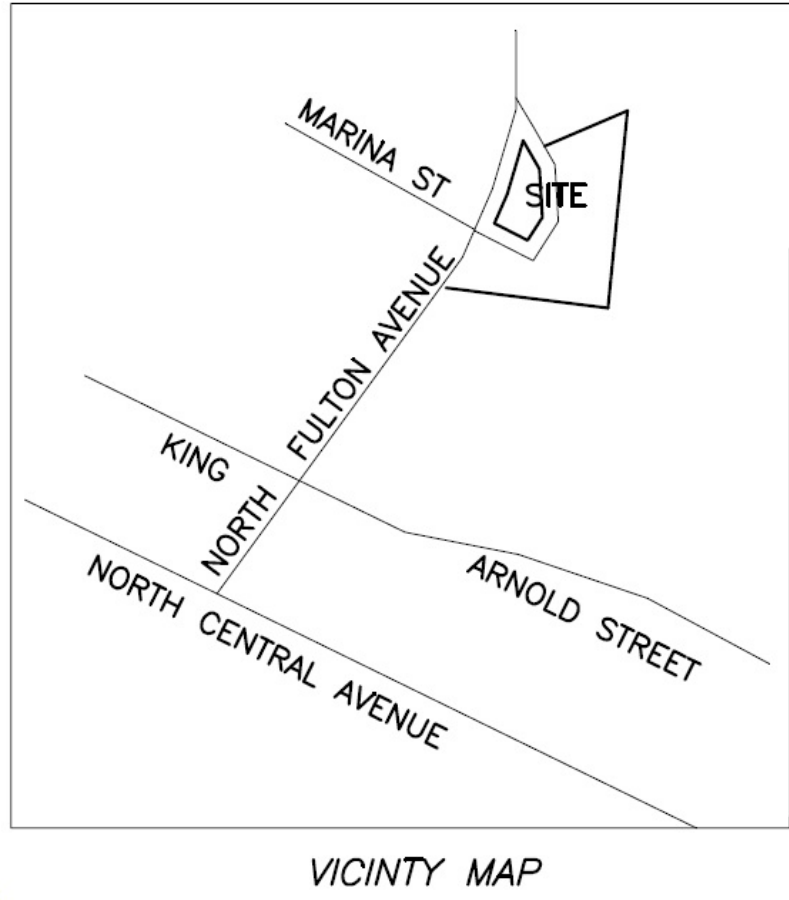
Curve	Radius	Length	Chord	Chord Bear.
C1	250.00'	30.36'	30.34'	N 24°25'39" E
C2	250.00'	62.54'	62.38'	N 13°47'08" E
C3	250.00'	43.45'	43.39'	N 01°38'09" E
C4	250.00'	51.16'	51.07'	N 09°11'58" W
C5	1325.00'	149.46'	149.38'	N 23°20'48" E
C6	200.00'	158.38'	154.27'	S 00°28'49" E



DAVID L. GARRISON
LAND SURVEYING
969 HALE ROAD
MAYSVILLE, GEORGIA 30558
PH.(770)560-8031 EMAIL:DGARRISON1@AOL.COM

THIS PLAT IS A REVISION/UPDATE PER THE CITY OF HAPEVILLE FOR THE SURVEY RECORDED IN PLAT BOOK 440, PAGES 123-127

D:\Documents 2011 sept and later\2022 Plans\Rekast\site plan\site plan proposal Rekast layout



PROPOSED SITE PLAN
SCALE: APPROX 1" = 20"

- * 1.439 AC
- * 22 UNITS
- * 13 GUEST SPACES

3D VIEWS ARE NOT TO SCALE AND MAY NOT REFLECT EXACTLY WHAT IS AVAILABLE FOR THE PROJECT. RENDER VIEWS ARE REPRESENTATIONS OF WHAT THE VIEW COULD LOOK LIKE, NOT WHAT IT WILL LOOK LIKE. 2D VIEWS ALWAYS SUPERCEDE 3D VIEWS.

FISHERALLEN
CONSTRUCTORS • DESIGNERS • DEVELOPERS

PHONE: 404.391.6533 EMAIL: Roger@fisherallengroup.com

PLANS FOR:	ROGER FISHER
	NORTH FULTON AVE
PAGE TITLE:	Project Overview
DRAWN BY:	LS
DATE:	8/27/2022
SCALE:	
SHEET #:	1



PLANNER'S REPORT

DATE: October 6, 2022
 TO: Adrienne Senter
 FROM: Lynn Patterson
 RE: Rezoning 2 Tracts from RSF to R-5, Parcel numbers 14 009500090081 and 14 00950090123

BACKGROUND

The City of Hapeville received a rezoning application from Fisher Allen Group on behalf of Stream Funding Group, LLC for the rezoning of 2 parcels (3410 N Fulton Ave and 3396 Park Place) from R-SF, Single Family Residential to R-5, One Family Attached/Detached Residential as part of an assemblage. The current parcels have 6 single family dwellings sited on the two non conforming parcels and a wooded greenspace located along North Fulton Avenue. The paved "street" (Park Place) is not an official street for the City and does not meet City street criteria regarding widths, curb and gutter, sidewalks, etc. In addition, the utilities located throughout the project are undersized and would require upgrading. These conditions render the site difficult for redevelopment as single-family lots which has been proposed in prior iterations.

The proposed rezoning from R-SF to R-5 would allow for a 22 unit attached single family development with interior circulation and a common area.

The location of the parcel is shown on Figure 1, City of Hapeville Zoning Map. According to the City of Hapeville Future Land Use Map (Figure 2), the property is identified as Residential.

Zoning District	Development Type	Lot Frontage (feet)	Min. Lot Area Sq. Ft.	Lot Area/ DU Square Feet	Floor Area/ DU Sq. Ft.	Max Lot Coverage	Minimum Front Yard		Minimum		Maximum		Min. Parking Spaces	Max Unit Per Bldg/Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet		
RSF	Single-family detached	40	4,000	4,000	1,000	70	15	15	5	20	2 ½	35	2 DU	1
	Accessory structure(s)								5	5	2	25		
R-5	Single-family detached	40	4,000	4,000	1,000	70	15	15	5	5	2½	35	1.5 DU	1
	Accessory structure(s)								5	5	2	25		
	Single-family attached – 4 to 8 units	40	10,000	2,500	1,000	70	15	15	5	10	2½	35	1 DU	a.
	Accessory structure(s)								5	5	2	25		

a. Single-family attached patio/townhomes cannot have more than eight units per building and no less than four units attached.

City of Hapeville Official Zoning Map

February 1, 2022: As Amended from December 21, 2020



- ARTS DISTRICT OVERLAY**
- R-AD RESIDENTIAL ARCHITECTURAL DESIGN
 - R-SF RESIDENTIAL SINGLE FAMILY
 - R-1 ONE-FAMILY DETACHED
 - R-2 TWO-FAMILY RESIDENTIAL
 - R-3 SINGLE FAMILY ATTACHED
 - R-4 MULTIFAMILY RESIDENTIAL
 - R-5 SINGLE FAMILY ATTACHED AND DETACHED
 - R-0 ONE-FAMILY DETACHED
 - R-C NEIGHBORHOOD COMMERCIAL
 - V VILLAGE
 - U-V URBAN VILLAGE
 - RMU RESIDENTIAL MIXED USE
 - C-1 RETAIL COMMERCIAL
 - C-2 GENERAL COMMERCIAL
 - C-T COMMERCIAL TRANSPORTATION
 - B-P BUSINESS PARK
 - P-D PLANNED UNIT DEVELOPMENT
 - I-1 LIGHT INDUSTRIAL
- C - ZONING WITH CONDITION**
- NOTE: Addresses and parcel boundaries are based on data provided by the Fulton County Tax Assessor's Office and are not guaranteed by the City of Hapeville to be accurate.

I, Sharee Steed, City Clerk of the City of Hapeville, Georgia, do hereby certify that this is the City of Hapeville Official Zoning Map, Fulton County, Georgia, adopted by the Mayor and Council of Hapeville on the 15 day of February, 2022 and includes all subsequent amendments adopted by Mayor and Council as indicated in the Mayor and Council meeting minutes and as further indicated on this Map.

Date	Amendment

Alan Hallman
Alan Hallman, Mayor
February 1, 2022

Sharee Steed
Sharee Steed, City Clerk

City Attorney
City Attorney

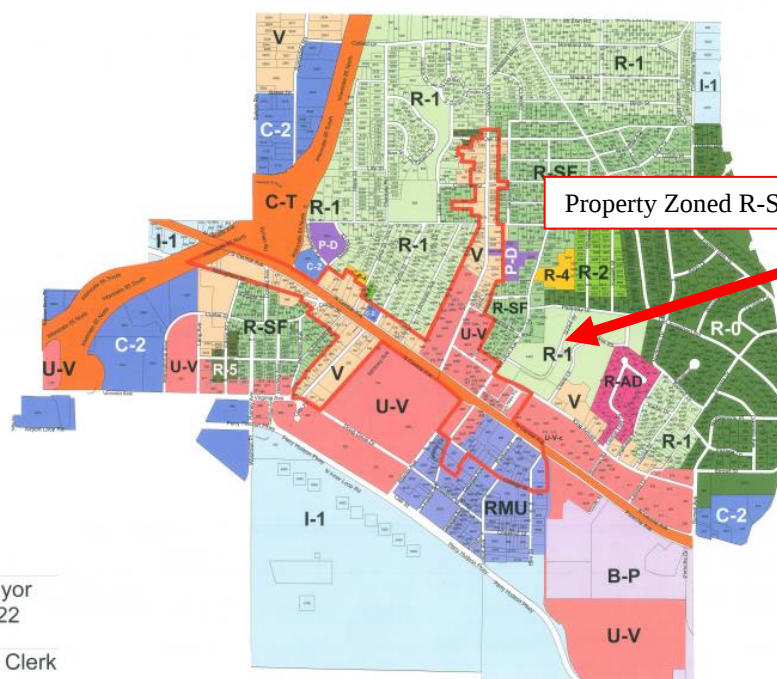
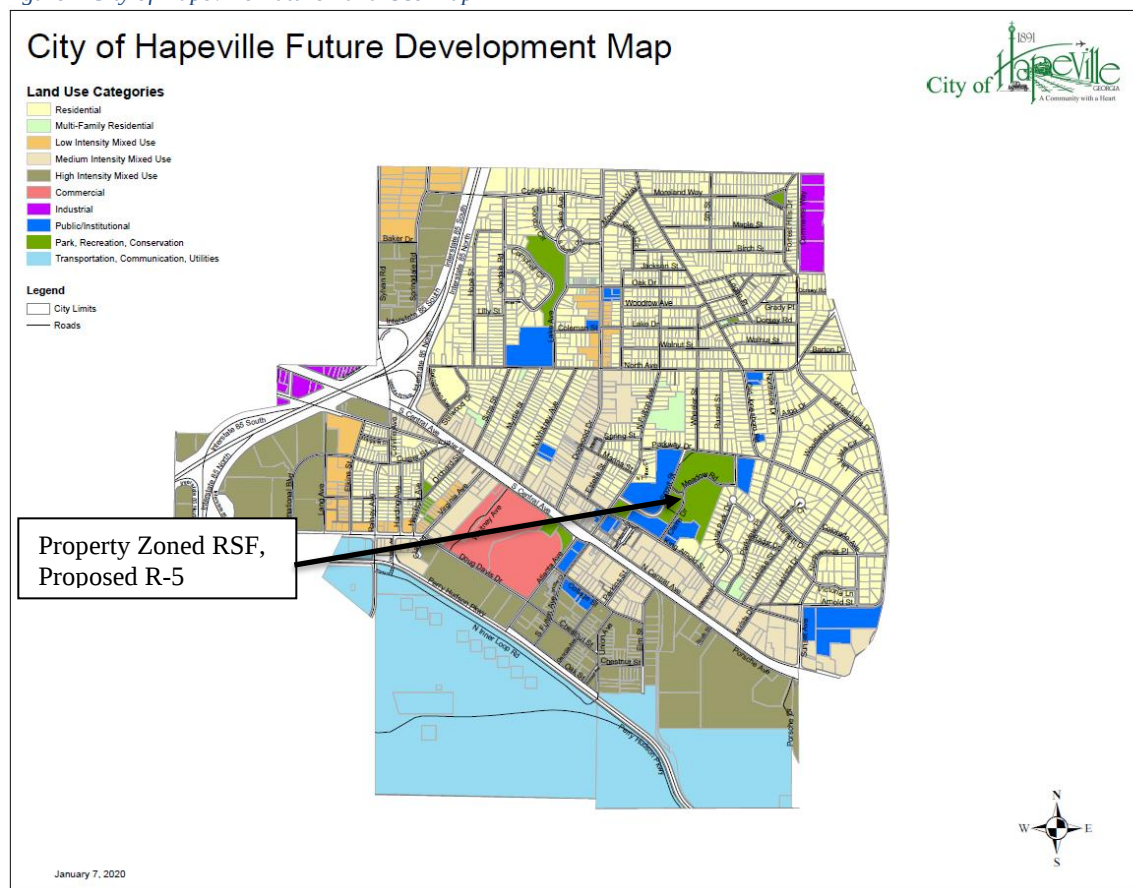


Figure 1 City of Hapeville Current Zoning Map

Figure 2 City of Hapeville Future Land Use Map



REVIEW OF APPLICATION

The analysis below is for the proposed rezoning consolidating two tracts totaling 1.439 acres to accommodate 22 townhomes located at 3410 N Fulton 3396 Park Place. The Mayor & Council may place conditions on any zoning map amendment that is conditional to the submitted site plan (Sec. 93-25-7). Note: a formal site plan review has not been submitted for nor completed and therefore any site plan associated with this rezoning will require a separate review.

(1) The existing land use pattern;

The parcels currently house 6 single family dwellings (3 each property). These houses are non-conforming as the lots are R-SF with one dwelling unit per lot allowed. The current dwellings also do not enfront N Fulton as prescribed in the zoning standards. The current "street", Park Place, it technically not a street as it doesn't meet City requirements with regard to width, radii, curb and gutter, sidewalks. The current utilities are undersized and require updating. The properties surrounding the parcel are an elementary school (to the south), undeveloped Fulton County School Board land (to the east) and single-family residences to north and west (across the street).

(2) The possible creation of an isolated district unrelated to adjacent and nearby districts;

The current zoning (RSF), while consistent with surrounding properties, does not lend to redevelopment of the existing properties as they are non conforming (see above). The R-5 zoning designation allows for single family detached or attached homes and does not include any multi-family or commercial components. The Future Land Use Map designates the properties as residential. While this use is higher in density than the surrounding properties of single family detached, it may be considered a buffer between the downtown commercial developments, the institutional use of the Hapeville Elementary School and Fulton County School Board properties.

(3) The population density pattern and possible increase or overtaxing of the load one public facilities including, but not limited to, schools, utilities, and streets;

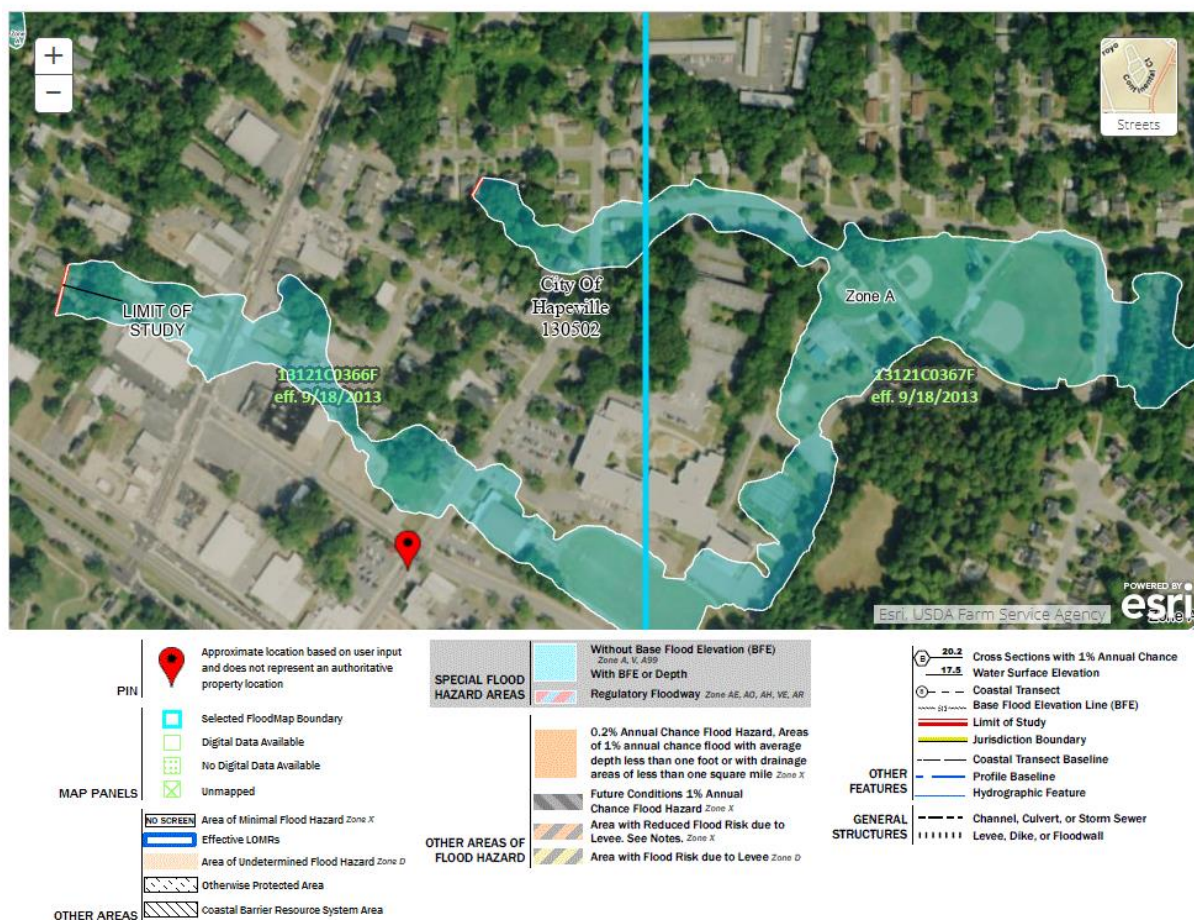
The proposed zoning change and accompanying development includes attached single-family dwellings. The density allowed is higher than existing zoning and will require local upgrades on the site.

(4) The cost of the city and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures;

There is no foreseeable significant increase in providing, improving, increasing or maintaining public utilities, schools, streets, and other public safety measures.

(5) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.

Per the survey and the below map, it does not indicated that the properties are located within the FEMA Flood Map. All city and state requirements regarding drainage, soil erosion, sedimentation, flooding, air quality and water quality are required during development.



(6) Whether the proposed zoning map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

There is no evidence the change in zoning is a deterrent to the value or improvement of adjacent property.

(7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

The proposed rezoning would allow for redevelopment of the properties which would be difficult to achieve given current conditions described above.

(8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;

The proposed zoning would increase the density of the site and would site attached dwelling units along the N. Fulton frontage, which is currently a vegetated parcel.

(9) The extent to which the proposed zoning map amendment is consistent with the land use plan;

The future land use plan designates the land use as residential use. The proposed zoning amendment is consistent with the future land use map.

(10) The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community;

The effects of the zoning map amendment would increase residential density.

(11) The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations;

The proposed zoning map amendment would not substantially change the purpose of these zoning regulations.

(12) Applications for a zoning map amendment which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme;

A site plan was provided. Modifications to the site plan will be required, if approved.

(13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;

There are adjacent residential neighborhoods across the street to the west and to the north. A landscape buffer on the property line adjacent to the single-family residential properties is recommended.

(14) In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight.

Not applicable.

FINDINGS

The proposed zoning change to R-5 is required for the assemblage redevelopment of the two properties. Multiple iterations for the properties have been examined using single family detached schemes, however, they have proven difficult given property shape and infrastructure. A rezoning to R-5 would permit redevelopment while limiting it to residential use only. Revisions to the site plan, including a shift in one of the units along N. Fulton Ave to 4 units would be required as well as any others identified once a formal site plan is submitted and reviewed.