



CIVILITY PLEDGE

The way we govern ourselves is often as important as the positions we take. Our collective decisions will be better when differing views have had the opportunity to be fully vetted and considered. All people have the right to be treated with respect, courtesy and openness. We value all input. We commit to conduct ourselves at all times with civility and courtesy to each other.

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

March 14, 2023 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.I. Minutes of January 17, 2023

4. New Business

4.I. 0 Norman Berry Drive Rezoning Request

Background:

Williams Teusink, LLC is requesting to rezone the property located at 0 Norman Berry Drive on Land Lot 127 of the 14th District, City of Hapeville, Fulton County, Georgia, Parcel Identification Number 14 0127 LL1230 from U-V, Urban Village to C-2, General Commercial for the purpose of constructing a hotel.

Documents:

1. Application - 0 Norman Berry Drive_Redacted
2. Plans - 0 Norman Berry Drive
3. Planner's Report 0 Norman Berry Drive Rezoning February 2023_Redacted

4.II. 3034, 3038, and 3044 Springdale Road Preliminary Plat

Background:

Zain Farishta of Kimley-Horn is requesting preliminary plat review for the properties located at 3034, 3038, and 3044 Springdale Road (Parcel ID: 14-0099-0001-088-7, 14-0099-0001-023-4, 14-0099-0001-022-6) for the purpose of constructing a townhome development. The properties are zoned V, Village.

Documents:

1. Application - 3034, 3038, 3044 Springdale_Preliminary Plat_Redacted
2. Plans - 3034, 3038, and 3044 Springdale Road_Consolidation Plat
3. Planner's Report 3034-3044 Springdale Road_Subdivision
4. Engineer's Report - 3034, 3038, and 3044 Springdale Road_Preliminary Plat

4.III. 3034, 3038, and 3044 Springdale Road Site Plan

Background:

Zain Farishta of Kimley-Horn is requesting site plan review for the properties located at 3034, 3038, and 3044 Springdale Road (Parcel ID: 14-0099-0001-088-7, 14-0099-0001-023-4, 14-0099-0001-022-6) for the purpose of constructing a townhome development. The properties are zoned V, Village.

Documents:

1. Application - 3034, 3038, 3044 Springdale Rd_Site Plan_Redacted
2. Plans - 3034-3044 Springdale Road_
3. Planner's Report - 3034, 3038, 3044 Springdale Road_Site Plan
4. Engineer's Report - 3034, 3038, 3044 Springdale_Site Plans Review -1
5. Arborist Report - 3034, 3038, 3044 Springdale Rd_Redlines- Arborist Comments_V1
6. Fire Marshal Report - 3034, 3038, 3044 Springdale Road_Site Plan

5. **Next Meeting Date - Tuesday, April 11, 2023 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**

January 17, 2023 6:00 PM

MINUTES

1. Called to Order at 6:04 PM.

2. Roll Call

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

3. Election of Officers

3.I. Election of Vice Chairman

MOTION ITEM: Jeanne Rast made a motion to re-elect Lucy Dolan as Vice Chairman of the Planning Commission. Cliff Thomas seconded the motion. Motion Carried: 6-0.

3.II. Election of Chairman

MOTION ITEM: Leah Davis made a motion to re-elect Brian Wismer as Chairman of the Planning Commission. Lucy Dolan seconded the motion. Motion Carried: 6-0.

4. Approval of Minutes

4.I. Minutes of November 8, 2022

MOTION ITEM: Jeanne Rast made a motion to approve the minutes of November 8, 2022, as submitted. Lucy Dolan seconded the motion. Motion carried: 6-0.

5. Old Business

5.I. 2023 Planning Commission Meeting Schedule (Revised)

Background:

Consideration and action to approve the revised 2023 Planning Commission meeting schedule. Due to the City Council's schedule, the meeting scheduled for July 18, 2023, has been changed

to July 11, 2023, and the meeting scheduled on August 8, 2023, has been changed to August 15, 2023. The Planning Commission approved this item on November 8, 2022.

MOTION ITEM: Jeanne Rast made a motion to approve the revised 2023 Planning Commission meeting schedule, as submitted. Lucy Dolan seconded the motion. Motion Carried: 6-0.

6. New Business

6.I. 3166 Dogwood Drive

Site Plan Review

Background:

Darrell Harris of D. Harris Construction requested site plan review to construct a 2,994 square foot commercial building at 3166 Dogwood Drive (Parcel ID: 14-0094-0002-087-3). The property is zoned V, Village.

The project is located in the Dogwood Gateway Corridor of the LCI Study/Comprehensive Plan approved by the city in 2017. The property is part of the A-D, Arts District Overlay, and is subject to the requirements for Commercial/Mixed Use of the Architectural Design Standards.

Note: Zoning information is incorrect on Survey. Site plan information is not complete.

Findings

Required rear and side buffer. Detail for landscaping in the bio retention area has not been provided. There is no side yard buffer to the south. The adjacent property belongs to the residence immediately adjacent. The dimensions of the site would restrict its development to residential. Any variation from the side buffer would require approval from Board of Appeals.

The parking lot must also meet off street parking requirements. The correct lot size is .258 acres which requires 25.8 DBH.

The allowable impervious surface is 70%. The site plan states impervious surface 8,679 SF or 77%. Two different site plans show two different coverages (11/16 Site Plan and Utility Plan. This is not compliant. Breakdown should be provided.

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

- Site Plan requires complete information in box.
- Timeline not provided.
- Driveway detail not provided.
- Side and rear buffers required. Details for the rear property buffer (bio retention landscape buffer area) not provided.
- Side buffer is not provided. Would require a variance.
- The impervious surface coverage of 77% exceeds allowable 70%. A variance would be required.
- Setback of less than 15' is not compliant and would require a variance from Board of Appeals.

- Arborist Report not approved.
- Engineer's report has elements that must be addressed.
- The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Commissioner Wismer asked if the existing curb cut would be utilized. The applicant stated that a new curb cut is proposed.

Commissioner Hall asked the applicant to correct the street name on the site plan to reflect Dogwood Drive instead of Metropolitan Avenue.

Commissioner Wismer supported the buffer variances due to the property's size and site constraints. Mr. Wismer stated that the applicant might consider using a pervious paver surface to reduce impervious parking.

Commissioner Radford asked if any enhancements are planned to the buffer area other than the recommended trees or shrubs. The applicant stated an opaque fence would be installed along with landscaping along the south side of the property.

Public Comment: None.

MOTION ITEM: Jeanne Rast made a motion to approve the site plan request for the property located at 3166 Dogwood Drive subject to the deficiencies outlined in the Engineer's and Planner's reports and including the following:

1. **Must meet the impervious surface coverage of 70%. The applicant may consider reducing the parking by using pervious pavers.**
2. **The applicant must provide landscape details for the side and rear buffers.**
3. **Recommend the Board of Appeals approve the following variances:**
 - **Front yard setback of less than 15'.**
 - **Reduction of the required side buffer.**

The motion was seconded by Lucy Dolan. Motion Carried: 6-0.

6.II. 3558-3668 Elm St., 522-530 Porsche Ave., 543-573 College St., 3560-3572 Perkins St., 0 Perkins St. Preliminary Plat Review

Background:

Phil Carson of MCRT Investments, LLC requested preliminary plat review to combine 18 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-002-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-530 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3560 and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of

constructing a mixed-use, multifamily and retail development. The properties are zoned RMU, Residential Mixed Use.

Findings:

The application request to combine 18 parcels into two (2) parcels for the purpose of constructing a mixed-use, multi-family and retail development with 300 apartments and 7,629 SF of retail sited on 8.31 acres along Elm Avenue and Porsche Drive/South Central. There will be eight (8) garden-style buildings and a clubhouse. Seven of the buildings are 4 stories and one is 5 stories with first-story retail and amenity fitness center. The site includes a large pool, and greenspace. The properties are a mix of vacant land and single family residential uses

Total acreage should be shown on the combination plat. The Location Map should be shown on the combination plat. In addition, the applicant should address all outstanding issues raised in the Engineer's report, including but not limited to the increased right of way along Elm Street, Porsche Ave, and utility connections. Once the necessary revisions are made, the combination plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Commissioner Wismer asked that the traffic study findings come back before the Planning Commission.

Public Comment: None.

MOTION ITEM: Lucy Dolan made a motion to approve the preliminary plat for the properties located at 3558-3668 Elm Street, 522-530 Porsche Avenue, 543-573 College Street, 3560-3572 Perkins Street, and 0 Perkins Street subject to the deficiencies outlined in the Planner's and Engineer's reports. Cliff Thomas seconded the motion. Motion carried: 6-0.

6.III. 3558-3668 Elm St., 522-530 Porsche Ave., 543-573 College St., 3560-3572 Perkins St., 0 Perkins St. Site Plan Review

Background:

Phil Carson of MCRT Investments, LLC requested site plan review to construct a mixed-use development at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-002-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-530 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3560 and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4). The properties are zoned RMU, Residential Mixed Use and are subject to the design requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

Findings:

develop a mixed- use development consisting of 300 multifamily units, approximately 7,600 SF of retail space, a clubhouse, pool and amenities located along Elm Street and South Central/Porsche Avenue. A consolidation plat has been submitted to aggregate 17 parcels into two parcels to serve as the development site.

Staff recommends approval of the site plan with the following conditions.

1. Street trees are shown on rendering but not on landscape plan along South Central/Porsche Ave. Please explain.
2. Relocate/add 5' landscape strip between sidewalk and curb or request variance.
3. Ensure 10' clear area on South Central/Porsche Ave.
4. Provide setback dimensions for all buildings.
5. Provide dimensions for parking spots and driveway entrances.
6. Show location of handicap accessible spots.
7. Provide drawing showing open space as calculated to meet 20% minimum.
8. Provide breakdown of units by type/square footage.
9. Provide development timeline.
10. Commission a traffic study which may require accel/decel lanes.
11. Provide 5' right of way along Elm Street on both sides. Ensure 35' right of way from center line on Porsche Avenue.
12. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
13. Address any outstanding issues on the Engineer's Report, including but not limited to stormwater and how site will address flood plain Zone A condition.
14. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and the sign permit applications will be reviewed separately.

Staff recommends the following conditions with Planning Commission approval:

1. Increase in building height to over 49'.
2. Increase in build-to line to accommodate transmission lines.
3. Waive street tree requirement along South Central/Porsche Ave if applicant demonstrates need.

Any approval of the site plan requires the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

Commissioner Davis asked if the project abuts the rail spur on the adjacent property. The applicant stated that the property meets at the sidewalk and may be enhanced with wayfinding signage.

Public Comment: None.

MOTION ITEM: Jeanne Rast made a motion to approve the site plan request for the properties located at 3558-3668 Elm Street, 522-530 Porsche Avenue, 543-573 College Street,

3560-3572 Perkins Street, and 0 Perkins Street subject to the deficiencies outlined in the Planner's, Fire Marshal's, Arborists and City Engineer's reports. Additionally, the Planning Commission granted variances to increase in building height to over 49', increase the build-to line to accommodate transmission lines, and waive the street tree requirement along South Central/Porsche Ave if applicant demonstrates need and requested the applicant complete a traffic study.

Discussion: Commissioner Wismer confirmed that the traffic study findings would come back before the Planning Commission.

Lucy Dolan seconded the motion. Motion carried: 6-0.

6.IV. Willingham Corridor Improvement Study Resolution 2023-03

Background:

Consideration to recommend the Mayor and Council accept the Willingham Drive Corridor Improvement Study.

The Aerotropolis Atlanta, in conjunction with the City of Hapeville, the City of College Park and the City of East Point, had an improvement study prepared for the Willingham Drive Corridor. The study included developing a vision for the future area, identifying potential catalytic sites, identifying potential public investment, highlighting the Flint River, and creating an area that connects the Tri-Cities.

Commissioner Wismer suggested adding language that states the City actively seeks funding and provides budgeting to implement the recommendations outlined in the plan. The Commission supported the proposed language.

Public Comment: None.

MOTION ITEM: Cliff Thomas made a motion to recommend approval of the Willingham Corridor Improvement Study Resolution to the Mayor and Council, adding that the City supports funding and budgeting to implement the plan. Lucy Dolan seconded the motion. Motion carried: 6-0.

6.V. Zoning Map Amendment

Background:

Consideration of a text amendment to update the zoning map.

The Hapeville City Council has approved a number of rezonings in the past year. The City's Zoning Map is updated annually to reflect these changes. The following parcels' zoning designations were changed.

- Parcel Identification Number 14 0096 LL0502 from RMU, Residential Mixed Use to U-V, Urban Village.

- Parcel Identification Numbers 14-0096-0006-014-1, 14-0096-0006-009-1, 14-0066-0001-007-6 from U-V, Urban Village and R-1, One Family Detached to P-D, Planned Unit Development.
- Parcel Identification Numbers 14-0098-0016-010-5, 14-0098-0016-011-3, 14-0098-0016-012-1 from V, Village to U-V, Urban Village.

Public Comment: None.

MOTION ITEM: Jeanne Rast made a motion to recommend approval of the Zoning Map Amendment to the Mayor and Council, as submitted. Leah Davis seconded the motion. Motion carried: 6-0.

7. Next Meeting Date – February 13, 2023 at 6:00 p.m.

8. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 7:53 p.m. Cliff Thomas seconded the motion. Motion carried: 6-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

22-PC.-9-36

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

Name of Applicant Williams Teusink, LLC

Mailing Address 312 Sycamore Street, Decatur, GA 30030

Telephone (404) 373-9590 Mobile# [REDACTED]

Email kwilliams@williamsteusink.com

Property Owner (s) Fort Wayne Capital, LLC

Mailing Address 2253 Grady Ridge Trail, Duluth, GA 30097

Telephone (678) 468-4254 Mobile#

Address/Location of Property: 0 Norman Berry Drive, Hapeville, GA

Parcel ID #: 14 0127 LL1230

Square Foot of Property 78,896 Acres 1.811

Present Zoning Classification UV Proposed Zoning Classification C-2

Present Land Use Surface Parking Lot

Proposed Land Use Hotel

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.

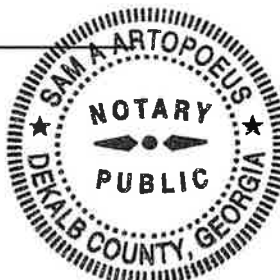
[Signature]
Applicant's signature

Date:

Sworn to and subscribed before me

This 13 day of September, 2022

[Signature]
Notary Public 1/21/23



**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.

Fort Wayne Capital, LLC purchased Tax Parcel ID Number 14 0127 LL 1230 which is currently a paved parking lot.

Fort Wayne Capital, LLC desires to rezone the property to a C-2 zoning to allow for development of a new hotel.

The parcel is currently zoned as U-V, with a future land use of High Intensity Mixed Use. Situated just north of Virginia Ave and on the western border of the City of Hapeville the property is ideally suited for redevelopment as a Hotel.

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

The proposed use is not compatible with the zoning of U-V as envisioned, Fort Wayne Capital, LLC is seeking to redevelop the property in such a way that better serves the surrounding community, provides higher economic usage and provides employment opportunities.

As currently configured the existing parking lot is not ideally suited to the planned future land use of High Intensity Mixed Use

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

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

All adjoining property is also zoned C-2, excluding the shopping district to the south which is currently zoned U-V.

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

The proposed zoning would result in development to water and sewer services, facilities such as police, fire and schools would see not substantial change, the proposed rezoning is intended to develop a hotel for short term stays.

What environmental impacts would the proposed project have?

Site Development would take place with this project as a new construction in the future, these improvements would be compliant with the most current version of Georgia's Stormwater Manual, additionally proposed landscaping with the hotel would improve on current open space surrounding the property.

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

Proposed zoning will have a minimal impact on neighboring properties, the only property currently abutting this parcel shares a curb cut along Norma Berry. The construction of the hotel will have the property joining eight neighboring properties with the same zoning district. It would be one of 11 hotels within a half mile radius, right by the interstate.

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

Please list any written proffered conditions below.

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)

Site Plan, Tax Parcel Map, Survey, Vesting Deed, Aerial Shot of Property Authorization for Representation

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

AUTHORIZATION OF PROPERTY OWNER

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

0 Norman Berry Drive, Hapeville, GA 30354

Tax Parcel Id No. 14 0127 LL1230

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 Williams Teusink, LLC

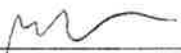
Address of Applicant 312 Sycamore Street, Decatur, GA 30030

Telephone of Applicant (404) 373-9590


Signature of Owner

Fort Wayne Capital, LLC
Print Name of Owner

Personally Appeared Before Me this 7th day of September, 2022


Notary Public



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

Date

9/13/2022

AUTHORIZATION OF ATTORNEY

**THIS SERVES TO CERTIFY THAT AS AN ATTORNEY-AT-LAW, I HAVE BEEN
AUTHORIZED BY THE OWNER(S) TO FILE THE ATTACHED APPLICATION
FOR REZONING OF THE PROPERTY LOCATED AT:**

Tax Parcel ID No. 14 0127 LL1230

City of Hapeville, County of Fulton, State of Georgia

Name of Attorney

Kyle Williams

Bar No.

763910

Address

312 Sycamore Street

Telephone

4043739590

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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS & GIFTS

Application filed on September 13, 2022 for action by the City Council on the following requested rezoning:

U-V to C2

Address to be rezoned: 0 Norman Berry Drive, Tax Parcel Id No. 14 0127 LL1230

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:

Williams Teusink, LLC

Fort Wayne Capital, 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)

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

[Signature]
Signature of Applicant

R. KYLE WICKAM
Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

[Signature] 9/13/2022
Signature of Notary Public Date
1/21/22

(Affix Raised Seal Here)



Deed Book 55231 Pg 560
Filed and Recorded Aug-03-2015 08:28am
2015-0235122
Real Estate Transfer Tax \$0.00
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

STATE OF GEORGIA

COUNTY OF COBB

Upon recording, please return to:
H. Dennis Panter, Esq.
H. Dennis Panter & Associates, LLC
1827 Powers Ferry Road
Building 10, Suite 200
Atlanta, GA 30339

QUITCLAIM DEED

THIS INDENTURE, Made as of the 1st day of May, in the year two thousand fifteen, between HAPEVILLE CAPITAL, LLC a Georgia limited liability company, as party of the first part, and FORT WAYNE CAPITAL, LLC a Georgia limited partnership, as party of the second part.

WITNESSETH:

That said party of the first part for and in consideration of the sum of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATIONS, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold and does by these presents bargain, sell, remise, release and forever quit-claim to the said party of the second part, its successors and assigns, all the right, title, interest, claim or demand which the said party of the first part has or may have had in and to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
("Property")

With all the rights, members and appurtenances to the said described Property in anywise appertaining or belonging.

TO HAVE AND TO HOLD the said described Property unto the party of the second part, its successors and assigns, so that neither the said party of the first part nor its successors or assigns, nor any other person or persons claiming under it shall at any time, claim or demand any right, title or interest to the Property or appurtenances.

IN WITNESS WHEREOF, the said party of the first part has signed and sealed this Deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

HAPEVILLE CAPITAL, LLC
A GEORGIA LIMITED LIABILITY COMPANY


Witness

BY: 
Jay Patel


Notary Public

ITS: Manager

My commission expires:

2/27/2016



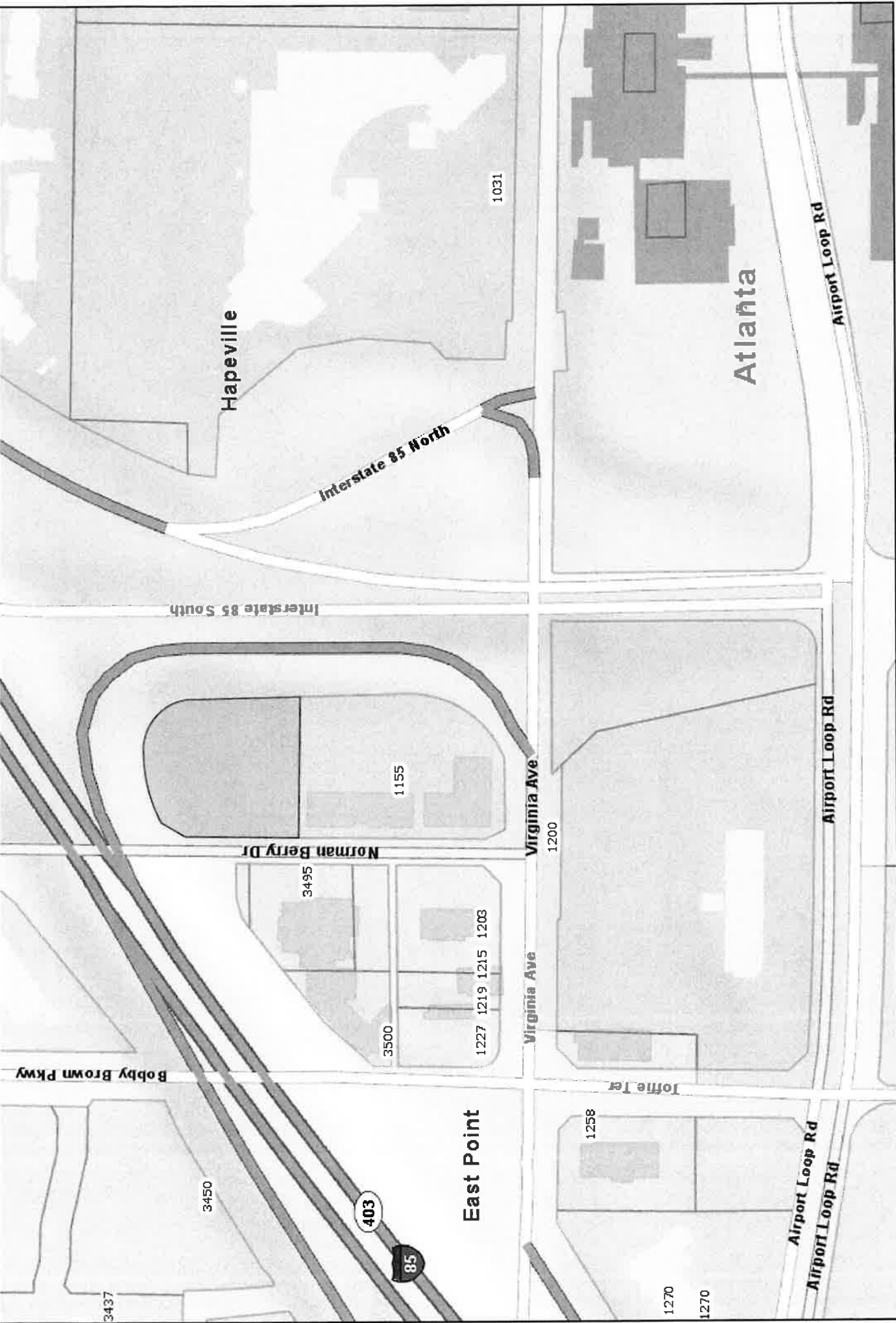
Exhibit "A"

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 127 of the 14th District of Fulton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin found at the intersection of the northerly right-of-way of Virginia Avenue with the easterly right-of-way line of Norman Berry Drive and thence North 25 degrees 47 minutes 16 seconds West a distance of 37.77 to an iron pin on the easterly line of the 50' right-of-way of Norman Berry Drive; thence North 00 degrees 45 minutes 11 seconds East along said right-of-way line a distance of 316.81 feet to THE TRUE POINT OF BEGINNING; FROM SAID TRUE POINT OF BEGINNING, running thence North 00 degrees 45 minutes 11 seconds East along said easterly right-of-way of Norman Berry Drive a distance of 183.07 feet to a point; thence leaving said easterly right-of-way of Norman Berry Drive and following the right-of-way of the Virginia Avenue exit ramp from I-85 to following courses and distances: North 27 degrees 37 minutes 48 seconds East a distance of 58.32 feet to a point; thence along the arc of a 250' radius curve to the right an arc distance of 121.52 feet (said arc being subtended by a chord bearing North 75 degrees 05 minutes 40 seconds East and having a chord distance of 120.33') to a point; thence along the arc of an 85.20' radius curve to the right an arc distance of 135.64 feet (said arc being subtended by a chord bearing South 49 degrees 16 minutes 08 seconds East and having a chord distance of 121.76') to a point; thence South 00 degrees 13 minutes 16 seconds West a distance of 189.19 to an iron pin set; thence leaving said exit ramp and running North 89 degrees 14 minutes 49 seconds West along the center line of a 31' Joint Access Easement a distance of 237.56 feet to the POINT OF BEGINNING; being as more fully shown by ALTA/ACSM Survey for Diplomat Development Company, LLC, by Charles S. Crisp, GA RLS No. 2936, dated September 18, 2007 (the "Survey").

TOGETHER WITH the rights, easements, privileges and obligations appurtenant to the above-described land created and established under that certain Declaration of Reciprocal Easement by Diplomat PR Hotels, LLC, dated December 19, 2007, filed December 26, 2007, and recorded in Deed Book 46143, page 689, Records of Fulton County, Georgia.

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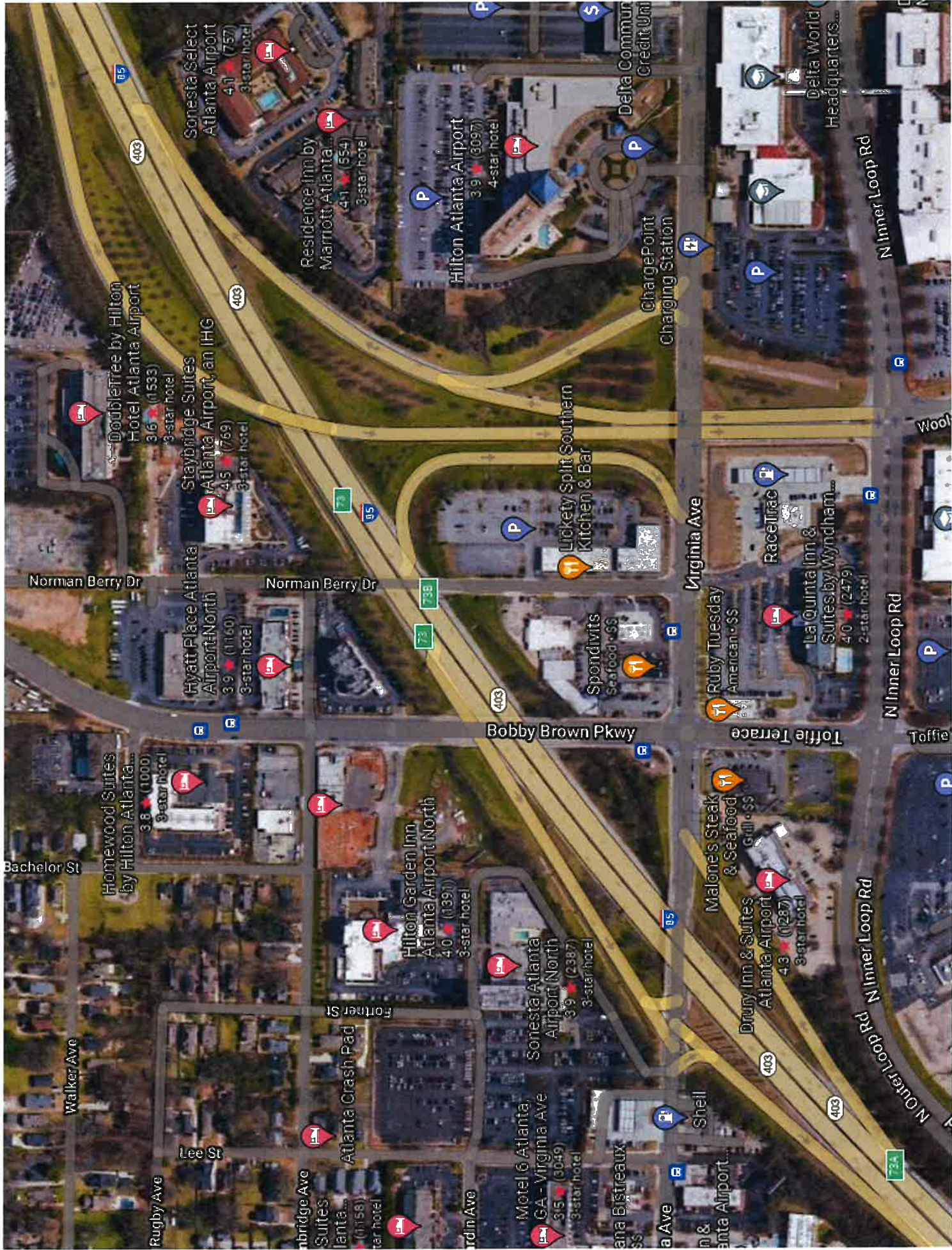


Fulton County GIS

Fulton County provides the data on this map for your personal use "as is". The data are not guaranteed to be accurate, correct, or complete. The feature locations depicted in these maps are approximate and are not necessarily accurate to surveying or engineering standards. Fulton County assumes no responsibility for losses resulting from the use of these data, even if Fulton County is

Date: 9/9/2022

Map Size: 8.5x11 (LETTER)



<https://www.google.com/maps/dir/@33.6600346,-84.4286852,856m/data=!3m1!1e3!4m2!4m1!3e0>



PLANNER'S REPORT

DATE: February 21, 2023
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Rezoning for 0 Norman Berry Drive, Tax Parcel ID 14 0127 LL1230

BACKGROUND

The City received a rezoning application from Williams Teusink LLC on behalf of Fort Wayne Capital LLC requesting the rezoning of a 1.351 acre (58,858 SF) parcel located at 0 Norman Berry Drive (Parcel ID 14 0127 LL1230) from U-V, Urban Village to C-2 General Commercial. The rezoning application for the property had been submitted in September 2022 with incorrect information regarding the proposed parcel for consideration including incorrect parcel data, a survey for an adjacent property, an out of date site plan for an extended stay hotel, and the wrong legal description. Staff spoke with Sam Artopoeus representing Williams Teusink outlining the deficient and incorrect application data as well as the proposed site plan (2015) for an extended stay hotel would not be allowed per Code. Mr. Artopoeus requested a delay in review until the application materials could be located and submitted. A correct property survey was provided on February 7, 2023 via email.

An additional conversation was held with Mr. Artopoeus in February advising him of missing information regarding site plan/proposed use. Mr. Artopoeus advised Staff that the proposed use was undecided. Mr. Artopoeus was advised some indication for the proposed use (site plan, description, parcel sales marketing materials, etc.) should be provided to help inform City staff, the Planning Commission and the Mayor & Council with their evaluation of the rezoning case. The applicant declined verbally and in an email dated February 7, 2023 to provide the requested information, while also acknowledging that Fort Wayne Capital had been advised that additional information was needed. However, Mr. Artopoeus advised that Fort Wayne Capital would not provide a new site plan or any additional information to assist in the review of the application based on a proposed use.

The present land use is vacant. The property had been approved as a commercial parking lot in January 2022 upon completion of all Council requirements. These requirements have not been met as of the date of this report, therefore the property has not been permitted as a commercial parking lot.

The parcel has been zoned U-V, Urban Village since 2013 (Figure 1). The proposed rezoning is C-2. The parcel immediately adjacent to the south is zoned U-V. The parcel to the east is located in the City of East Point, not Hapeville. The parcels located across I-85 to the north and to the east (not adjacent to the parcel) are zoned C-2. The permitted uses and other site requirements for both zoning districts are provided below.

The City of Hapeville Future Land Use Map identifies the property as High Intensity Mixed Use, consistent with the surrounding parcels (Figure 2).

A billboard sign permit was reviewed and approved for zoning compliance in October 2022.

Figure 1

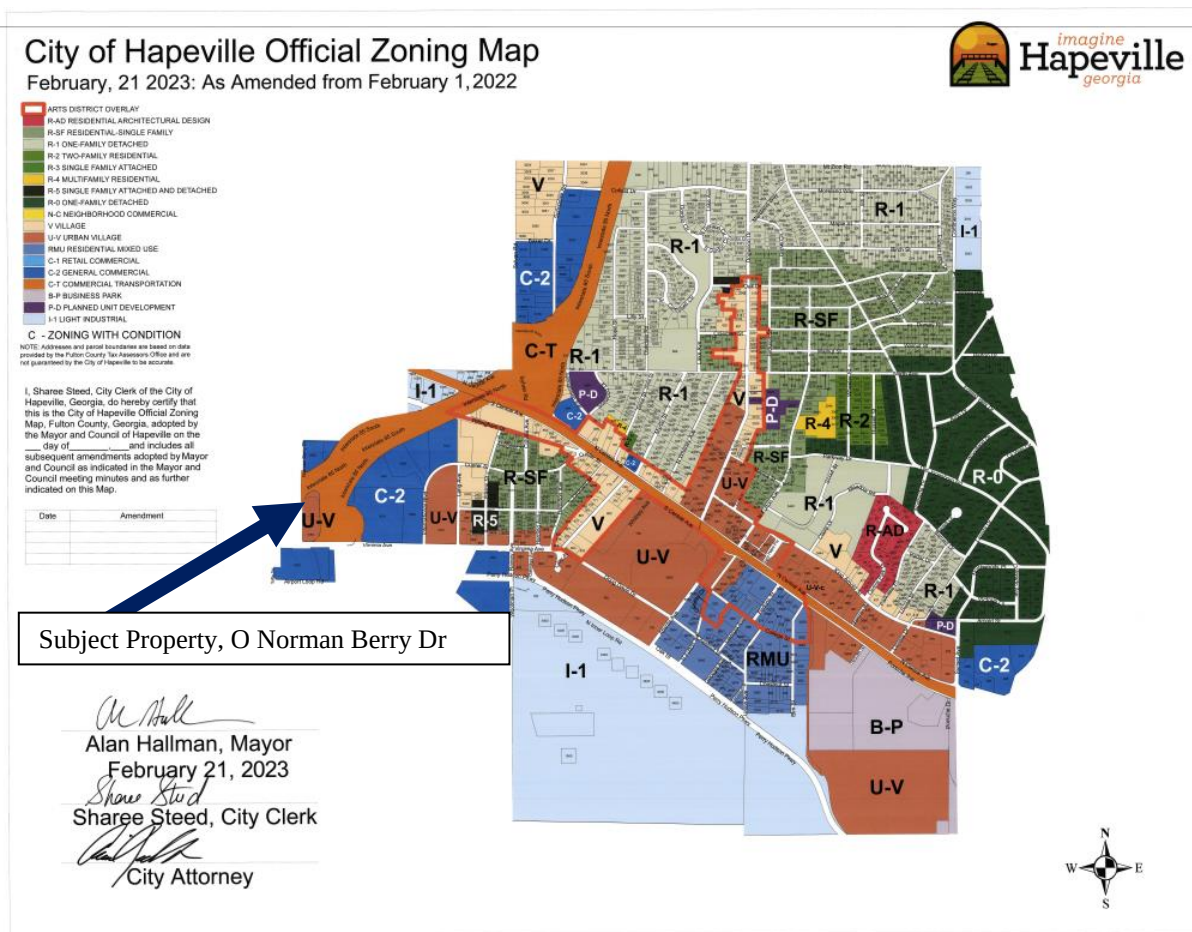
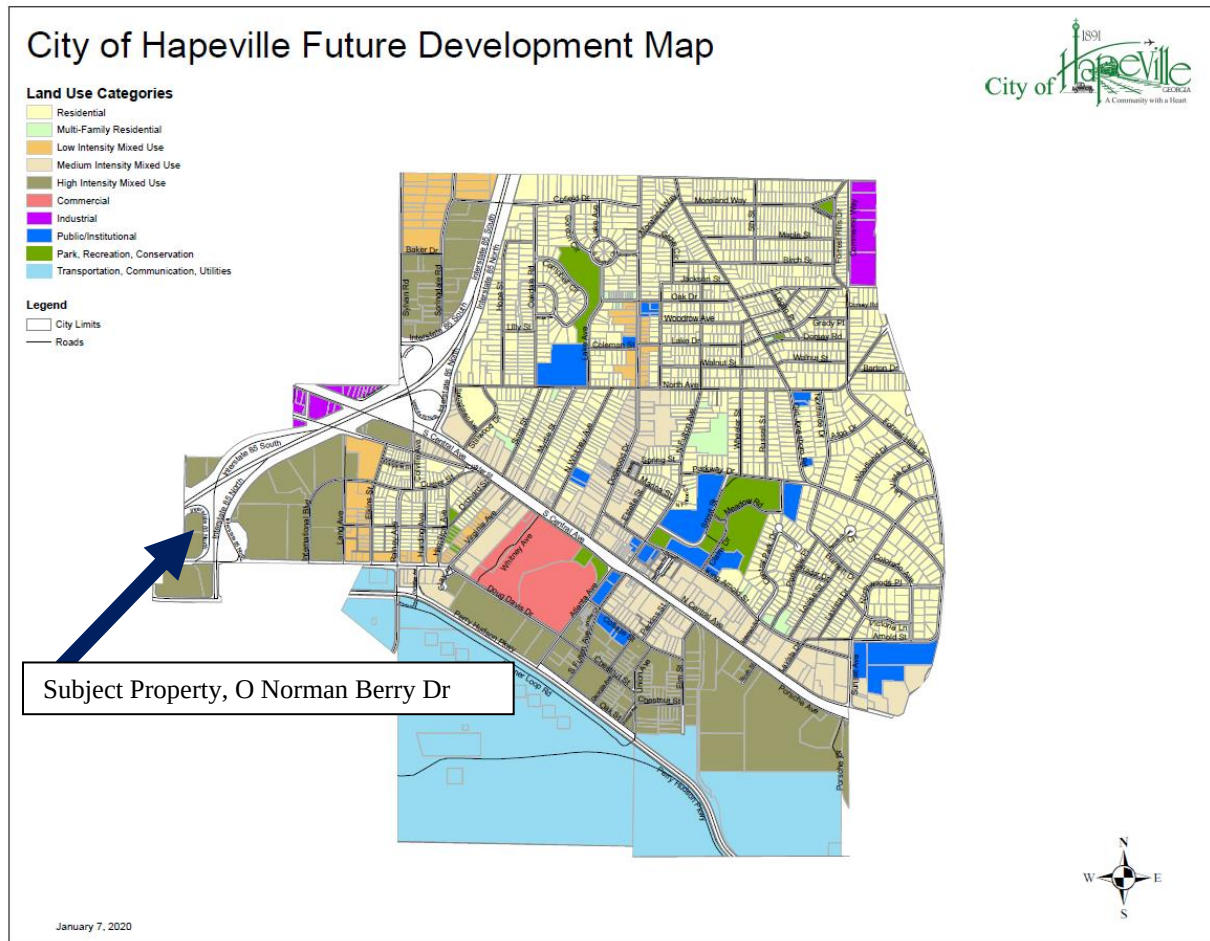


Figure 2



REVIEW OF APPLICATION

The proposed rezoning is to accommodate an unknown use to be located at 0 Norman Berry Drive, Parcel ID 14 0127 LL1230. As such, staff has no basis for which to provide a recommendation for approval or disapproval based upon future use.

(1) The existing land use pattern;

The existing land use pattern is vacant / parking lot but surrounded by commercial and retail uses. On January 2022, the City Council had conditionally approved a commercial parking lot provided the applicant met all of the stated requirements. As of March 9, 2022, the applicant has yet to submit the requirements, therefore it is considered vacant property at this time.

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

The parcel immediately adjacent to the property is zoned U-V. Parcels across Virginia Ave and Interstate 85 are zoned C-2. U-V is a mixed-use designation intended to support neighborhood scale development. C-2 is a commercial only designation. U-V and C-2 zoning have different site development requirements such as sidewalks and building setbacks (see Code above).

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

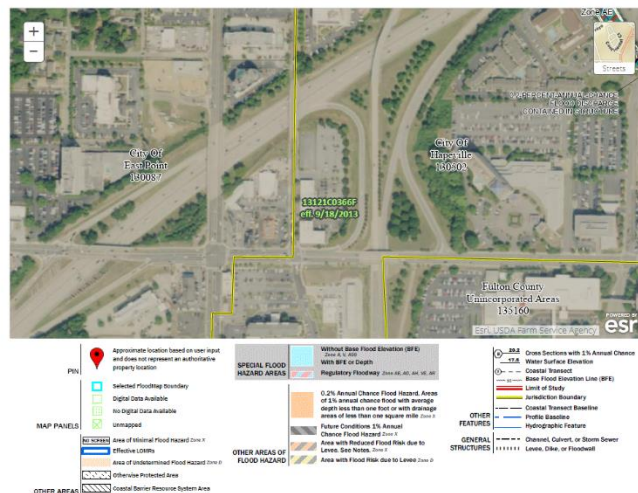
As the future use is unknown, staff cannot determine whether there would be a significant increase or overtaxing on schools or other utilities.

(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 a main sanitary sewer transmission line that runs east/west on the site. Any relocations or modifications to the lateral sanitary sewer line running north/south would be the responsibility of the property owner.

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

The proposed project is not located in any Flood Zone Area according to FEMA Flood Map 9/18/2013.



(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;
As the applicant has declined to provide a site plan for a proposed use, staff cannot determine whether the proposed zoning map amendment would be a deterrent to the improvement of development of adjacent properties.

(7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;
As the applicant has declined to provide a site plan for a proposed use, staff cannot determine whether there are substantial reasons why the property cannot be used in accordance with existing regulations.

(8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;
As the site development requirements are different for C-2 than U-V and this parcel immediately adjoins a U-V parcel, there could be inconsistencies from parcel to the next. However, as the applicant has declined to provide a site plan for a proposed use, staff cannot determine the aesthetic impact of the future use of the property as it relates to the surrounding area.

(9) The extent to which the proposed zoning map amendment is consistent with the land use plan;
As the applicant has declined to provide a site plan for a proposed use, staff cannot determine whether the proposed zoning map amendment is consistent with the high intensity mixed use designation on the Future Land Use Map for the Comprehensive Plan.

(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;
As the applicant has declined to provide a site plan for a proposed use, staff cannot determine whether the possible effects of the zoning map amendment are related to permitted uses and site development requirements. As mentioned above, the U-V Zoning District, to which this parcel is immediately adjacent has different site requirements and permitted uses.

(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;
As the applicant has declined to provide a site plan for a proposed use, staff cannot determine whether the proposed zoning amendment would alter the purpose of the zoning district. The C-2, General Commercial zoning district, has different site requirements and permitted uses, and conditional uses than the immediate adjacent U-V Urban Village zoning district.

(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;
The applicant declined to provide a site plan or any other documentation/indication to a proposed use.

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

There is no adjacent residential neighborhood impacted by the proposed rezoning.

(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.

N/A

FINDINGS

Despite repeated written and verbal requests, the applicant has declined to provide a proposed use to support the need for the rezoning application. Without this information, the Planner cannot provide a recommendation based upon the Code requirements.

ARTICLE 11.2. U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-1. Intent.

The U-V district is established in order to:

- (1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
- (2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
- (3) Promote neighborhoods established near shopping and employment centers;
- (4) Encourage pedestrian and neighborhood uses in the commercial area;
- (5) Discourage land uses that are automobile or transportation related;
- (6) Exclude industrial uses such as manufacturing, processing and warehousing;
- (7) Promote retail and related commercial uses such as business offices, florists, card shops, antique shops, new apparel shops and banks; and
- (8) Encourage intensified mixed-use with commercial uses on the ground floor and dwellings above.

(Ord. No. 2005-11, § 3(8-5-120H), 11-15-2005)

Sec. 93-11.2-2. Definitions.

As used in this article, unless specifically stated otherwise, the following terms shall be defined as indicated, and where any definition herein conflicts with another definition in the zoning ordinance, the definition contained herein shall prevail:

Build-to line. The line generally parallel to the front lot line to which buildings shall enfront to the extent identified in this article. It is a requirement, not a permissive minimum, as is a setback, however, where a minimum and maximum build-to line exists, the building may enfront anywhere between the two lines. The line shall be measured from the back of the sidewalk clear zone along all street frontages and not from the front lot line. For the purposes of this article, the build-to line shall exist even when not enfronted by a building.

Dwelling, live-work. A one-family attached dwelling unit of at least two stories that contains a commercial component of not more than the lesser of 600 square feet in floor area or 40 percent of the dwelling's total floor area. Said commercial component shall be limited to the ground floor of the dwelling unit; shall be covered by separate lease; shall be adjacent to the supplemental area; shall be limited to the permitted business and professional offices/agencies, retail and restaurant uses contained in section 93-11.2-3; and shall be the place of employment for no more than two persons, one of whom shall be a resident thereof. For the purposes of this article, a live-work dwelling shall not be a single structure containing a multifamily dwelling unit and a commercial use arranged vertically unless both dwelling and commercial use share a common kitchen, utilities, and common deed or lease.

Enfront. To place an element such as a building along a build-to line.

Occupiable space. Covered floor area utilized for any principal permitted use except parking, storage, digital industry switchboards, power generators, and other relay equipment.

Master planned development. Any alteration of the natural environment which requires approval of a site plan, construction drawings, or issuance of a development permit in accordance with section 93-2-16.

Regionally significant development. A master plan development that:

- (1) Exceeds 60 acres in size within the city,

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- (2) Lies partially within at least two other jurisdictions,
 - (3) Abuts an interstate highway within or outside of the jurisdictional limits of the city,
 - (4) Consists of contiguous parcels, which may be separated from each other by up to 200 feet of public streets or rail corridors, but not other parcels, and
 - (5) Includes a development buildout that exceeds the minimum thresholds established by the Georgia Department of Community Affairs for developments of regional impacts in metropolitan areas.

Supplemental area. The privately held area between the back of the required sidewalk clear zone and the build-to line.

(Ord. No. 2005-11, § 3(8-5-120I), 11-15-2005; Ord. No. 2009-08, § 1, 6-16-2009)

Sec. 93-11.2-3. Permitted uses.

The following are permitted within the U-V zone:

- (1) Business and professional offices/agencies, including:
 - a. Architectural.
 - b. Dental.
 - c. Engineering.
 - d. Graphic arts.
 - e. Insurance.
 - f. Legal.
 - g. Manufacturers' representatives.
 - h. Medical clinic, medical or dental laboratory, medical or dental office, surgical center.
 - i. Real estate.
 - j. Banks and other financial institutions (not including pawnshops and check cashing businesses).
- (2) Institutional uses, including:
 - a. Art studios.
 - b. Business schools.
 - c. Colleges and universities.
 - d. Dance studios.
 - e. Libraries and other public buildings.
 - f. Professional schools (including music/dance studios).
 - g. Technical schools.
 - h. Playgrounds, parks, and buildings open on a noncommercial basis for recreation only. Uses of this nature are exempt from being within a completely enclosed building.
- (3) Retail; sales, with a maximum floor area of 6,000 square feet, including:
 - a. Antique shops.
 - b. Apparel shops (offering new merchandise).

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- c. Appliance, radio and television sales outlets and services, including incidental repairing where all repair is conducted out of customers' view and is limited to 25 percent of the business's floor area (offering new merchandise).
 - d. Baking shops.
 - e. Book, card and stationary stores.
 - f. Computer sales and repairs (offering new or refurbished merchandise). These uses are subject to a finding by the city planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties nor negatively affect the character of the zone. For purposes of this subsection, refurbished shall mean merchandise intended for retail that has been tested and certified by an authorized service center of the manufacturer or otherwise restored to like-new working condition and appearance and then re-packaged and labeled as a refurbished product. Such merchandise shall appear new and be free from all defects such as major scratches, dents or other forms of cosmetic damage.
 - g. Florist shops.
 - h. Furniture stores (offering new merchandise).
 - i. Hobby shops (offering new merchandise).
 - j. Jewelry stores (offering new or used merchandise)
 - k. Opticians and optical stores.
 - l. Photography stores.
 - m. Printing shops.
- (4) Retail; drugstores, pharmacies and soda shops with a maximum floor area of 15,000 square feet.
- (5) Retail; sales, with a maximum floor area of 20,000 square feet, including:
- a. Department stores (offering new merchandise).
 - b. General merchandise stores (selling new merchandise).
 - c. Hardware stores.
 - d. Office supply stores.
- (6) Retail; grocery stores with a minimum floor area of 30,000 square feet.
- (7) Personal services, with a maximum floor area of 6,000 square feet, including:
- a. Barbershops and beauty shops.
 - b. Data processing facilities.
 - c. Laundry and dry cleaning shops.
 - d. Tailor shops.
 - e. Travel agencies.
- (8) Bed and breakfast inns without kitchens or cooking facilities in rooms used for guest occupancy.
- (9) Restaurants or carry-out restaurants but not including drive-through/drive-in restaurants with a maximum size of 6,000 square feet. Such restaurants shall be allowed to operate no more than six billiard tables upon the premises. Drive-through or drive-in restaurants may be allowed through special permit. The desired configuration for a drive-through or drive-in restaurant in this district is not a stand-alone building but rather part of a larger development and the site plan specifically addresses pedestrian orientation and safety.

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- (10) Theaters (with a maximum size of 8,000 square feet) which do not provide entertainment as defined in section 11-2-1 of this Code, including adult films, adult stage productions, adult videos or other adult entertainment performances.
 - (11) Customary accessory buildings and uses.
 - (12) Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the city planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.
 - (13) Churches and other places of worship.
 - (14) Single-family detached dwellings, subject to the density restrictions in subsection (19) of this section.
 - (15) Single-family attached dwellings with at least two units attached, but no more than 12 and subject to the density restrictions in subsection (23) of this section.
 - (16) Group homes, subject to the restrictions in section 93-2-19.
 - (17) Adult daycare facilities.
 - (18) Combination of residential and business applications within a single structure, provided that each use must have a separate entrance directly accessible from the required sidewalk or within a jointly used lobby.
 - (19) Bail bond offices, subject to section 93-2-23.
 - (20) Check cashing businesses, subject to section 93-2-23.
 - (21) Pawnshops, subject to section 93-2-23.
 - (22) Private probation offices, subject to section 93-2-23.
 - (23) Residential density limitations shall be as follows:
 - a. The maximum permitted residential density of a master planned development shall be 40 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant;
 - b. The built residential density of individual parcels or blocks within a master planned development may be greater or less than 40 units per acre, provided the project's combined average maximum permitted residential density is not exceeded; and
 - c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.
 - (24) Veterinarians and animal hospitals.

(Ord. No. 2005-11, § 3(8-5-120J), 11-15-2005; Ord. No. 2007-11, § 1, 7-3-2007; Ord. No. 2011-10, § 1, 9-20-2011; Ord. No. 2015-15, § 14, 8-4-2015; Ord. No. 2016-03, § 5, 3-1-2016; Ord. No. 2018-15, § 2, 11-6-2018; Ord. No. 2016-28, § 6, 12-6-2016; Ord. No. 2019-15, § 2, 7-2-2019; Ord. No. 2020-21, § 1, 9-1-2020; Ord. No. 2021-06, § 3, 3-2-2021)

Sec. 93-11.2-4. Nonpermitted uses.

The following uses, while permitted in other areas within the city, are not permitted in the U-V zone.

- (1) Reserved;

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- (2) Adult entertainment establishments, as defined by section 11-2-1 of this Code, including, but not limited to, adult bookstores, video or DVD adult rental or purchase, adult movie or adult live theaters, adult gifts and novelties, and other venues for viewing other adult entertainment through any other electronic or other technological medium;
 - (3) Automotive repair shops, dealerships and service stations, boat sales, auto parts stores;
 - (4) Tattoo parlors;
 - (5) Palm reading and fortunetelling, including psychic and crystal ball readings;
 - (6) Reserved;
 - (7) Carnivals;
 - (8) Stables;
 - (9) Shooting galleries, firearm, and archery ranges;
 - (10) Firearms dealers;
 - (11) Modeling agencies;
 - (12) Massage parlors;
 - (13) Bathhouses;
 - (14) Hypnotists;
 - (15) Handwriting analysis;
 - (16) Escort services;
 - (17) Bazaars;
 - (18) Specialty shops;
 - (19) Flea markets;
 - (20) Junk stores;
 - (21) Variety shops;
 - (22) Labor pools;
 - (23) Addiction services clinic, mental health clinic, hospital, rehabilitation or treatment facility.
 - (24) Extended stay motels/hotels;
 - (25) Nursing homes;
 - (26) Personal care homes; and
 - (27) Kennels.

(Ord. No. 2005-11, § 3(8-5-120K), 11-15-2005; Ord. No. 2015-15, § 14, 8-4-2015; Ord. No. 2016-03, § 6, 3-1-2016; Ord. No. 2016-28, § 7, 12-6-2016; Ord. No. 2019-15, § 3, 7-2-2019; Ord. No. 2021-06, § 10, 3-2-21)

Sec. 93-11.2-5. Conditional uses.

Specific uses may be permitted as conditional uses, provided conformance to the purpose and intent of the applicable code. Such uses are:

- (1) SIC Code 5261, lawn and garden supplies with a maximum floor area of 20,000 square feet, provided:
 - a. No outdoor storage of merchandise in the supplemental area.

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- b. Outdoor storage in the rear yard, only, is permitted, provided storage areas are completely screened.
- (2) SIC Code 5411, grocery stores and food stores with a floor area less than 30,000 square feet;
 - (3) SIC Code 7011, hotels and motels;
 - (4) SIC Code 7641, reupholstery and furniture repair with a maximum floor area of 6,000 square feet;
 - (5) Laundry and dry cleaning shops with a maximum floor area of 6,000 square feet;
 - (6) Parking lots (except for municipal parking lots benefiting the U-V zone); and
 - (7) Kindergarten schools as defined under section 93-1-2, and the following facilities as defined herein:
 - a. "Day care center" or "center" means any place operated by a person, society, agency, corporation, institution or group wherein are received for pay for a group care, for fewer than 24 hours per day without transfer of legal custody, 19 or more children under 18 years of age.
 - b. "Group day care home" means any place operated by any person, partnership, association or corporation wherein are received for pay for group care not less than seven or more than 18 children under 18 years of age for less than 24 hours without transfer of legal custody.
 - c. "School-age group day care home" means a group daycare home, or part thereof with separate facilities and a separate license, which provides daytime care exclusively to school-age children before and/or after the normal school day. Such programs may operate a full-day program solely during the regular school year during those periods when school is not in session.
 - (8) Spas. For the purpose of this section, a spa shall be defined as a business location where massages by certified masseurs, makeovers, body wrapping, hair removal, saunas, manicures, pedicures and non-surgical cosmetic procedures are performed. Any combination of at least three or more of the above listed uses shall occur in the location.
 - (9) All multifamily uses shall be conditional uses in U-V zone. In addition to meeting the conditional use provisions, all multifamily uses in U-V shall comply with [subsection] 93-11.2-3(19).
 - (10) Research and development facilities that meet the following criteria:
 - a. Facility does not emit or produce designated hazardous waste or hazardous waste as defined in O.C.G.A. § 12-8-62.
 - b. Facility cannot conduct outside research or development activities or storage units.
 - c. The conditional use permit will be issued for the specific business and specific parcel that has applied; all new or subsequent business will have to reapply.

(Ord. No. 2005-11, § 3(8-5-120L), 11-15-2005; Ord. No. 2007-11, § 2, 7-3-2007; Ord. No. 2019-24, § 1, 8-6-2019)

Sec. 93-11.2-6. Special uses.

The following uses require a special use permit, in accordance with section 93-3.2-5 and 93-3.2-6, in any U-V zone:

- (1) Reserved.

(Ord. No. 2015-15, § 14, 8-4-2015)

Sec. 93-11.2-7. Area, placement, and buffering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

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- (1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1. Generally, no lot shall have a minimum frontage of less than 20 feet; however, single-family residential lots shall have a minimum frontage of 30 feet.
 - (2) *Front yard.* See subsection (3) below.
 - (3) *Build-to line.* The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, the relationship to existing and proposed parks and plazas, the location of existing mature trees, and supplemental area of adjacent structures. Where the built-to line is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.
 - (4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (8) of this section for residential zone buffers.
 - (5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (8) of this section for residential zone buffers.
 - (6) *Distance between buildings.* Section 93-2-6 notwithstanding, the minimum distance between two buildings on a single lot or on contiguous property under the same ownership shall be ten feet, plus four additional feet for every story or fraction thereof that the building exceeds three stories, or such distance determined necessary by the city planning commission to enhance the aesthetics of development. All exterior walls shall be designed per the International Residential Building Code 2003, as amended, or the International Building Code 2003, as amended. Adjoining buildings, whether commercial, residential, or mixed-use, shall have sprinkler systems and there shall be a fire resistance rating of one hour between buildings and occupancies that are side-by-side and top and bottom. However, if a building is a single-family dwelling and the adjacent building is closer than 15 feet there can be no vertical openings (windows) between the two structures of buildings that exist within 15 feet of the horizontal fire separation.
 - (7) *Height regulations.* No building or structure shall be less than 24 feet in height or exceed four stories or a 64 feet in height, provided the city planning commission may allow a development with greater height via site plan approval, if it finds that:
 - a. The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods.
 - b. The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods.
 - c. The proposed development is designed to facilitate the objectives and strategies of an officially adopted master plan, an LCI Study or the current comprehensive plan.
 - d. The proposed development meets approval from the fire department and FAA.
 - e. The proposed development meets the sprinkling standards set forth by the fire department. It shall meet the requirements as set forth in NFPA (13)(D), standard for the installation of sprinkler systems in one-family or two-family dwellings and NFPA (13)(R) for residential occupancies up to and including four stories in height. All others shall be required to meet NFPA (13) standard for the installation of sprinklers.
 - (8) *Residential buffer.* Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and

intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:

- a. A minimum 15-foot landscaped buffer located within the U-V zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.
- b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
- c. Where an alley separates this zone from a residential zone, the required landscape buffer and permanent opaque wall shall be provided on the portion of the U-V-zoned property adjacent to the alley.

(Ord. No. 2005-11, § 3(8-5-120M), 11-15-2005; Ord. No. 2015-15, § 14, 8-4-2015; Ord. No. 2019-04, § 1, 2-19-2019; Ord. No. 2020-4, § 5, 1-7-2020)

Editor's note(s)—Ord. No. 2015-15, § 14, adopted August 4, 2015, renumbered the former sections 93-11.2-6—93-11.2-13 as sections 93-11.2-7—93-11.2-14. The historical notation has been preserved for reference purposes.

Sec. 93-11.2-8. Supplemental area requirements.

Supplemental areas shall meet the following requirements:

- (1) The following may not be located in the supplemental area:
 - a. Recreational areas and facilities such as swimming pools, tennis courts;
 - b. Fences and walls;
 - c. Service elements such as dumpsters, loading docks and similar elements;
 - d. Mechanical features; and
 - e. Parking.
- (2) Adjacent to ground floor retail or restaurant uses the supplemental area:
 - a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;
 - b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, bricks, slate, or stamped or colored concrete, but not asphalt;
 - c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, outdoor dining, merchandise display and potted plants.
- (3) Adjacent to ground floor dwelling units, excluding live-work dwellings, the supplemental area:
 - a. Shall be landscaped, except for area uses for stoops, porches, wheelchair ramps, or walkways;
 - b. Shall be planted with one canopy tree, as established in section 93-2-14(k)(11), an average of 40 feet on-center as measured parallel to the front lot line.
 - c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.
- (4) Adjacent to ground floor live-work dwellings, all other uses, or when not adjacent to a building the supplemental area shall be treated as identified in subsections (2) or (3) of this section.

(Ord. No. 2005-11, § 3(8-5-120N), 11-15-2005; Ord. No. 2015-15, § 14, 8-4-2015)

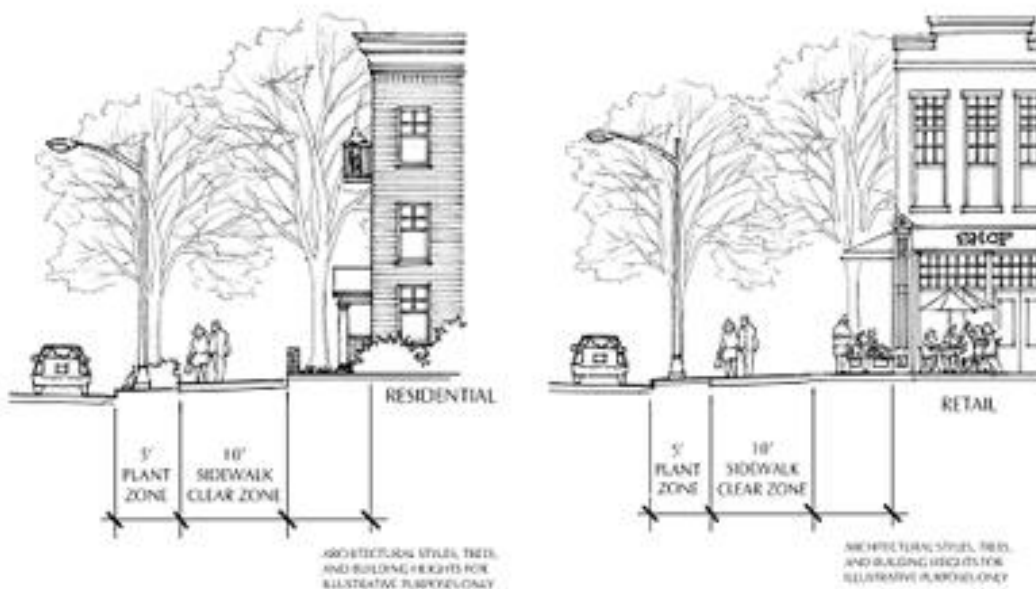
Note(s)—See editor's note at section 93-11.2-7.

Sec. 93-11.2-9. Sidewalk requirements.

Public sidewalks shall be located along all public and private streets. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

(1) *Sidewalk landscape area requirements.*

- a. The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.
- b. The landscape area may be primarily paved adjacent to on-street parking and shall be landscaped in all other areas.



- c. Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.
- d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as approved by the city.

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- e. The landscape area shall be maintained by the adjacent property owner.
- (2) *Sidewalk clear area requirements.*
- a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including but not limited to steps and stoops, traffic control boxes, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.
 - b. No awning or canopy shall extend more than five feet over the clear area.
 - c. Along the following streets, if zoned U-V: South Central Avenue, North Central Avenue, Perry Hudson Boulevard, Dogwood Drive, Sylvan Road, Virginia Avenue, International Boulevard, and Atlanta Avenue, the sidewalk clear area shall have a minimum width of ten feet.
 - d. Along all other streets zoned U-V, the sidewalk clear zone shall have a minimum width of six feet.
 - e. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.
- (3) *Paving materials to remain continuous.* Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.

(Ord. No. 2005-11, § 3(8-5-1200), 11-15-2005; Ord. No. 2015-15, § 14, 8-4-2015; Ord. No. 2020-4, § 6, 1-7-2020)

Note(s)—See editor's note at section 93-11.2-7.

Sec. 93-11.2-10. Parking and curb cut requirements.

In addition to the requirements of article 23, off-street parking and loading, the following requirements shall apply within the U-V district:

- (1) See article 22.1 of this chapter for minimum parking space requirements.
- (2) See section 93-23-7 for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:
 - a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are not available or limited, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.
 - b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
 - 1. A to-scale map indicating location of proposed parking spaces;
 - 2. Hours of business operation of nonresidential parking users;
 - 3. Copies of the legal instrument that authorizes the use of shared parking facilities;
 - 4. Copies of the relevant legal instrument authorizing the shared use, shall be filed with the department of economic development.
 - 5. Where authorized shared parking exists and a change affecting the shared use occurs, the

applicant shall have up to 30 calendar days to provide the city director of economic development with a valid legal instrument reflecting the modified parking arrangements.

- c. Change to any of the conditions identified in this subsection, except as identified in subsection (2)b.5 above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.
- (3) Developments are permitted a maximum of two driveway curb cuts per block face or one. For the purposes of this section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.
- (4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue, Virginia Avenue or Atlanta Avenue when access can be provided from a side or rear street. Circular drives are prohibited, with the exception of hotel and hospital uses.
- (5) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.
- (6) Carports shall be prohibited.
- (7) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.
- (8) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of section 93-11.2-10(1).
- (9) Bicycle or moped parking spaces are required as follows: All non-residential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area, or at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.
- (10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure.

(Ord. No. 2005-11, § 3(8-5-120P), 11-15-2005; Ord. No. 2015-15, § 14, 8-4-2015)

Note(s)—See editor's note at section 93-11.2-7.

Sec. 93-11.2-11. Reserved.

Editor's note(s)—Ord. No. 2009-02, § 1, adopted Feb. 17, 2009, deleted § 93-11.2-10, which pertained to general facade requirements and derived from Ord. No. 2005-11, § 3(8-5-120Q), adopted Nov. 15, 2005.

Note(s)—See editor's note at section 93-11.2-7.

Sec. 93-11.2-12. Commercial design ground floor requirements.

In addition to the requirements of section 93-11.2-10, the following shall apply to buildings with enfronting ground floor commercial uses; and all enfronting buildings along South Central Avenue, North Central Avenue, Virginia Avenue, International Boulevard, or Atlanta Avenue:

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- (1) Enfronting ground floor facades shall provide a display window area consisting of:
 - a. A non-glass base or knee wall beginning at grade and extending not more than 24 inches above the required sidewalk.
 - b. A glass display window beginning at the top of the bulkhead or knee wall, to a height not less than ten feet and not more than 12 feet above the adjacent required sidewalk. Such glass shall provide views into display windows that have a minimum depth of 2½ feet into and are accessible from the building interior.
 - c. Primary pedestrian entrances to all commercial uses adjacent to the front yard shall be recessed a maximum of five feet from the exterior facade, remain unlocked during normal business hours, and have a surface area that is a minimum of 70 percent glass.
 - d. A glass transom located above the glass display window and entry door shall have a minimum height of 24 inches and a maximum height of 36 inches.
 - e. A minimum of 75 percent of the length of the enfronted portion of the build-to line shall be provided in glass, including glass doors and display windows.
 - f. No linear distance of more than ten feet without intervening glass display windows or glass doors.
 - g. A non-glass sign band located above the glass transom having a minimum height of 36 inches.
 - (2) Ground floor drop ceilings shall be recessed a minimum of 18 inches from the display window opening.
 - (3) The ground floor finished floor to ceiling slab shall be a minimum of 18 feet. Finished ceiling height shall be a minimum of 14 feet.

(Ord. No. 2005-11, § 3(8-5-120R), 11-15-2005; Ord. No. 2015-15, § 14, 8-4-2015)

Note(s)—See editor's note at section 93-11.2-7.

Sec. 93-11.2-13. Reserved.

Sec. 93-11.2-14. Regionally significant developments.

The following additional requirements shall apply to regionally significant developments:

- (1) The regulations set forth herein shall only apply to portions of regionally significant developments located greater than 30) feet from any parcel zoned R-1, R-2, R-3, R-4, R-5, R-O, R-SF, or V.
- (2) In addition to those uses set forth in section 93-11.2-3, the following shall also be permitted uses within regionally significant developments:
 - a. Conference/convention centers;
 - b. Hotels and motels having at least 200 guest rooms and at least one on-premises restaurant defined as a retail establishment that serves prepared food to customers, generally for eating on premises;
 - c. Telecommunications and/or data centers;
 - d. Subsection 93-11.2-5(6) notwithstanding, commercial parking lots and decks shall be a permitted use when located in an area with a day-night sound level (DNL) in excess of 75 decibels at the time of the adoption of this section, as shown in exhibit 1 of the FAA's Hartsfield-Jackson Atlanta International Airport FAR 150 Study, dated January 2006. For all other areas, commercial parking lots and decks shall be permitted uses when serving retail, restaurant, conference/convention

centers, hotels, or office uses within an adjoining jurisdiction, and as set forth in subsection (3) below.

- e. Warehouse and Distribution facilities, subject to the following:
 - 1. Such facilities shall be located inside the 70+ DNL area identified in the Hartsfield-Jackson Atlanta International Airport FAR 150 Study, dated January 2006, and shall have their primary points of ingress/egress on North Airport Loop Road.
 - 2. Manufacturing and assembly line operations shall not be permitted.
 - 3. Truck loading and unloading areas shall be shielded from the main road(s) serving the facility.
 - 4. All equipment, electrical substations and mechanical devices shall be shielded from view from the main road(s) servicing the facility.
 - 5. The storage of goods or materials in an open area is not allowed.
 - 6. Accessory buildings, when such are required for the function of the principal building/use(s), are permitted provided that all such accessory building comply with all setback and yard area requirements, screening/landscaping and any other provisions of this zoning district as are required of principal buildings.
 - 7. The grade level of all proposed structured shall be oriented for safe pedestrian access.
 - 8. All electric, telephone, telecommunications, and other service lines shall be installed subsurface.
 - 9. A greenbelt planting screen is required between the main service road and the facility.
 - 10. Landscaped islands are required in parking lots.
 - 11. No land or structure in this district shall be used or occupied in any manner which creates dangerous, injurious, noxious or otherwise objectionable conditions which may affect any other property.
- (3) Parking for a retail, restaurant, office, conference/convention centers, or hotel uses within an adjoining jurisdiction shall only be permitted in Hapeville when:
 - a. Such use occupies a building that is located in multiple jurisdictions, and
 - b. Such use meets or exceeds the minimum parking requirements of the city, including for the portion within the adjoining jurisdiction; and
 - c. At least 75 percent of the required parking for the proportion of the use within another jurisdiction is located within the adjoining jurisdiction.
- (4) The minimum parking space requirements for uses not specified in Section 93-22.1-1 shall be:
 - a. *Conference/conventions centers*. One space per 1,500 square feet of floor area.
 - b. *Hotels and motels*. One space per lodging unit.
 - c. *Telecommunications and/or data centers*. One space per employee.
- (5) In no case shall the number of parking spaces within a commercial parking lot(s) exceed more than 30 percent of the minimum number of parking spaces required for the regionally significant development at build-out in accordance with article 22.1 and section 3 [section 93-22.1-3] herein, which shall be calculated by applying such minimum requirements to all portions of the regionally significant development, including those portions within other jurisdictions
- (6) Sections 93.11.2-3 and 93.11.2-5 notwithstanding, there shall be no maximum floor area limits for any use.
- (7) Subsections 93-11.2-7(1), (2), and (3) and section 93-22.1-1 notwithstanding, there shall be no minimum lot frontage, lot area, lot coverage, setbacks, or width requirements for nonresidential uses within regionally significant developments. Furthermore, the minimum build-to line along a public street within a regionally significant development shall be zero feet and the maximum build-to-line shall be 15 feet.
- (8) Subsection 93-11.2-7(6) notwithstanding, the minimum distance between two buildings on a single lot or on contiguous property shall only be limited by applicable public safety and fire codes.

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- (9) Subsection 93-11.2-7(7) notwithstanding, no building or structure height shall exceed the applicable flight-safety restrictions for Hartsfield-Jackson Atlanta International Airport established by the FAA, not to exceed 1,176 feet above mean sea level, except where the applicable property has been encumbered, prior to adoption of this section, by a pre-existing aviation easement, the terms of which shall control over the above FAA standards.
 - (10) The prohibition against them in subsection 93-11.2-8(1) notwithstanding, fences and walls not exceeding four feet in height shall be permitted in the supplemental area when used to surround outdoor dining.

(Ord. No. 2009-08, § 2, 6-16-2009; Ord. No. 2015-15 , § 14, 8-4-2015)

Note(s)—See editor's note at section 93-11.2-7.

ARTICLE 14. C-2 (GENERAL COMMERCIAL)

Sec. 93-14-1. Intent.

By virtue of its location within the comprehensive land development plan for the city, and in recognition of the present extent and concentration of business and commercial developments serving the whole city, and because of the continuous process of intensification of uses in certain areas, the C-2 zone is established in order to:

- (1) Protect present business and commercial uses.
- (2) Guide the further development of this zone in accordance with the design principles of modern shopping centers oriented to the extensive use of the automobile as well as public transit.
- (3) Exclude industrial uses (such as manufacturing, processing and warehousing) and residential uses.
- (4) Encourage the eventual elimination of uses inappropriate to the function of the central business area.
- (5) Encourage intensive development of this zone as the shopping and business center of the city and surrounding trade areas.
- (6) Exclude uses which would be dangerous or offensive, or detrimental to the present or intended character of this zone or vicinity or persons or property therein by reason of the emission of dust, gas, smoke, noise, fumes, glare, odors, vibrations or surface water and drainage.

(Code 1981, § 8-5-141)

Sec. 93-14-2. General use criteria.

The uses permitted within the C-2 zone shall include the business, professional, retail and service uses permitted in the C-1 zones plus certain other uses appropriate to a general business area. These additional uses include wholesale and other retail activities not requiring extensive storage or warehousing, hotel and motel type uses, uses pertaining to the sale of new and used automobiles, commercial parking facilities, small fabrication and assembly plants selling at retail on the premises, entertainment facilities and other uses specifically enumerated below. All these uses shall be conducted wholly within a completely enclosed building, except when a use included in the following list is followed by the phrase "outside use."

(Code 1981, § 8-5-142)

Sec. 93-14-3. Permitted uses.

The following uses are permitted within any C-2 zone:

- (1) Antique shops.
- (2) Apparel shops, including cloth and sewing stores.
- (3) Appliance, radio and television sales outlets and services, including incidental repairing.
- (4) Art and photography stores and studios.
- (5) Automobile parts sales stores.
- (6) Bakery shops.
- (7) Banks and other financial institutions, including loan and finance shops.
- (8) Barbershops and beauty shops.
- (9) Business and professional offices, including incidental warehousing of products sold.
- (10) Churches and other places of worship.
- (11) Clubs and lodges.
- (12) Commercial parking lots and parking garages.

- (13) Customary accessory buildings and uses.
- (14) Dance studios.
- (15) Department, gift and bookstores.
- (16) Drugstores, pharmacies and soda fountains.
- (17) Electrical sales outlets and services.
- (18) Florist shops.
- (19) Food stores.
- (20) Furniture stores.
- (21) Hardware stores.
- (22) Hobby shops.
- (23) Blood plasma donation center, medical clinic, medical or dental laboratory, medical or dental office, surgical center, addiction services clinic, mental health clinic, hospital, rehabilitation or treatment facility.
- (24) Hotels and motels.
- (25) Jewelers and jewelry stores.
- (26) Laundries, self-service and laundry pickup stations.
- (27) Laundry and dry cleaning establishments.
- (28) Libraries and other public buildings.
- (29) Locksmith shops.
- (30) Minor storage, repackaging and servicing of goods and small nonmotorized equipment, provided the use does not violate the intent provisions of this article. In addition, incidental activities associated with the use such as sales, loading, bookkeeping and administration shall also be permitted.
- (31) Opticians and optical stores.
- (32) Paint stores.
- (33) Plumbing sales outlets and services.
- (34) Printing shops.
- (35) Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.
- (36) Restaurants, carry-out restaurants, drive-in restaurants or drive-through restaurants.
- (37) Shoe stores and repair shops.
- (38) Tailor shops.
- (39) Theaters and bowling alleys.
- (40) Undertaking establishments and funeral homes.
- (41) Extended-stay hotels, subject to the provisions of sections 93-2-22 and 93-2-23.
- (42) Bail bond offices, subject to section 93-2-23.
- (43) Check cashing businesses, subject to section 93-2-23.
- (44) Pawnshops, subject to section 93-2-23.

(45) Private probation offices, subject to section 93-2-23.

(46) Veterinarians, animal hospitals and kennels.

(Code 1981, § 8-5-143; Ord. No. 75-3, 4-1-1975; Ord. No. 84-8, 11-6-1984; Ord. No. 89-3, § 3, 3-7-1989; Ord. No. 2000-10, § 1, 4-4-2000; Ord. No. 2015-15, § 20, 8-4-2015; Ord. No. 2016-03, § 9, 3-1-2016; Ord. No. 2016-18, §§ 6, 7, 8-16-2016; Ord. No. 2018-15, § 5, 11-6-2018; Ord. No. 2016-28, § 5, 12-6-2016; Ord. No. 2019-15, § 7, 7-2-2019; Ord. No. 2021-06, § 7, 3-2-2021)

Sec. 93-14-4. Nonpermitted uses.

The following uses are not permitted in any C-2 zone:

- (1) Group homes.
- (2) Nursing homes.
- (3) Personal care homes.

(Ord. No. 2015-15, § 20, 8-4-2015)

Sec. 93-14-5. Conditional uses.

Upon application to and favorable decision thereon by the mayor and council, as provided in article 25 of this chapter, the conditional uses specified herein are permitted in this district provided that their establishment promotes the health, safety, morals, and general welfare of the city. Specific conditional uses which may be permitted as so specified are as follows:

- (1) Labor pools, provided also that:
 - a. The building or structure located on the property has a sufficient amount of space or area, either inside or outside, which is configured in such a way as to prevent potential laborers who have congregated in the building or on the property from being observed from any right-of-way or any adjoining property;
 - b. The proposed site for a labor pool is not located within 1,000 feet of an existing labor pool;
 - c. No further labor pools may be established when the total number of such operating establishments would number more than one for each 5,000 persons residing in the city. It is the intent of this provision to require a population of 5,000 for each such operating establishment.

Examples:

1. Population = 5,000, then one license may be issued;
2. Population = 9,999, then one license may be issued;
3. Population = 10,000, then two licenses may be issued.

If an existing operating establishment shall go out of business and the number of such existing operating establishments shall continue to exceed the limit prescribed herein, such establishments may not be reinstated. The population shall be determined by the most recent United States decennial Census.

- d. The labor pool has a properly configured, safe area on the property where the day laborers can be picked up and dropped off. Any such area shall not include any right-of-way immediately adjacent to the property or on any adjoining property which is not owned or leased by the labor pool.
- e. The labor pool is located only in one of the following areas:
 1. On properties along the north right-of-way of Willingham Drive, west of Colville Avenue to the city limits of East Point.
 2. On South Central Avenue from its intersection with Colville Avenue to the city limits of East Point.
 3. On Sylvan Road from its intersection with Central of Georgia Railroad to its intersection with Grimes Street.

4.
 - i. On North Central Avenue from its intersection with Sylvan Road to the city limits of East Point.
 - ii. Any labor pool in existence as of the effective date of this section which is not located in the above described areas will be considered a nonconforming use and subject to the provisions of this chapter.
- (2) Automobile sales lots (new and used and showrooms (outside use), including incidental service and repairing when conducted entirely within a completely enclosed building.
 - a. All vehicles offered for sale shall: be clean in appearance, not require body repairs or painting, be in an operable condition and suitable for licensing and operation under laws applicable in the state.
 - b. All vehicle repairs shall be conducted within an enclosed building and shall be limited to those vehicles actually available for sale on the premises. Such repairs shall consist of minor auto repair operations, only; bodywork is prohibited.
 - c. A 30-foot landscaped buffer shall be maintained along the boundary of any residential property. Such buffer shall consist of species and plant sizes sufficient to yield a substantial visual screen throughout the year. Section 93-23-18 regarding landscape requirements for vehicular use areas shall be applicable to these conditional uses.
 - d. No driveway shall be located within 25 feet of any residential property.
 - e. All site lighting shall be directed inward and toward the ground to prevent glare on public rights-of-way and adjoining properties.
- (3) Boat sales and service (outside uses).
 - a. All boats offered for sale shall be clean in appearance; not require hull or other repairs or painting; be in an operable condition; and be suitable for licensing and operation under laws applicable in the state.
 - b. Boat motor repairs shall be conducted within an enclosed building; hull repairs or other repairs utilizing fiberglass or other materials that produce fumes shall not be conducted on the premises. Provided, however, that upon presentation of evidence of on-site filtering techniques that effectively eliminate such odors or fumes, rendering them imperceptible at the property line, such repairs may be permitted.
 - c. A 30-foot landscaped buffer shall be maintained along the boundary of any residential property. Such buffer shall consist of species and plant sizes sufficient to yield a substantial visual screen throughout the year. The standards found in section 93-23-18 regarding landscape requirements for open lot sales shall be applicable to these conditional uses.
 - d. No driveway shall be located within 25 feet of any residential property.
 - e. All site lighting shall be directed inward and toward the ground to prevent glare on public rights-of-way and adjoining properties.
- (4) Gasoline service stations (outside use), not including outside repair of automobiles or outside storage of any tires batteries, new or used automobile parts or other merchandise not necessary for the sale of gasoline and motor oil.
 - a. Access drives shall be clearly defined utilizing curbing.
 - b. Vehicle services shall be limited to oil changes, lubrication, tire repair, tune-ups and other minor services. All such operations shall be performed within an enclosed building.
 - c. Storage of vehicles which are on the premises for the above repairs shall be limited to two per service bay.
 - d. Pumps shall be setback a minimum distance of 25 feet from the street right-of-way.
 - e. Stations providing car washing as an accessory use shall ensure that all wash water is contained on the premises.

- f. A 30-foot landscaped buffer shall be maintained along the boundary of any residential property. Such buffer shall consist of species and plant sizes sufficient to yield a substantial visual screen throughout the year. The standards found in section 93-23-18 regarding landscape requirements for vehicular use areas shall be applicable to these conditional uses.
 - g. No driveway shall be located within 25 feet of any residential property.
 - h. All site lighting shall be directed inward and toward the ground to prevent glare on public rights-of-way and adjoining properties.
- (5) Processing, cleaning, or other servicing devices or equipment, providing that the following uses may be approved by mayor and council, based upon a finding by the mayor and council that such uses conform to adopted performance standards, and that said uses further the purpose of the zone in which they are located or in which the use would be placed. No approved use shall be expanded that is inconsistent with the criteria set fourth below. Discontinuation of an approved use for a period of 30 or more days shall result in termination of the conditional uses after notice sent registered mail to the permit holder's last known address without further process. Discontinuation of a use for a period of 30 or more days shall create a presumption and be evidence of an intent to abandon the use.
- a. Processing, cleaning, or otherwise servicing devices or equipment. The following shall be allowed by conditional uses:
 - 1. Processing, cleaning, or otherwise servicing devices or equipment.
 - 2. Business offices, including incidental warehousing of products sold and minor storage, repackaging and servicing of goods.
 - 3. Limited processing and fabrication of goods, or light assembly utilizing components parts manufactured elsewhere.
 - b. Applicable conditions. The following conditions must be met for conditional uses issuance:
 - 1. No truck terminals shall be allowed;
 - 2. Shipping shall be accomplished using local haul trucks as the term is commonly used in the trucking industry, and shall not use trucks with 18 or more wheels, also known as long haul trucks, on the permitted property;
 - 3. No outdoor storage of materials, equipment or other materials shall be permitted;
 - 4. All such operations shall be conducted in an enclosed building; and
 - 5. The maximum lot area of such a use shall be one acre.
 - c. Performance standards. The following performance standards which shall be complied with are:
 - 1. Pollution control and nuisance abatement. Each nonresidential use is required to continuously employ the best pollution control and nuisance abatement technology when reasonable and practicably available for each particular use; provided that where federal and state laws or regulations establish the appropriate level of technology to be employed, the applicable standards shall apply.
 - 2. Heat, light and glare.
 - i. All operations and facilities producing heat, light or glare shall be so constructed, screened or used so as to not unreasonably infringe upon the use and enjoyment of property beyond the lot line for the use concerned.
 - ii. Outdoor lighting structures shall be located, angled, shielded and/or limited in intensity so as to cast no direct light upon adjacent property and to avoid the creation of a visual safety hazard to passing motorists.
 - 3. Ground vibrations. No ground vibration other than that caused by highway vehicles, trains or construction activity shall be permitted which is discernible, without instruments, at or beyond the property line for the use concerned.
 - 4. Odor, dust, dirt and smoke. No odor, dust, dirt, or smoke shall be emitted that is detectable, at or beyond the property line, for the use concerned, in such a concentration or of such duration as to cause a public nuisance, or threaten health or safety, or to unreasonably infringe upon the use and enjoyment of property beyond the property line of the use concerned.
 - 5. Noise. The maximum constant sound level of 120 decibels as measured on the "A" scale of a

sound meter (hereinafter dbA) and a maximum peak sound level of 150 dbA shall not be exceeded at or beyond the property line of the use emitting such sound.

6. Toxic gases and fumes. There shall be no emission of toxic gases or fumes in such a concentration or of such duration as to cause a public nuisance, to exceed state or federal mandated limitations, or to be injurious to the public health or general welfare.
7. Nuisance uses. No use or manner of operation shall be permitted which would constitute a nuisance or which is obnoxious or offensive by reason of odor, smoke, noise, glare, gas, fumes, vibration, unusual danger of fire or explosion, emission of particulate matter, or interference with radio or television communication or is otherwise incompatible with the character of the district and in relation to any adjoining district.

(Code 1981, § 8-5-144; Ord. No. 95-10, § 2, 11-7-1995; Ord. No. 98-08, § 1, 4-7-1998; Ord. No. 2000-01, § 1, 1-4-2000; Ord. No. 2000-11, § 1, 4-4-2000; Ord. No. 2015-15, § 20, 8-4-2015)

Editor's note(s)—Ord. No. 2015-15, § 20, adopted August 4, 2015, renumbered the former section 93-14-4 as section 93-14-5. The historical notation has been preserved for reference purposes.

Sec. 93-14-6. Uses requiring a special use permit.

The following uses require a special use permit, in accordance with section 93-3.2-5 and 93-3.2-6, in any C-2 zone:

- (1) Adult daycare facilities.
- (2) Climate-controlled storage facilities. Climate-controlled storage facilities may be permitted in any C-2 zone, subject to special use permit and the following conditions:
 - a. *Parking and loading requirements.*
 1. Parking spaces—One space for every 40 rental spaces and one space for each employee who may be working or arriving to work.
 2. Loading spaces—One space for every 400 rental spaces or majority fraction thereof.
 3. Customer and employee parking spaces shall be full size spaces; loading spaces shall be a minimum of 12 feet by 24 feet and have 14 feet of vertical clearance. No part of any parking and loading spaces or maneuvering space shall encroach into a public right-of-way.
 - b. *Minimum number of floors.* For the purpose of maximizing land utilization and minimizing impervious area, all climate-controlled storage facility developments shall be a minimum of three stories.
 - c. *Architectural design.*
 1. For the purpose of avoiding the industrial appearance of traditional mini-warehouses, the design and exterior finishes shall at a minimum reflect that of a typical Class B office building.
 - (a) For purposes of this section, Class B buildings are defined as follows:
 - i. These buildings are a grade below Class A. Generally, they are slightly older buildings with good management and quality tenants.
 - ii. It is not uncommon for value-added investors to target these buildings with the intention of renovating them back into Class A buildings.
 - iii. Class B buildings are well maintained overall and quite functional.
 - iv. Class B office buildings commonly have an acceptable curtain wall finish, adequate (but not state of the art) mechanical, electrical and safety and security systems, and a mid-quality level of interior finish.
 - v. Class B buildings compete for a wide range of users at average rental rates for their market area.
 - vi. The following additional criteria characterize Class B office space: fair to good building finishes; good quality systems; and average rental rates.
 2. All features that would afford a view into a private rental storage space should be faux or "one

- way" windows and shall present an opaque panel on the building facade.
3. All storage units shall be accessed through an interior entrance. Outside access to storage units is prohibited.
 - d. *Operational standards.*
 1. All climate-controlled storage facilities shall feature temperature and humidity regimens that protect personal goods stored on the premises from damaging temperature, sun and humidity extremes.
 2. Outside storage of goods is prohibited.
 3. Storage of recreational vehicles and dry storage of pleasure boats of any type customarily maintained by private individuals for personal use shall be prohibited.
 4. Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals shall be prohibited.
 5. No units within the facility shall be used for or considered to be premises for the purpose of establishing residency or for assigning a legal address in order to obtain an occupational license or any other government permit or license to conduct business.
 6. The hours of operation during which individuals with a written contract to rent or lease one or more storage units on the property shall be between 6:00 a.m. and 11:00 p.m., Monday through Sunday.
 7. No resident manager or any type of overnight accommodations for such shall be permitted.
 8. No units shall be used to manufacture, fabricate or process goods; to service or repair vehicles, boats, small engines or electrical equipment; or to conduct similar repair activities; to conduct garage sales or retail sales of any kind; to rehearse or practice utilizing band instruments; for conversion to an apartment or dwelling unit; or to conduct any other commercial or industrial activities on the site; provided that the owner may conduct retail sales in the leasing office limited to such items as locks, boxes and other moving supplies.
 - e. *Building and site plan review.* Any new construction or renovation, including interior renovation, shall be subject to approval by the planning commission and the design review committee. Any conversion of a building a climate-controlled storage facility shall comply with the standards contained herein for new construction, including the minimum building height of three stories.

(Ord. No. 2015-14 , § 2, 8-4-2015; Ord. No. 2015-15 , § 20, 8-4-2015)

Sec. 93-2-23. - Extended-stay hotels.

No extended-stay hotel shall be initially constructed or thereafter operated, and no hotel may be converted to be, and operated as an extended-stay hotel unless in full compliance with each of the following provisions:

(a)Extended stay hotel standards.

- (1)The minimum number of guest rooms shall be 100.
- (2)Public access to the interior of the premises shall be by means of a single, main entrance within view of a registration desk that is staffed by at least one person at all times.
- (3)A manager and a minimum of one additional employee shall be on duty on the premises at all times.
- (4)The minimum number of floors shall be four.
- (5)A minimum lighting intensity of two and one-half foot-candles shall be maintained in all motor vehicle drives and parking areas and all pedestrian areas.
- (6)A minimum lighting intensity of five foot-candles shall be maintained at each public entrance and exit.
- (7)A flat roof is allowed; sloped roofs shall have a minimum roof pitch of a six-to-twelve ratio (6:12).
- (8)All construction shall comply with the architectural design standards that allow brick, concrete stucco, stone and wood. In addition, glass in combination with metal and

approved synthetic finishes complying with the "Dryvit" standards acceptable to the city shall be allowed.

(9) Management must provide without additional charge guest room cleaning on a minimum schedule of once weekly.

(10) Outside storage, long term parking of heavy equipment, and parking of construction or related equipment shall be prohibited.

(11) Any pay phone on the premises shall only be located in the lobby of the building.

(12) A minimum of two of the following amenities shall be offered for the use of all guests:

a. Fitness room.

i. The fitness room of an extended-stay hotel with between 100 and 200 guest rooms shall be no less than 275 square feet. Further, the fitness room must contain a minimum of four pieces of exercise equipment.

Four required pieces must include the following: One treadmill, one upright or recumbent cycle, one elliptical cross trainer or stair climber and a two strength station gym or two independent strength pieces.

ii. The fitness room of an extended-stay hotel with over 200 guest rooms shall be no less than 350 square feet. Further, the fitness room must contain a minimum of six pieces of exercise equipment. Six required pieces must include the following: Two treadmills, two upright or recumbent cycles, one elliptical cross trainer or stair climber and a two-station gym or two independent strength pieces.

b. Swimming pool, with dimensions of no less than 30 square feet by 60 square feet.

c. A minimum of two meeting rooms, each having, dimensions of no less than 1,200 square feet.

(13) A daily hot breakfast shall be made available on the premises, by the hotel, for consumption by guests.

(14) Affiliation of the hotel with a national chain shall be required.

(15) A minimum of a three-star rating from the Smith Travel Accommodations Report, or its successor(s)-in-interest, shall be required.

(b) Hotel guest room standards.

(1) Access to guest rooms shall be via an interior corridor, only, with guest room doors opening only onto such corridors.

(2) No guest room shall be directly accessible from the exterior of the building.

(3) Access to individual guest rooms shall be by magnetic card access or as otherwise required by fire or life safety regulations.

(4) Room furnishings shall be subject to inspection by the city police chief who shall evaluate the furnishings for "wear and tear" on a seven-year cycle and shall be authorized to require replacement of any furnishings deemed to be in disrepair or otherwise in need of replacement.

(5) All guest rooms shall be protected with a smoke detector and sprinkler system approved by the city fire department.

(6) All guest rooms shall provide an automatic power shut off timer for each stove top unit or other type burner.

(7) No guest room permitted under this section shall be converted to or used as an apartment or condominium.

(8) Guest room amenities shall be consistent with or exceeding an upscale market class as defined by the Smith Travel Accommodations Report or its successor(s)-in-interest.

(c)Maximum number of certificates of occupancy available. The number of certificates of occupancy allowed, at one time, for the operation of an extended-stay hotel within the city shall not exceed four. The lots of the holders of certificates of occupancy, existing on the date of adoption of the ordinance from which this section derives, for extended-stay hotels in the city bear the Fulton County Parcel Identification numbers of 14 0127 LL0356, 14 0127 LL1107, 14 0098 00090476, and 14 0127 LL1263.

(d)Zoning districts. Extended-stay hotels shall be located only within the areas designated as "high intensity mixed use" or "commercial", on the "City of Hapeville Future Development Map", dated October 21, 2014, and as may be amended from time to time. The city future development map is available for inspection during normal business hours in the office of the city clerk. Further, no extended-stay hotel shall be developed on a lot abutting any area occupied, planned (as so designated on the city future development map) or zoned for residential use, only.

(e)Penalties for noncompliance. An extended-stay hotel that fails to meet the requirements of the above subsections (a) through (d) is prohibited from offering cooking facilities in more than 20 percent of its total units. Further, any extended-stay hotel that fails to meet the requirements of this section shall be subject to citation imposing the maximum penalty allowed under the charter and ordinances of the city for each day of noncompliance. Each day of noncompliance shall constitute a separate offense punishable by a separate citation.

Sec. 93-22.1-1. Chart of dimensional requirements.

City of Hapeville

Article 22.1 Dimensional Requirements

							Minimum Front Yard		Minimum		Maximum			
Zoning District	Development Type	Lot Frontage (Feet)	Min. Lot Area SF	Lot Area/DU SF Square Feet	Floor Area/DU Sq. Ft.	Max Lot Coverage	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit Per Bldg. Lot
C-2	Nonresidential					80	15	15	0	0		40 b.	c., d., e.	
UV	Nonresidential	20	2,000			90	0/15	0/15	0	0	4 g.	64 g.	d, e, i. j. k.	
	Single-family	30	2,400		1,000	90	0/15	0/15	0	0	2 ½	35	1.5 DU	1
	Accessory structures								0	0	2	25		

	Single-family	30	2,400		1,000	90	0/15	0/15	0	0	2 ½	35	1 DU	2
	Single-family	20	1,200		1,000	90	0/15	0/15	0	0	3	45	1 DU	1.
	Accessory structures								0	0	2	25		
	Multi-family	20	2,000		600	90	0/15	0/15	0	0	4 g.	64 g.	1 DU	
.	Single-family attached patio/townhomes cannot have more than eight units per building and no less than four units attached.													
.	Buildings over 40 feet in height must be approved by the building official and fire chief to ensure that fire safety design standards are met.													
.	One parking space for every 200 square feet of enclosed commercial floor area.													
.	One parking space for every unit in a hospital, hotel, motel, boardinghouse, or similar establishment. One off-street loading space for every 10,000 square feet of building.													
.	One parking space for every three seats in an auditorium, church, theater, or similar establishment.													
.	One parking space for every two employees on the largest shift of any industrial uses or similar establishment.													
.	Buildings over four stories or 64 feet in height must be approved by the planning commission and the fire chief to insure that fire safety standards are met. One off-street loading space for every 10,000 square feet of building.													

.	All live-work units shall provide a total of three parking spaces per dwelling unit, one of which may be provided in adjacent on-street parking.
.	Three parking spaces for every 1,000 square feet of enclosed commercial/office floor area.
.	One parking space for every three seats in an auditorium, church, theater, or similar establishment.
.	Three parking spaces for every 1,000 square feet of enclosed restaurant floor area; and three parking spaces for every 1,000 square feet of unenclosed restaurant floor area when such floor area exceeds 300 square feet.
.	Single-family attached patio/townhomes cannot have more than 12 units attached and no less than two units attached.
.	Reference subsection 93-11.5-3(18) Residential density limitations.

ARTICLE 25. AMENDMENTS

Sec. 93-25-1. Amendments to chapter.

The text of this chapter, as well as the official zoning map, may be amended by the mayor and council on its own motion, or on application or recommendation by the building official, any public agency, or department of the city.

(Code 1981, § 8-5-261; Ord. No. 97-05, § 1, 7-8-1997)

Sec. 93-25-2. Application for zoning amendment by individual.

- (a) A zoning map amendment may be proposed by an individual or entity owning fee simple title to the subject property or written authorization to act on behalf of such an owner.
- (b) A petition for amendment to the official zoning map or text, except those proposed by the mayor and council or other city agents shall be accompanied by a filing fee established by separate action, and shall be filed on a form provided by, and shall be filed with, the building official, at least 30 days prior to the date of the planning commission meeting at which the applicant wishes the petition to be considered.
- (c) The building official may vary the deadline by up to seven days provided that he/she determines that the petition may still be properly advertised and all notice requirements followed on schedule for the regularly scheduled planning commission meeting.
- (d) An application for a zoning map amendment should contain the following:
 - (1) A completed copy of the application for a zoning map amendment on the form provided by the building official.

Application form is from September submission and not updated. The correct survey was included but not an updated legal description.

- (2) A conceptual site plan depicting the proposed use of the property including:
 - a. A correct scale and north arrow;
 - b. The proposed land use and building outline as it would appear should the zoning map amendment application be approved;
 - c. The present zoning classification of all adjacent parcels;
 - d. The gross square footage of all proposed buildings;
 - e. The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement;
 - f. The location of required off-street parking and loading spaces, including number of spaces and driveway dimensions;
 - g. Required yard setbacks appropriately dimensioned; and
 - h. The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required.

No conceptual site plan was provided. Requests for a site plan were declined by the applicant.

- (e) Within ten days of receipt of an application for zoning map amendment, including the conceptual site plan, the building official shall determine compliance with this section and shall either accept the application as being "sufficient" or reject as being "insufficient." If it is so rejected, the revised application may be resubmitted for the following application period. The city will refund 50 percent of the application fee for a rezoning if the building official rejects the application due to an insufficient site plan.

The September application had incorrect information and could not be processed. In October 2022, the applicant requested the application be held until the correct survey could be provided. Despite repeated

requests from the City for additional information, the applicant declined to provide additional information and requested the Planning Commission and Council review the proposed amendment. Based upon this request and the applicant's decision to provide limited information, staff processed the application to move forward on the next Planning Commission agenda (March 2023).

(Code 1981, § 8-5-262)

Sec. 93-25-3. Planning commission review of application for amendment.

- (a) All proposed amendments to the official zoning map or text except those proposed by the mayor and council shall be transmitted to the building official for study and recommendation by the building official and the planning commission.
- (b) The building official shall circulate the application and/or appropriate materials regarding the application to those agencies, departments, and/or entities of government which the building official deems to be appropriate for solicitation of comments.
- (c) The planning commission shall convene and discuss the proposed change within 30 days from the date on which the building official accepts a site plan as "sufficient." The planning commission may solicit comments concerning the proposed change, including those from those persons or entities referred to in subsection (b) of this section.
- (d) Upon deciding on the proposed amendment, the planning commission shall submit its recommendation to the mayor and council of the city. This report shall be in writing and shall be submitted to the director of public services within 60 days from the date of which the building official accepts the site plan as "sufficient." The recommendation by the planning commission shall be one of the following:
 - (1) Recommend approval;
 - (2) Recommend approval subject to stated conditions; or
 - (3) Recommend disapproval.
- (e) If the planning commission fails to act on a petition within 60 days from the date upon which the building official accepts the site plan as "sufficient," it shall be deemed to have approved the proposed amendment.

(Code 1981, § 8-5-263; Ord. No. 97-05, § 1, 7-8-1997)

Sec. 93-25-4. Notification and public hearing by mayor and council.

- (a) Before enacting an amendment to this chapter, whether the proposed amendment is a text or map amendment, the mayor and council shall hold a public hearing thereon for the purpose of receiving and considering public comment on the merits of the proposed amendment. Such hearings shall be held only after substantial compliance with all required public notification of the hearing as set forth herein and shall occur within 60 days of submission of the planning commission's recommendations.
- (b) The city shall cause a legal notice to be published in a newspaper of general circulation in the county, as required by state law, prior to the required public hearing by the mayor and council, stating, where applicable, the time and place of such hearing, the location of the property, and the present and proposed zoning classifications.
- (c) Additionally, whenever a proposed amendment to the zoning ordinance, initiated by a party other than the city, involves changes in the zoning classification of property from one zone to another (map amendment), the building official shall cause to have posted in a conspicuous place on the property proposed to be rezoned one or more signs, each of which shall not be less than three square feet in area and each of which shall contain the time, date and location of the public hearing scheduled for the application, and such other information as the building official deems appropriate.
- (d) In instances where the posting of a sign or signs is required under this section, and if the property proposed for rezoning does not have frontage on a public street, then an additional sign may be posted on the right-of-way of the nearest public street which provides access to the site.

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- (e) If the posting of a sign or signs is required under this section, and the property proposed for rezoning is made up of more than one parcel of property and in the opinion of the building official it would be either impractical or duplicitous to post signs on each parcel, then the building official in his discretion may cause fewer than one sign per parcel to be erected. In such cases, however, there shall be at least one sign posted on each public street which fronts the property proposed for rezoning. In determining compliance under this section, a sign placed at an intersection between streets which each front the property proposed for rezoning shall be deemed posted on each of those streets if, in the opinion of the building official, the sign is placed in such a position as to be visible from each street.
 - (f) Proposed zoning text amendments and proposed revisions of the zoning map which are initiated by the city shall not require the posting of signs on affected property.

(Code 1981, § 8-5-264; Ord. No. 97-05, § 1, 7-8-1997)

Sec. 93-25-5. Hearing procedures of mayor and council.

- (a) The provisions of this section shall apply to public hearings by the mayor and council on all petitions for amendments under this article.
- (b) The governing, calling, and conducting of hearings shall be accomplished in accordance with the following policies and procedures:
 - (1) If any person desires a stenographic record of the proceedings, such person shall make arrangements for and bear the costs of such.
 - (2) The presiding officer of the hearing body shall indicate that a public hearing has been called for the consideration of zoning decisions. Thereupon, the hearing body shall consider each application on an individual basis.
 - (3) When an application comes up for review, the presiding officer shall ask those persons who wish to present data, evidence, and opinions both in favor or against the application to identify themselves. The presiding officer shall notify the persons described above that each side shall have a minimum of ten minutes to present data, evidence, and opinion. Additional and equal time may be allowed in the discretion of the presiding officer. However, such time should not exceed 30 minutes per side unless the presiding officer determines a greater amount of time is necessary. The presiding may ask those with concurring view point to elect a spokesperson.
 - (4) After the comments and concerns of the public have been heard, the hearing body may thereupon request a report from officers or agents of the city.
 - (5) The applicant may reserve some part of their time for rebuttal. However, in no case shall the applicant be granted more time than those in opposition.
 - (6) After the above procedures have been completed, the presiding officer will indicate that the public hearing is formally closed.
 - (7) After the public hearing is closed, the hearing body may either vote upon the proposed change or may delay their vote to a subsequent meeting, provided that notice of the time, date, and location when such zoning decision is to be announced at the meeting during which the public hearing is held.

(Code 1981, § 8-5-265; Ord. No. 97-05, § 1, 7-8-1997; Ord. No. 2005-05, §§ 1, 2(8-5-265), 4-5-2005)

Sec. 93-25-6. Standards of review.

- (a) In ruling on any matter herein in which the exercise of discretion is required, or in ruling upon any application for zoning map amendment, the administrative official or legislative body shall act in the best interest of the health, safety, morals, and general welfare of the city. In doing so, they will consider one or more of the following factors as they may be relevant to the application:
 - (1) The existing land use pattern;
 - (2) The possible creation of an isolated district unrelated to adjacent and nearby districts;

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- (3) The population density pattern and possible increase or overtaxing of the load on public facilities including, but not limited to, schools, utilities, and streets;
 - (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;
 - (5) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity;
 - (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;
 - (7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;
 - (8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area;
 - (9) The extent to which the proposed zoning map amendment is consistent with the land use plan;
 - (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;
 - (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;
 - (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;
 - (13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight;
 - (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.
- (b) After hearing evidence at the zoning hearing, the mayor and council shall apply the evidence to the standards of review in making their decision. It will not be required that the mayor and council consider every criteria contained in the standards of review. It shall be the duty of the applicant to carry the burden of proof that the proposed zoning map amendment promotes the public health, safety, morality or general welfare.
 - (c) If the mayor and council determine from the evidence presented that the applicant has shown that the proposed zoning map amendment promotes the health, safety, morals and general welfare under the standards of review, then the application shall be granted, subject to those reasonable provisions as may be imposed by the mayor and council pursuant to section 93-25-8. Otherwise, such application shall be denied.
 - (d) In ruling on any petition in which the petitioner has brought a challenge of the existing zoning classification, the mayor and council may impose upon such property any appropriate zoning classification, including provisions allowed by section 93-25-7, which might be consistent with the considerations contained in (a) above.

(Code 1981, § 8-5-266; Ord. No. 97-05, § 1, 7-8-1997)

Sec. 93-25-7. Conditions on zoning.

- (a) In deciding upon any application for zoning map amendment, the mayor and council may, on their own motion or upon the suggestion of the applicant, grant the application subject to certain conditions necessary to promote and protect the health, safety, morals and general welfare of the city. Such conditions shall be imposed for the benefit of the community to lessen any negative effects that the zoning map amendment may cause.
- (b) The mayor and council may grant any zoning map amendment and include condition as follows:

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- (1) Such conditions as are deemed necessary to protect neighbors and to lessen any negative effects of the zoning change;
 - (2) That the rezoning is conditional and that the applicant or any successor in title may construct only those uses and only in such a manner as is depicted upon any site plan submitted and approved with the application.
- (c) Prior to a final vote being taken upon any application for zoning map amendment in which conditions shall be imposed, such conditions will be announced at the hearing and the applicant shall be afforded an opportunity to present its position on such conditional requirements. If the applicant finds such proposed conditional requirements to be unacceptable, it may, at that time, withdraw its application for zoning map amendment; or seek a vote on the applicant.
- (d) If the mayor and council adopt a zoning map amendment which contains conditional requirements, such requirements shall become a part of the zoning ordinance and the official zoning map. Such property shall thereafter carry the suffix "-C" to indicate that such property has been conditionally zoned (e.g., R-1-C, I-1-C etc.). Such conditions shall be binding upon all owners of the property until removed or modified by the mayor and council. The building official shall so indicate in the records of the zoning actions the existence of the conditional requirements. The suffix "-C" shall be affixed to the zoning map for the appropriate property.
- (e) A conditional requirement may be imposed upon either permitted and/or conditional uses in any zoning district. In ruling on such conditional requirements, the mayor and council shall utilize the applicable standards of review contained in section 93-25-6.
- (f) In those instances where a rezoning is granted which is conditional upon the submitted site plan, such property shall revert to its former zoning classification by operation of law if a building permit for such development has not been applied for within one year, provided that the mayor and council, at a zoning hearing, may extend this period for good cause shown by the property owner. The building official may grant "minor" changes to such site plans if the following conditions are met:
- (1) The developer can show a hardship requiring such modifications; and
 - (2) The building official determines that the changes so requested do not materially affect the basis design nor negate any special features which were an integral component of the plan.
- (g) It shall be the duty of the building official to review on a quarterly basis such conditional rezoning and to report to the mayor and council those rezoning actions which have reverted by operation of law.

(Code 1981, § 8-5-267; Ord. No. 97-05, § 1, 7-8-1997; Ord. No. 2005-04, § 1(8-5-267), 4-5-2005)

Sec. 93-25-8. Amendment to conditions.

Procedures for removing or modifying any conditional requirement of an approved rezoning matter, a non-text amendment, special use permit, or special exception shall follow a streamlined process but must meet the minimum standards in accordance with the requirements of the state zoning procedures law (Ga. Laws 1985, page 1139; O.C.G.A. §§ 36-66-1—36-66-5). These applications shall be submitted to the planning commission for analysis per section 93-25-3 of the city Code. The public shall be notified in accordance with section 93-25-4 of the city Code. The requisite public hearing will be held by the city, wherein the final decision will be made by the city. However, the city will not be required to hold two hearings for these approved rezoning matters, non-text amendments, special use permit(s), or special exception matters after completion of the one requisite public hearing.

(Code 1981, § 8-5-268; Ord. No. 97-05, § 1, 7-8-1997; Ord. No. 2005-04, § 2(8-5-268), 4-5-2005; Ord. No. 2019-18, § 1, 7-16-2019)

Sec. 93-25-9. Reconsideration of defeated actions.

If the zoning decision of the mayor and council is for the rezoning of property and the amendment to the zoning ordinance to accomplish the rezoning is defeated, then the same property may not again be considered for rezoning until the expiration of at least six months immediately following the defeat of the rezoning.

(Ord. No. 2019-29 , § 1, 9-17-2019)

Lynn Patterson

From: Lynn Patterson
Sent: Tuesday, October 18, 2022 11:14 AM
To: Sam Artopoeus; planner@hapeville.org
Subject: RE: 0 Norma Berry | Rezoning Application

Good morning, Sam. I am available to meet you tomorrow in person at 430pm at City Hall. We can talk by phone otherwise.

As discussed, per the application, the items we require for the rezoning are (1) correct survey and legal description for the parcel to be rezoned. The survey submitted was for 1155 Virginia Avenue; (2) an up to date conceptual site plan including a correct scale and north arrow; The proposed land use and building outline as it would appear should the zoning map amendment application be approved; The present zoning classification of all adjacent parcels; The gross square footage of all proposed buildings; The proposed location of all driveways and entry/exit points for vehicular traffic, using arrows to depict direction of movement; The location of required off-street parking and loading spaces, including number of spaces and driveway dimensions; Required yard setbacks appropriately dimensioned; The location and extent of required buffer areas, depicting extent of natural vegetation and type and location of additional vegetation if required; Other information as requested by staff. The plan submitted was from 2015 and indicates an extended stay Home2Suites by Hilton which advertises as an extended stay hotel.

Thank you.

Lynn Patterson

From: Sam Artopoeus <sartopoeus@williamsteusink.com>
Sent: Tuesday, October 18, 2022 11:03 AM
To: planner@hapeville.org
Subject: 0 Norma Berry | Rezoning Application

Good morning Lynn,

I hope this finds you well. I've spoken to my client regarding items you are looking for and I am hoping to get some time with you to discuss. I would love to do an in person at City Hall but let me know what your schedule permits and I can do an in person, a virtual or phone call on this.

Thank you.

--

Sincerely,

Sam A. Artopoeus



WilliamsTeusink, LLC

312 Sycamore Street

Decatur, Georgia 30030

Email: sartopoeus@williamsteusink.com

Office: [404.373.9590](tel:404.373.9590)

Fax: [404.378.6049](tel:404.378.6049)

Please note our office has changed locations to 312 Sycamore Street.

This communication is CONFIDENTIAL and solely for intended recipients. If you are not an intended recipient, your receipt of this communication is the result of an inadvertent or unauthorized disclosure. Sender reserves and asserts all rights to confidentiality and privileges that are applicable and for violations thereof. Accordingly, immediately DESTROY all copies of the email and attachments, and NOTIFY the sender of your receipt of this email. DO NOT review, copy, or rely on in any way the contents of this communication. NO DUTIES ARE CREATED BY THIS COMMUNICATION.

CIRCULAR 230 DISCLOSURE: This communication is not intended to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

Lynn Patterson

From: Sam Artopoeus <sartopoeus@williamsteusink.com>
Sent: Thursday, October 27, 2022 11:19 AM
To: Lynn Patterson
Cc: Adrienne Senter
Subject: Re: Rezoning Application

Good morning Lynn,

Yes, please delay the review while we work to rectify deficiencies and get you all updated survey and site plan.

Thank you.

On Wed, Oct 26, 2022 at 4:30 PM Lynn Patterson <lpatterson@bcstudio.com> wrote:

Sam ,

On the phone last week, you mentioned you would like the City to delay review of the application until you have met with your client and provided the necessary documents. Would you kindly confirm this in writing?

Thank you,

Lynn Patterson

--

Sincerely,

Sam A. Artopoeus



WilliamsTeusink, LLC
312 Sycamore Street
Decatur, Georgia 30030
Email: sartopoeus@williamsteusink.com
Office: [404.373.9590](tel:404.373.9590)
Fax: [404.378.6049](tel:404.378.6049)

Please note our office has changed locations to 312 Sycamore Street.

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CIRCULAR 230 DISCLOSURE: This communication is not intended to be used, and cannot be used, for the purpose of (i) avoiding

penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

Lynn Patterson

From: Sam Artopoeus <sartopoeus@williamsteusink.com>
Sent: Wednesday, January 25, 2023 4:12 PM
To: Lynn Patterson
Cc: Tim Young; Kyle Williams; Planner; Adrienne Senter; Averiel Jackson
Subject: Re: 0 Norman Berry Drive

This works for me. Thank you.

On Wed, Jan 25, 2023 at 4:10 PM Lynn Patterson <lynnpatterson@hapeville.org> wrote:

Sam, we are available via conference call tomorrow at 10a. Please let me know if this works for you and I will send out the invite. Thanks!
Lynn Patterson

Get [Outlook for iOS](#)

From: Sam Artopoeus <sartopoeus@williamsteusink.com>
Sent: Wednesday, January 18, 2023 4:08 PM
To: Tim Young <TYoung@hapeville.org>
Cc: Kyle Williams <kwilliams@williamsteusink.com>; Planner <Planner@hapeville.org>; Adrienne Senter <asenter@hapeville.org>; Averiel Jackson <adjackson@smithwelchlaw.com>
Subject: Re: 0 Norman Berry Drive

Good afternoon Tim,

There was some confusion on our side, apologies as I am the one who requested the deferral. I would like to take you all up on setting up a meeting to discuss this further. Can you tell me what the availability is for the remainder of this week or next?

Thank you.

On Wed, Jan 18, 2023 at 3:10 PM Tim Young <TYoung@hapeville.org> wrote:

Good afternoon

Pardon for the delay in my response. I was out of town and needed to refresh my memory of prior messages.

I understand you have concerns about the status of a Rezoning Application being in **“limbo and not being processed”**.

On October 27th, our City Planner received a request from your company to delay review in order to **“rectify deficiencies”** (copied below). Unless we missed a message or subsequent follow up, the next action is/was in the court of your client. If we missed a response, on behalf of the city I extend my apologies.

We will be glad to schedule an appointment to discuss possible options for redevelopment. We will walk through City procedures and requirements for possible rezoning. We make no promises for approvals by administrative boards or councils.

Please advise of your request and we will accommodate to the extent possible.

Tim Young, City Manager

Direct 770-462-2988



From: Sam Artopoeus <sartopoeus@williamsteusink.com>
Sent: Thursday, October 27, 2022 11:19 AM
To: Lynn Patterson <lpatterson@bcstudio.com>
Cc: Adrienne Senter <asenter@hapeville.org>
Subject: Re: Rezoning Application

Good morning Lynn,

Yes, please delay the review while we work to rectify deficiencies and get you all updated survey and site plan.

Thank you.

On Wed, Oct 26, 2022 at 4:30 PM Lynn Patterson <lpatterson@bcstudio.com> wrote:

Sam ,

On the phone last week, you mentioned you would like the City to delay review of the application until you have met with your client and provided the necessary documents. Would you kindly confirm this in writing?

Thank you,

Lynn Patterson

--

Sincerely,

Sam A. Artopoeus



WilliamsTeusink, LLC
312 Sycamore Street

Decatur, Georgia 30030

Email: sartopoeus@williamsteusink.com

Office: [404.373.9590](tel:404.373.9590)

Fax: [404.378.6049](tel:404.378.6049)

Please note our office has changed locations to 312 Sycamore Street.

This communication is CONFIDENTIAL and solely for intended recipients. If you are not an intended recipient, your receipt of this communication is the result of an inadvertent or unauthorized disclosure. Sender reserves and asserts all rights to confidentiality and privileges that are applicable and for violations thereof. Accordingly, immediately DESTROY all copies of the email and attachments, and NOTIFY the sender of your receipt of this email. DO NOT review, copy, or rely on in any way the contents of this communication. NO DUTIES ARE CREATED BY THIS COMMUNICATION.

CIRCULAR 230 DISCLOSURE: This communication is not intended to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

From: Kyle Williams <kwilliams@williamsteusink.com>

Sent: Saturday, January 14, 2023 5:34 PM

To: Planner <Planner@hapeville.org>; Adrienne Senter <asenter@hapeville.org>; Tim Young <TYoung@hapeville.org>

Cc: Sam Artopoeus <sartopoeus@williamsteusink.com>

Subject: 0 Norman Berry Drive

Good afternoon. I trust you are each well. I represent Raj Patel, J.R. Patel, Sonial Patel and their company Fort Wayne Capital, LLC.

As you are aware, our clients own 0 Norman Berry Drive, Hapeville, Fulton County, Georgia 30344 (Tax Parcel Id No. 14 0127 LL1230) and have pursued rezoning this island of a property from UV Zone (Urban Village) to C-2 (General Commercial) in order to pursue commercial redevelopment. We submitted a Rezoning Application back in September, which appears to be in limbo and not being processed.

My clients request an in-person meeting to discuss this matter and in order that they may pursue rezoning and redevelopment.

Thank you, Kyle

R. Kyle Williams

WILLIAMS TEUSINK, LLC

The Sycamore Building

312 Sycamore Street

Decatur, Georgia 30030

Direct Dial: (404) 373-9351



kwilliams@williamsteusink.com

www.williamsteusink.com

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--

Sincerely,

Sam A. Artopoeus



WilliamsTeusink, LLC

312 Sycamore Street

Decatur, Georgia 30030

Email: sartopoeus@williamsteusink.com

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--

Sincerely,

Sam A. Artopoeus



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312 Sycamore Street

Decatur, Georgia 30030

Email: sartopoeus@williamsteusink.com

Office: [404.373.9590](tel:404.373.9590)

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Lynn Patterson

From: Sam Artopoeus <sartopoeus@williamsteusink.com>
Sent: Tuesday, February 7, 2023 5:17 PM
To: Lynn Patterson; Tim Young; Adrienne Senter
Cc: Kyle Williams
Subject: U-V to C-2 Rezoning for 0 Norma Berry
Attachments: 2022.4.11 - Boundary Survey.pdf

Good afternoon all,

Please see attached hereto the updated survey. Following our previous conversation regarding the desire of Fort Wayne Capital to sell the parcel I asked for marketing materials as discussed. Fort Wayne is not prepared to share such marketing materials at this time. Fort Wayne has been advised regarding the City's desire for an updated Site Plan and marketing materials but have requested my office move forward without such documentation.

As such I would like to ask that you lift the hold on the review and perform the review with the updated survey.

Thank you for your patience and understanding on this.

--

Sincerely,

Sam A. Artopoeus



WilliamsTeusink, LLC
312 Sycamore Street
Decatur, Georgia 30030
Email: sartopoeus@williamsteusink.com
Office: [404.373.9590](tel:404.373.9590)
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23-PC-03-04

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

Name of Applicant Kimley-Horn (Zain Farishta)

Mailing Address 817 West Peachtree Street NW, Suite 601, Atlanta, GA 30308

Telephone (470) 645 1857 Mobile [REDACTED]

Email zain.farishta@kimley-horn.com

Property Owner (s) Bellwood Investments LLC, Bellwood Homes LLC

Mailing Address 736 Jefferson Street NW, Atlanta, GA 30318

Telephone (404) 977-5801 Mobile [REDACTED]

Address/Location of Property:

3044, 3038, & 3034 Springdale Rd, Atlanta, GA 30354

Present Zoning Classification: V - Village

Present Land Use: Single Family Residential

Parcel ID #: 14009900010887, 14009900010234, 14 009900010226

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby 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 fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

[Signature]
Applicant's signature

Date: 02/20/2023

Sworn to and subscribed before me

This 20th day of FEBRUARY, 2023

[Signature]
Notary Public



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

WRITTEN SUMMARY

Provide a detailed summary of the proposed project in the space provided below:

The project scope includes the consolidation of 3 parcels located at the intersection of Springdale Road and Cofield Drive into a development of single-family attached homes. The existing site is approximately 3.88 acres and consists of three single-family detached homes that are to be demolished. The proposed redevelopment will include 59 single-family attached residential units, internal drives, surface parking, amenity greenspace, and streetscape improvements along both frontages. The 26-ft internal drives provide emergency access and are to be dedicated to the City of Hapeville. The project scope also includes stormwater management improvements and all associated utilities.

The proposed construction timeline is to begin Fall 2023 with a duration of +-24 months.

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

AUTHORIZATION OF PROPERTY OWNER

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

3044,3038, & 3034 Springdale Rd,

Atlanta, 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:

Kimley-Horn (Zain Farishta)

Address of Applicant:

817 West Peachtree Street NW, Suite 601,

Atlanta, GA 30308

Telephone of Applicant:

(470) 645 1857



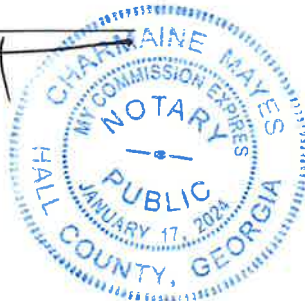
Signature of Owner

Lashawna Williams

Print Name of Owner

Personally Appeared Before Me this 20th day of FEBRUARY, 2023.

Notary Public



A Preliminary Plat is a document used to determine the practical ability to subdivide 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. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

ZF

The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.

ZF

Date, approximate north point and graphic scale.

ZF

The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.

ZF

Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.

ZF

The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

ZF

Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.

ZF

The acreage of the land to be subdivided.

ZF

Location sketch map or city map showing relationship of subdivision site to area.

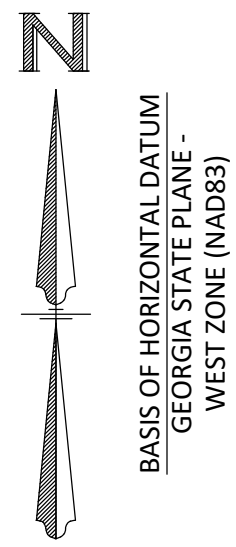
Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____



Date _____

02/29/2023



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 489,329 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Map or Plat Certification

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67

Furthermore, the undersigned surveyor certifies that :
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

PRESENTED BEFORE ME THIS 15TH DAY OF JUNE IN THE YEAR OF 2022.

Michael R. Shepherd
MICHAEL R. SHEPHERD, GA PLS No. 3349

Michael R. Shepherd
No. 3349
MICHAEL R. SHEPHERD
LAND SURVEYOR

DATE OF PRINT/PDF:		
No. #	DATE / BY	DESCRIPTION

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS
2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
3. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT BOUNDARY SURVEY", AND COMPLETED ON "08/02/2021" UTILIZING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CHAMPION PRO GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.

City Notes

1. THE CITY OF HAPEVILLE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OF EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT-OF-WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT. THE CITY OF HAPEVILLE DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF PIPES AND DRAINAGE DITCHES IN DRAINAGE EASEMENTS BEYOND THE CITY RIGHT-OF-WAY. STRUCTURES OTHER THAN STORM DRAINAGE STRUCTURES ARE NOT PERMITTED IN DRAINAGE EASEMENTS.

Final Surveyor's 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 survey, map or plat and the survey on which it is based exceeds the 95% confidence level and exceeds the maximum allowable relative positional accuracy, as set forth by the ALTA/NSPS standards, specification and requirements of 0.07+50 ppm. This plat has been calculated for closure and is found to be accurate within one foot in 489,329 feet and the property shown contains a total of 3.8842 acres. The equipment used to obtain the linear and angular measurements herein was Geomax Zoom 90 robotic total station and/or Champion Pro GPS Network RTK (Real Time Kinematic) Rover corrected in real-time via the eGPS GPS Network.

By:

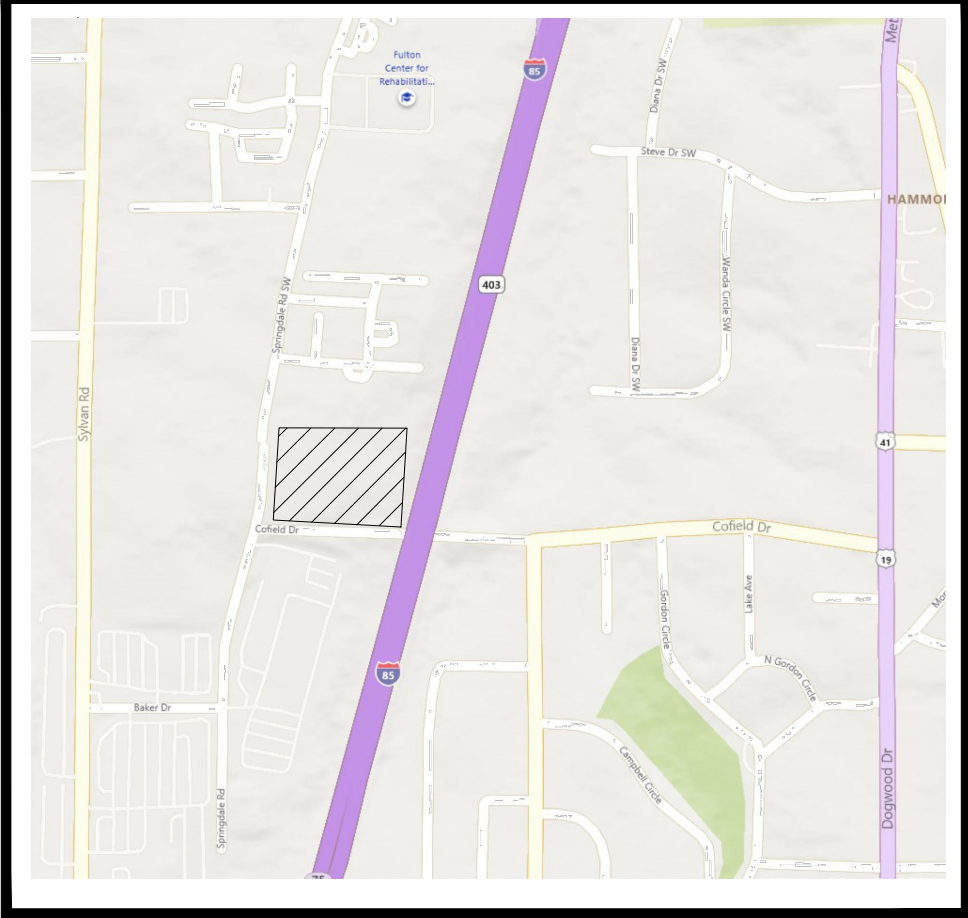
Michael R. Shepherd

06-15-2022
Date

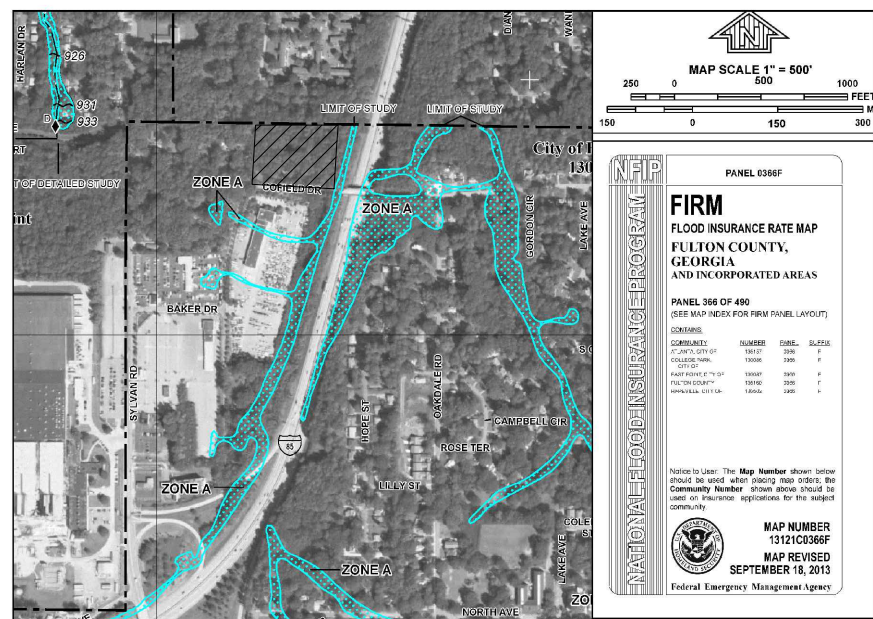
Registered Georgia Land Surveyor No. 3349

Date of Expiration _____

Vicinity Map (NTS)



FEMA Notes and Map (NTS)



THIS PROPERTY IS / IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0236F, CONTAINING A LATEST DATE OF 09/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

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 - On Behalf of Mayor and Council Date _____

Chairman, Planning Commission Date _____

City Engineer Date _____

Owner's Acknowledgement

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES AND DEDICATES BY THIS ACKNOWLEDGEMENT AND DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SEWER COLLECTORS, LIFT STATIONS, DRAINS, EASEMENTS, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF OWNER DATE
SIGNED _____

PRINTED NAME _____

Existing Zoning

THIS PROPERTY IS ZONED V

MINIMUM FRONTAGE: 50'

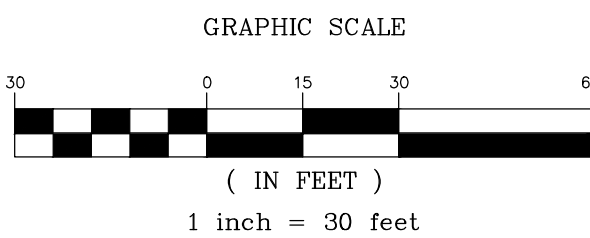
SETBACKS

SINGLE FAMILY DETACHED:
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 5'
REAR: 20'
MAXIMUM HEIGHT: 2.5 STORIES OR 35'
MAXIMUM UNIT PER BUILDING LOT: 1
MINIMUM SIZE: 4000 SQ FT
LOT AREA / DWELLING UNIT: 4000 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70

SINGLE FAMILY ATTACHED (4 TO 8 UNITS):
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 5'
REAR: 20'
MAXIMUM HEIGHT: 2.5 STORIES OR 35'
MAXIMUM UNIT PER BUILDING LOT: 8
MINIMUM SIZE: 10,000 SQ FT
LOT AREA / DWELLING UNIT: 2500 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70

CONDOMINIUMS:
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 10'
REAR: 25'
MAXIMUM HEIGHT: 40'
MAXIMUM UNIT PER BUILDING LOT: 12
MINIMUM SIZE: 43,500 SQ FT
LOT AREA / DWELLING UNIT: 2500 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70

NONRESIDENTIAL:
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 15'
REAR: 25'
MAXIMUM HEIGHT: 40'
MAXIMUM UNIT PER BUILDING LOT: N/A
MINIMUM SIZE: 10,000 SQ FT
LOT AREA / DWELLING UNIT: 10,000 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70



CONSOLIDATION PLAT FOR:
BELLWOOD DEVELOPERS
SITE ADDRESS: 3034, 3038, & 3044 SPRINGDALE RD, HAPEVILLE, GEORGIA 30354
LAND LOT 99 OF THE 14TH LAND DISTRICT,
FULTON COUNTY, GEORGIA

Sheet / Drawing Scale
1" = 30'
Unless Otherwise Noted
GSA Project No.
21-04-380.4
Drawn By / Field Crew
Crew No. 1
JWW
Sheet No. 01 OF 02



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

Symbols & Abbreviations

- PP

POWERPOLE
- GW

GUY WIRE
- LP

LIGHT POLE
- SLP

STREET LIGHT POLE
- ET

ELEC. TRANSFORMER
- OHE

OVERHEAD ELECTRIC
- WV

WATER VALVE
- WM

WATER METER
- FH

FIRE HYDRANT
- SS

SANITARY SEWER PIPING
- SM

SEWER MANHOLE
- CO

CLEAN OUT
- SD

STORM DRAIN PIPING
- SDM

STORM DRAIN MANHOLE
- SI

STORM INLET
- CI

CURB INLET
- DI

DROP INLET
- SW

SIDEWALK
- T

TREE
- T.B.M.

TEMPORARY BENCH MARK
- (R)

RECORD DATA
- (M)

MEASURED DATA
- (C)

CALCULATED DATA
- R/W

RIGHT OF WAY
- BSL

BLDG SETBACK LINE
- BC

BACK OF CURB
- EP

EDGE OF PAVEMENT
- EC

EDGE OF CONCRETE
- P

PROPERTY LINE
- D.E.

DRAINAGE EASEMENT
- L.E.

LANDSCAPE EASEMENT
- S.S.E.

SANITARY SEWER ESMT
- IPS

IRON PIN SET
- RBF

REBAR FOUND
- CTP

CRIMP TOP PIPE
- OTF

OPEN TOP PIPE
- P.O.C.

POINT OF COMMENCEMENT
- P.O.B.

POINT OF BEGINNING
- IP

IRON PIN FOUND
- IP

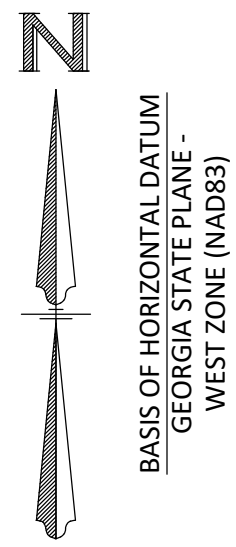
IRON PIN SET
- P.K.

P.K. NAIL FOUND
- P.K.

P.K. NAIL SET
- FND X

FND X MARK / SCRIBE
- SET X

SET X MARK / SCRIBE



Map or Plat Certification

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67

Furthermore, the undersigned surveyor certifies that :
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

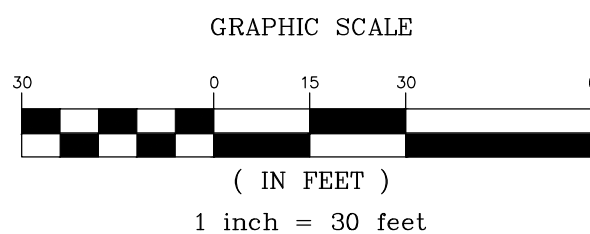
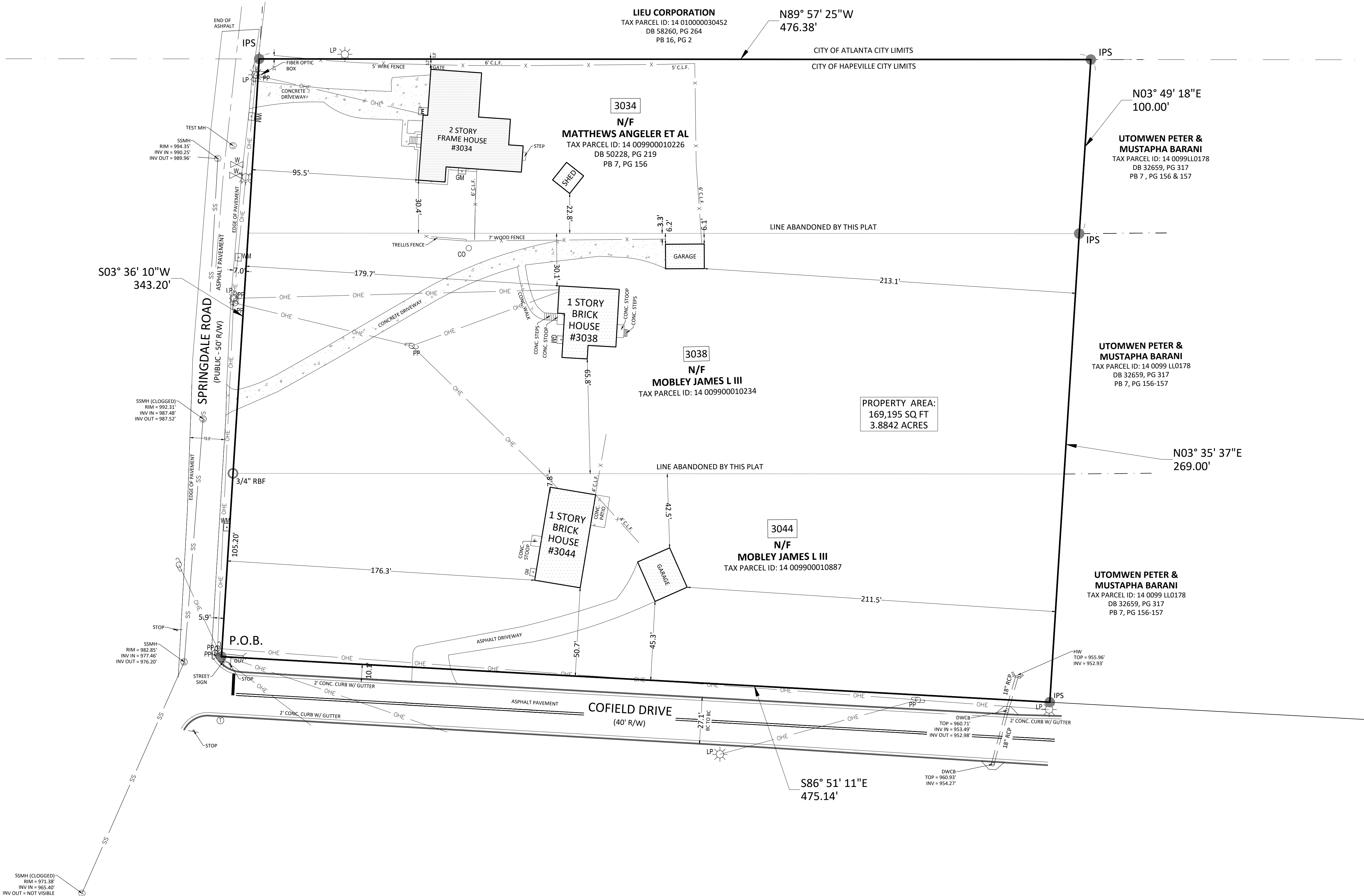
PRESENTED BEFORE ME THIS 15TH DAY OF JUNE IN THE YEAR OF 2022.

Michael R. Shepherd
MICHAEL R. SHEPHERD, GA PLS No. 3349

Michael R. Shepherd
MICHAEL R. SHEPHERD
LAND SURVEYOR
No. 3349

DATE OF PRINT/PDF:		
No. #	DATE / BY	DESCRIPTION

SSMH (CLOGGED)
RIM = 971.38'
INV IN = 965.40'
INV OUT = NOT VISIBLE



CONSOLIDATION PLAT FOR:
BELLWOOD DEVELOPERS
SITE ADDRESS: 3034, 3038, & 3044 SPRINGDALE RD, HAPEVILLE, GEORGIA 30354
LAND LOT 99 OF THE 14TH LAND DISTRICT,
FULTON COUNTY, GEORGIA

Sheet / Drawing Scale
1" = 30'
Unless Otherwise Noted
GSA Project No.
21-04-380.4
Drawn By / Field Crew
Crew No. 1
JWW
Sheet No. 02 OF 02

GRANT SHEPHERD ASSOCIATES, INC.
Construction Layout • GPS Modeling
Land Surveying • Site Development
735 LONGLEAF BOULEVARD, SUITE A, LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823 FAX: 770.418.9289
WWW.GSASURVEYING.COM
C.O.A./LSF 000459



Department of Planning & Zoning
PLANNER'S REPORT

DATE: March 9, 2023
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: Preliminary Plat Request for 3304, 3038 and 3044 Springdale Road consolidation

BACKGROUND

The City of Hapeville has received a Preliminary Plat application from Zain Farishta (Kimley-Horn) on behalf of Bellwood Investments LLC/Bellwood Homes LLC to combine 3 parcels into 1 3.88 acre parcel east of Springdale Road north of Cofield Drive.

The parcels are:

Address	Parcel Number	Acres
3034 Springdale Road	14 0099000 10226	
3038 Springdale Road	14 0099000 10234	
3044 Springdale Road	14 0099000 10887	
Total		3.8842 acres

The parcels are zoned V, Village.

Preliminary Plat

- (1) A minimum of five days prior to the meeting at which the *preliminary* plat is to be considered, the subdivider shall submit two copies of the *preliminary* plat of the proposed subdivision drawn to a scale of not less than one inch equals 100 feet to the planning commission. *Scale is 1"=40'*
- (2) The *preliminary* plat shall meet the minimum standards of design and the general requirements for the construction of public improvements as set forth in [section 90-1-3](#) and shall contain the following information insofar as possible:
 - a. The proposed subdivision name and location, name and address of the owner or owners, and name of the author of the plat who shall be a state-registered engineer or land surveyor.

An address has not been provided for the owner.

- b. Date, approximate north point and graphic scale.

Date should be provided.

- c. The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility

easements; the present zoning classification of the land to be subdivided and the adjoining land; and the names of adjoining property owners or subdivisions.

See Engineer report – zoning of adjacent properties has not been provided.

- d. Plans of proposed underground utility layouts (including sewers, water mains and electrical service) showing feasible connections to the existing or any proposed utility systems.

See Engineer report

- e. The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.

See Engineer report – Cofield Drive and Springfield Road are both minor collector streets. An additional 5' of right of way is required along Cofield Drive as the right of way is 40' instead of 50' per Code.

- f. Contours at vertical intervals of not more than five feet.

No contours are shown.

- g. The acreage of the land to be subdivided and acreage of any lots to be created.

Individual lot acreage not provided. Only the total acreage is provided.

- h. Location map showing the relationship of subdivision to area.

Meets Requirements

- (3) Within 30 days after submission of the *preliminary* plat, the planning commission will review the plat and indicate its approval, denial or approval subject to modifications as a basis for preparation of the final plat. If a plat is denied, reasons for the denial will be indicated in writing. If approved subject to modifications, the nature of the required modifications will also be indicated in writing.
- (4) Approval of the *preliminary* plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the *preliminary* plat.
- (5) Failure of planning commission to act on the *preliminary* plat within 30 days of the meeting at which the *preliminary* plat was first considered will be deemed approval of this plat.
- (6) One copy of the *preliminary* plat shall be retained by the planning commission secretary. The second copy will be returned to the subdivider with any notations at the time of approval or denial and the specific modifications, if any, required.
- (7) Approval of the *preliminary* plat shall lapse and become null and void unless a final plat based thereon is submitted within one year from the date of such approval. The planning commission may grant an extension of time not to exceed 180 days upon good cause shown.

Sec. 90-1-3. - General requirements and minimum standards of design.

(a) *Streets.*

- (1) *Conformity to the major street plan.* The location and width of all streets and roads shall conform to the official major street plan.

Cofield Drive does not meet the 50' right of way requirement.

- (2) *Relation to adjoining street systems.* The proposed street system shall extend existing streets or projects at the same or greater width, but in no case less than the required minimum width.

Not applicable

- (3) *Street widths.* The minimum width of right-of-way, measured from lot line to lot line, shall be as shown on the major street plan, or if not shown on that plan, shall be not less than as follows:

- a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.
- b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.
- c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.
- d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
- e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

- (4) *Additional width on existing streets.* Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.

- b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

Springdale Road and Cofield Drive are minor collector streets with a required 50' right of way. Springdale Road meets this requirement. Cofield Drive does not. The plat should show an additional 5' of right of way on the north side of Cofield Drive.

- (5) *Restriction of access.* When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.

Not applicable

- (6) *Street grades.* Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.

Streets not changed.

- (7) *Horizontal curves.* Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.

- (8) *Vertical curves.* All changes in grade shall be connected by vertical curves of Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals 100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

- (9) *Intersections.*

- a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.
- b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

- (10) *Tangents.* A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.

- (11) *Street jogs.* Street jogs with centerline offsets of less than 125 feet shall be prohibited.

- (12) *Dead-end streets.*

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by

topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

- b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

(13) *Private streets and reserve strips.* There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

(14) *Street names.* Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.

(15) *Alleys.* Alleys shall be provided to the rear of lots used for business purposes, and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

(b) *Blocks.*

(1) *Length.* Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

(2) *Width.* Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

Block Section Not Applicable

(c) *Lots.*

(1) *Arrangement.* Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.

Meets requirements.

- (2) *Minimum size.* The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.
- a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.
 - b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

Meets Requirements

- (3) *Minimum depth.* The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.

Meets Requirements

- (4) *Corner lot dimension.* Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

Meets Requirements

- (5) *Lots on a curved street or cul-de-sac.* All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.

Not Applicable

- (6) *Lots in more than one municipality.* No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.

Not Applicable

- (7) *Double frontage lots.* No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created.

Not Applicable

- (d) *Public use and service areas.* Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be approved conditionally subject to the written acceptance of the land by mayor and council.

- (1) *Public open spaces.* Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten

percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

- (2) *Easements for utilities.* Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.
- (3) *Community assets.* In all subdivisions, due regard shall be shown for all natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.

Not Applicable

(e) *Suitability of the land.*

- (1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.
- (2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

(f) *Large tracts or parcels.* When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.

Not applicable

(g) *Group housing developments.* A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

Meets Requirements

(h) *Variances.* Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

(i) *Zoning or other regulations.*

- (1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.
- (2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

Not Applicable

FINDINGS

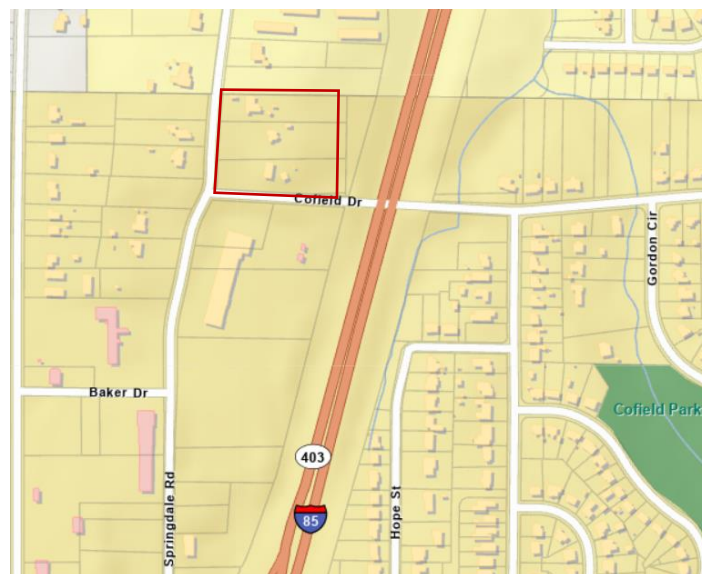
The applicant should provide the following information to complete the preliminary plat:

- Address of owner
- Date of plat
- Zoning of adjacent parcels
- Size of individual parcels to be consolidated
- 5' addition right of way required and dedication of said right of way
- Utility connections per Engineer's report
- Grades at 5' intervals or less.

The applicant should address any outstanding issues raised in the Engineer's report. A final plat is required prior to sale of any single family attached units.

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.

Location map



March 7, 2023

Ms. Adrienne Senter
Planning & Development Coordinator
Department of Economic Development
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Bellwood Springdale
Preliminary Plat Review No. 1
K&W Ref. No. 231051.01

Dear Ms. Senter:

As requested, I have reviewed the preliminary plat for the Bellwood Springdale Site to be located on a 3.88 acre parcel on Springdale Road, within a V-Village Zoning District. The initial submittal was received on February 22, 2023. This review is for compliance with the preliminary plat requirements of Chapter 90-1-2 of the City ordinances. My comments are as follows:

1. Applicant should include the name and address of the owners on the plat.
2. All applicable building setback lines should be shown on the plat.
3. Applicant should show plans of proposed underground utility layouts (including sewers, water, and electricity) showing feasible connections to the existing or provided utility systems.
4. Contours at vertical intervals of not more than five feet should be shown on the plat.
5. The proposed parking space dimensions shown do not comply with 93-23-11 of City Code.
6. The applicant should clearly identify the zoning of the adjacent properties to ensure the plan is in compliance with 93-11.5-6.9 of City Code.
7. Cofield Drive is shown with a right of way of 40 feet that does not meet the minimum 50 feet requirement in Section 90-1-3. The additional 5 feet of right of way for a portion of the development and the 10 feet of right of way for remainder of the development should be shown on the plans.

I have retained one copy of the plans provided for review in the event there are questions. The applicant should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Sincerely,
KECK & WOOD, INC.



Aaron Humphrey, P.E.
Project Engineer

C.C. Greg Sistrunk (Keck+Wood)

23-PC-DI-05

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

Name of Applicant Kimley-Horn (Zain Farishta)

Mailing Address: 817 West Peachtree Street NW, Suite 601, Atlanta, GA 30308

Telephone (470) 645 1857 Mobile # [REDACTED] Email zain.farishta@kimley-horn.com

Property Owner (s) Bellwood Investments LLC, Bellwood Homes LLC

Mailing Address 736 Jefferson Street NW, Atlanta, GA 30318

Telephone (404) 977-5801 Mobile # [REDACTED]

Address/Location of Property: 3044, 3038, & 3034 Springdale Rd, Atlanta, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14009900010887, 14009900010234, 14 009900010226

Present Zoning Classification: V - Village Size of Tract: 3.88 acre(s)

Present Land Use: Single Family Residential

Please check the following as it applies to this application

☒ Site Plan Review
☐ Conditional Use Permit
☐ Temporary Use Permit
Other (Please State) Lot Consolidation

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: 02-14-2023

Sworn to and subscribed before me

This 14th day of FEBRUARY, 2023

[Signature]
Notary Public



**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.)

The project scope includes the consolidation of 3 parcels located at the intersection of Springdale Road and Colfield Drive into a development of single-family attached homes,

The existing site is approximately 3.88 acres and consists of three single-family detached homes that are to be demolished. The proposed redevelopment

will include 59 single-family attached residential units, internal drives, surface parking, amenity greenspace, and streetscape

improvements along both frontages. The 26-ft internal drives provide emergency access and are to be dedicated to the City of Hapeville.

The project scope also includes stormwater management improvements and all associated utilities.

The proposed construction timeline is to begin Fall 2023 with a duration of +-24 months.

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:

3038, 3044 & 3034 Springdale Rd
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 Kimley Horn

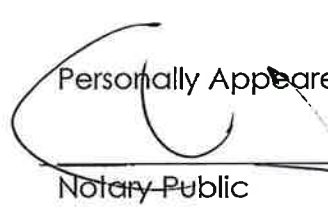
Address of Applicant

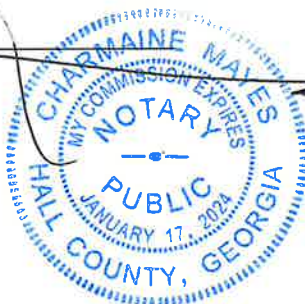
Telephone of Applicant


Signature of Owner

Lashawna Williams
Print Name of Owner

Personally Appeared Before Me this 14th day of FEBRUARY, 2023.


Notary Public



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)

ZF

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.

ZF

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

ZF

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.

ZF

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).

ZF

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.

ZF

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.

ZF

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

ZF

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).

ZF

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.

ZF

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.

ZF

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.

ZF

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.

- ZF Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- ZF Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- ZF 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.
- ZF Site area (square feet and acres).
- ZF 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.
- ZF Total floor area ratio and/or residential density distribution.
- ZF Number of parking spaces and area of paved surface for parking and circulation
- ZF 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 02/14/2025

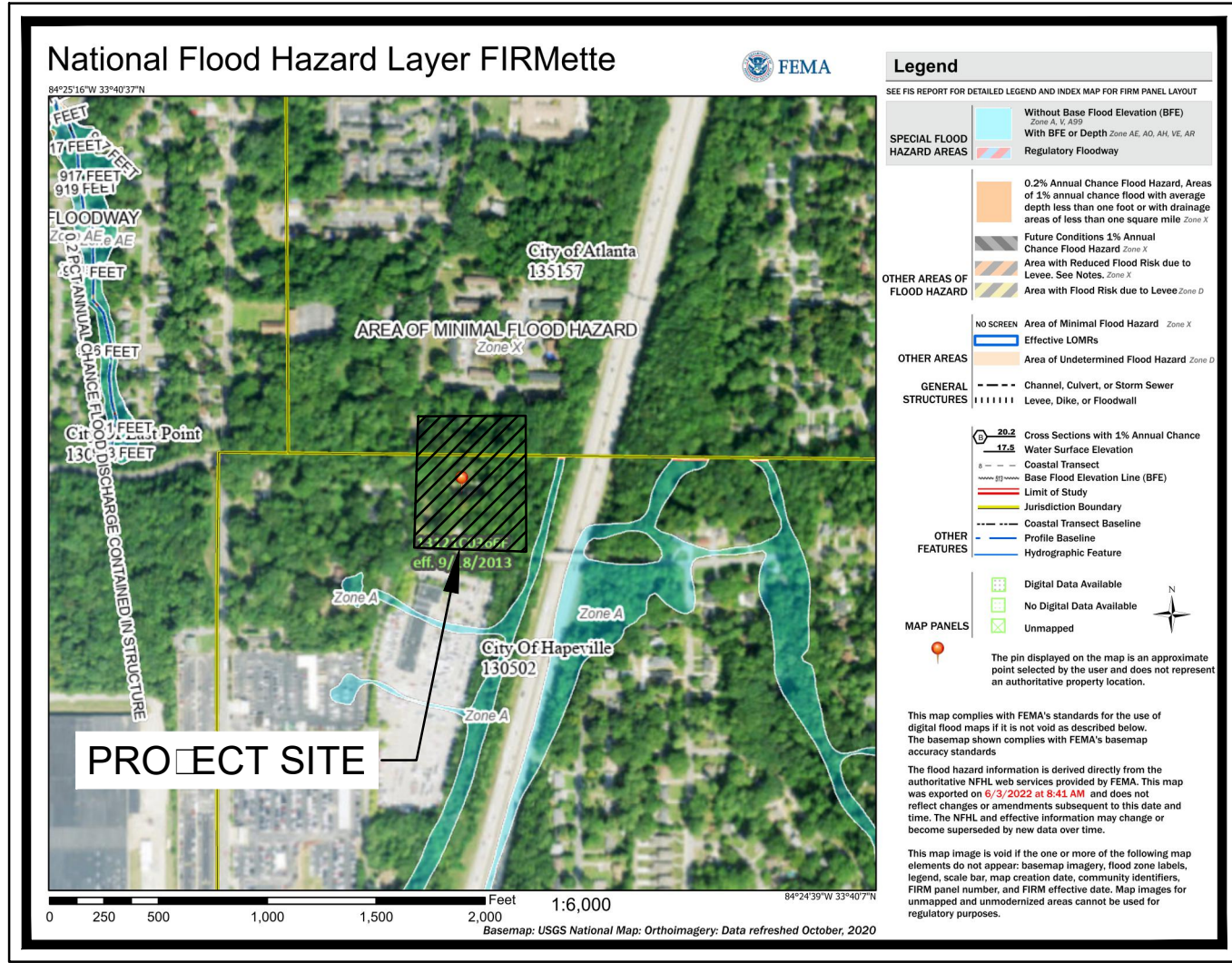


All that tract or parcel of land lying and being in LL99 of the 14th District, Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the northern right of way of Cofield drive(40' right-of-way) and the eastern right of way of Springdale Road(50'right-of-way); Thence North 03 Degrees 36 Minutes 10 Seconds East a distance of 343.20 feet to an Iron pin Set; Thence leaving said right of way along property now or formerly Lieu Corporation, Deed Book 58260, Page 264, Traveling South 89 Degrees 57 Minutes 25 Seconds East a distance of 476.38 feet to an iron pin set; Thence South 03 Degrees 49 Minutes 18 Seconds West a distance of 100 feet to an Iron Pin Set; Thence South 03 Degrees 35 Minutes 37 Seconds West a distance of 269 feet Iron Pin Set; Thence along the right of way of Cofield Drive North 86 Degrees 51 Minutes 11 Seconds West a distance of 475.14 feet to an Iron Pin Set and the Point of Beginning.

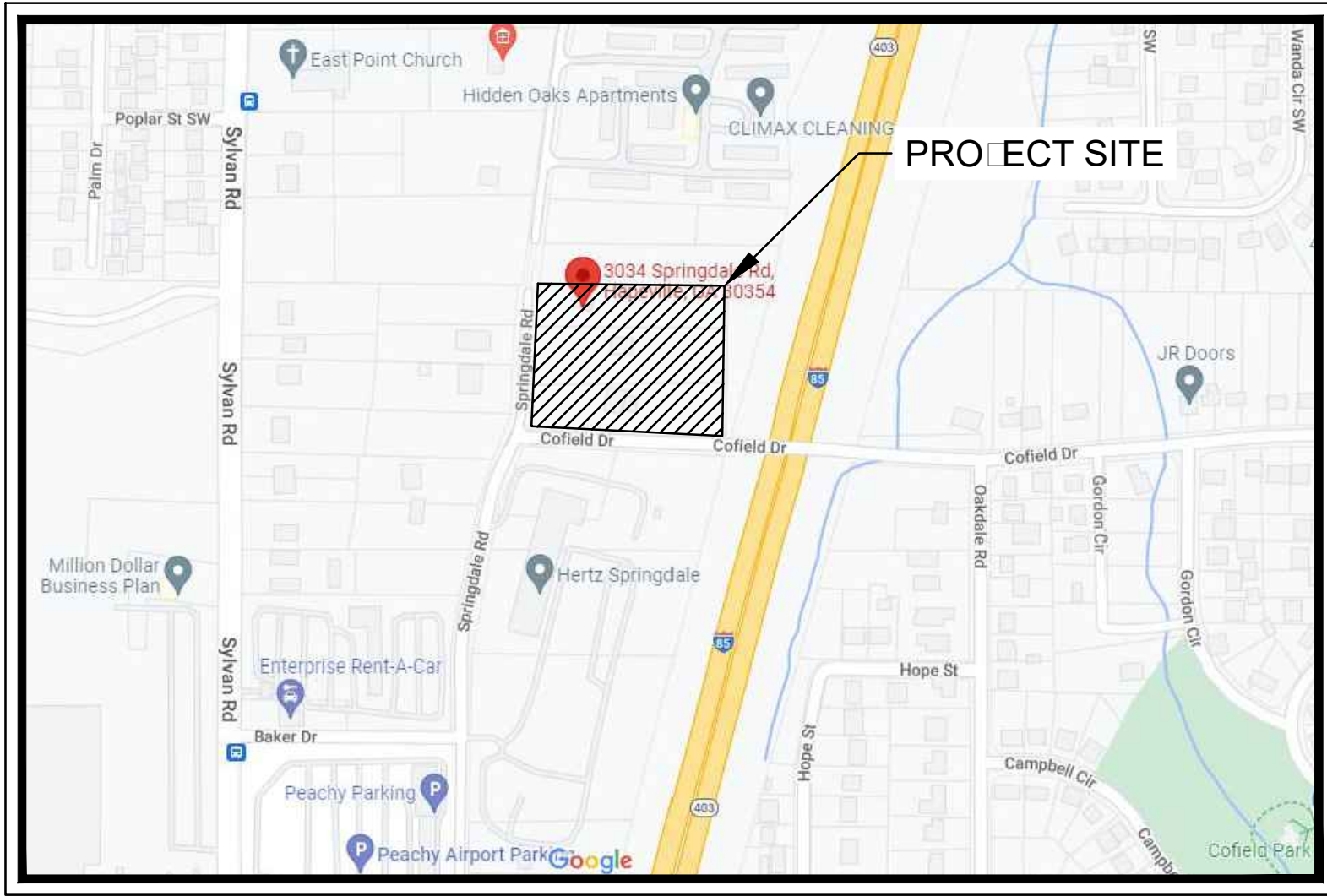
Said tract or parcel containing 169,195 Square Feet or 3.8842 Acres.

SCHEMATIC DESIGN DRAWINGS
FOR
BELLWOOD SPRINGDALE



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM
PANEL 13121C0366F DATED 09/18/2013.



VICINITY MAP



PROJECT NARRATIVE

BELLWOOD SPRINGDALE IS A PROPOSED MULTIFAMILY DEVELOPMENT. CONTAINING 59 SINGLE FAMILY ATTACHED UNITS WITH GARAGE PARKING ALONG WITH INTERNAL PUBLIC DRIVES & SURFACE PARKING.

THE PROJECT ALSO INCLUDES STREETScape IMPROVEMENTS ALONG SPRINGDALE RD □ COFIELD DRIVE, STORMWATER MANAGEMENT IMPROVEMENTS, AND ALL ASSOCIATED UTILITIES. THE DISTURBED AREA ON SITE IS 3.88 ACRES, AND THE TOTAL DISTURBED AREA IS 3.53 INCLUDING PUBLIC ROW.

PROJECT CONTACTS

OWNER: BELLWOOD HOMES
736 1/2 EFFERSON STREET
ATLANTA, GA 30318
PHONE: 404.988.8990
CONTACT: LA WILLIAMS

ARCHITECT: LESSARD DESIGN
8521 LEESBURG PI^{CE}, SEVENTH FLOOR
VIENNA, BA 22182
PHONE: 571.830.1839
CONTACT: CARMEN ROSS

CIVIL ENGINEER: □IMLEY HORN AND ASSOCIATES, INC.
817 WEST PEACHTREE ST,NW, SUITE 601
ATLANTA, GA 30308
PHONE: 404.419.8700
CONTACT: BEM S □IDMORE, P.E.

SURVEYOR: GRANT SHEPHERD & ASSOCIATES
735 LONGLEAF BLVD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823
CONTACT: MICHAEL R. SHEPHERD , R.L.S

24 HR CONTACT: LA WILLIAMS
BELLWOOD HOMES
404.988.8990
LA □ ATL BELLWOOD.COM

LAND LOT 99 14TH DISTRICT
PARCEL NO.: 14 010000030452, 14 009900010234 & 14 009900010887
(TO BE CONSOLIDATED)
EXISTING ZONING: V VILLAGE

CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

PROPERTY AREA □ 3.88 ACRES
TOTAL DISTURBED AREA □ 3.53 ACRES
IMPERVIOUS AREA □ 2.58 ACRES (62%

NOTES

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY [IMLEY HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO [IMLEY HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY BE REQUIRED UNDER ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

CIVIL INDEX

SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.20	SURVEY
C2.00	SITE PLAN
C3.00	GRADING AND DRAINAGE PLAN
C4.00	UTILITY PLAN
L1.00	TREE PROTECTION PLAN
L2.00	LANDSCAPE PLAN

**BELLWOOD
SPRINGDALE**

GR 00004
LAND LOT 99, 14TH DISTRICT
PARCEL ID: 14010000030452, 14009900010234 &
14100000010087



02/14/2023

GSWCC NO. 000006876
(LEVEL II)

DRAWN BY Z

DESIGNED BY AT

DATE _____ BW _____

PROJECT NO. 01270000

TITLE _____

COVER SHEET

SHEET NUMBER

CO-00

D 25

Drawing name: Z:\AMT\CIVIL\013709001\Bellwood Springdale\CAD\Plans\seets\C0100\CIVIL COVER SHEET.dwg C0100 CIVIL COVER SHEET Feb 14, 2023 2:06pm by: Zain, Faris\Ia

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Trimley Horn and Associates, Inc. shall be without liability to Trimley Horn and Associates, Inc.

BASIS OF HORIZONTAL DATUM
GEORGIA STATE PLANE -
WEST ZONE (NAD83)

	POWER POLE	(R) RECORD DATA
	GUY WIRE	(M) MEASURED DATA
	LIGHT POLE	(C) CALCULATED DATA
	STREET LIGHT POLE	R/W RIGHT OF WAY
	ELEC. TRANSFORMER	BSL BOLD SETBACK LINE
	OVERHEAD ELECTRIC	BC BACK OF CURB
	WATER VALVE	EP EDGE OF PAVEMENT
	WATER METER	EC EDGE OF CONCRETE
	FIRE HYDRANT	R PROPERTY LINE
	SANITARY SEWER PIPING	D.E. DRAINAGE EASEMENT
	SEWER MANHOLE	L.S. LANDSCAPE EASEMENT
	CLEAN OUT	S.S.E. SANITARY SEWER ESMT
	STORM DRAIN PIPING	IRF IRON PIN SET
	STORM DRAIN MANHOLE	RFB REBAR FOUND
	STORM INLET	CTP CRIMP TOP PIPE
	CURB INLET	OTF OPEN TOP PIPE
	DROP INLET	P.O.C. POINT OF COMMENCEMENT
	FENCE LINE	P.O.B. POINT OF BEGINNING
	SW SIDEWALK	
	TREE	
	TEMPORARY BENCH MARK	
		● IRON PIN FOUND
		● IRON PIN SET
		○ P.K. NAIL FOUND
		○ P.K. NAIL SET
		⊗ FND X MARK / SCRIBE
		⊗ SET X MARK / SCRIBE

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 489,329 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that :
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE
MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS
SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS
SET FORTH IN O.C.G.A. 15-6-67.

PRESENTED BEFORE ME THIS 14TH DAY OF FEBRUARY IN THE YEAR OF 2022

Michael R. Shepherd
MICHAEL R. SHEPHERD, GA PLS No. 3349

Michael R. Shepherd
GA PLS No. 3349
LAND SURVEYOR
MICHAEL R. SHEPHERD

[illegible][illegible]

THIS PROPERTY IS / IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0236F, CONTAINING A LATEST DATE OF 09/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

THIS PROPERTY IS ZONED V

MINIMUM FRONTAGE: 50'

SETBACKS

SINGLE FAMILY DETACHED:
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 5'
REAR: 20'
MAXIMUM HEIGHT: 2.5 STORIES OR 35'
MAXIMUM UNIT PER BUILDING LOT: 1
MINIMUM SIZE: 4000 SQ.FT
LOT AREA / DWELLING UNIT: 4000 SQ.FT
FLOOR AREA / DWELLING UNIT: 1000 SQ.FT
MAXIMUM LOT COVERAGE: 70

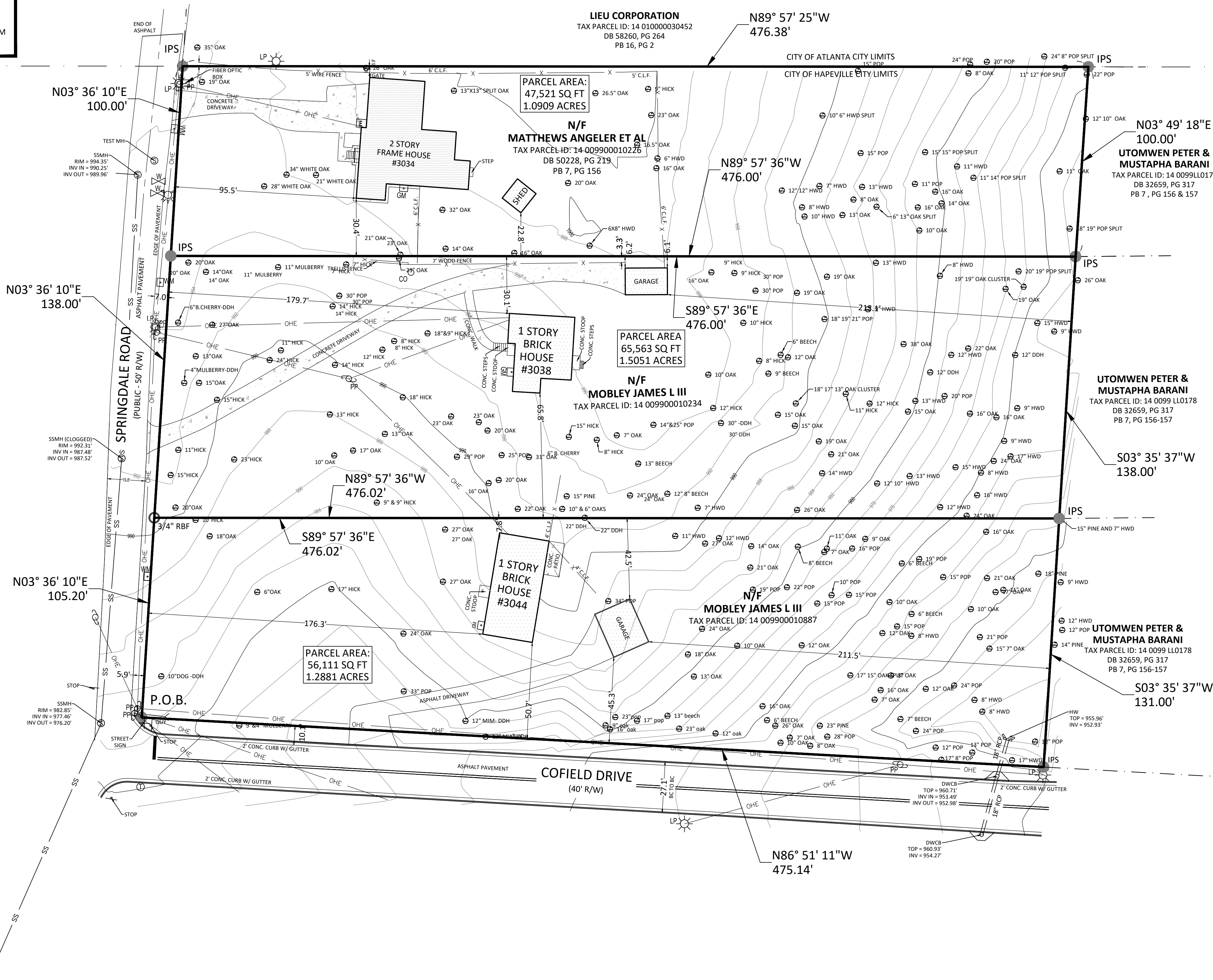
SINGLE FAMILY ATTACHED (4 TO 8 UNITS):
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 5'
REAR: 20'
MAXIMUM HEIGHT: 2.5 STORIES OR 35'
MAXIMUM UNIT PER BUILDING LOT: 8
MINIMUM SIZE: 10,000 SQ FT
LOT AREA / DWELLING UNIT: 2500 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70

CONDOMINIUMS:
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 10'
REAR: 25'
MAXIMUM HEIGHT: 40'
MAXIMUM UNIT PER BUILDING LOT: 12
MINIMUM SIZE: 43,500 SQ FT
LOT AREA / DWELLING UNIT: 2500 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70

NONRESIDENTIAL:
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 15'
REAR: 25'
MAXIMUM HEIGHT: 40'
MAXIMUM UNIT PER BUILDING LOT: N/A
MINIMUM SIZE: 10,000 SQ FT
LOT AREA / DWELLING UNIT: 10,000 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS
2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
3. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETACEMENT BOUNDARY SURVEY" AND COMPLETED ON "08/02/2021" UTILIZING A GEMOXAM ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CHAMPRO GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.



BOUNDARY, TOPOGRAPHIC & TREE FOR:
BELLWOOD DEVELOPERS
SITE ADDRESS: 3034, 3038, & 3044 SPRINGDALE RD, HAPEVILLE
LAND LOT 99 OF THE 14TH LAND DISTRICT
FULTON COUNTY, GEORGIA

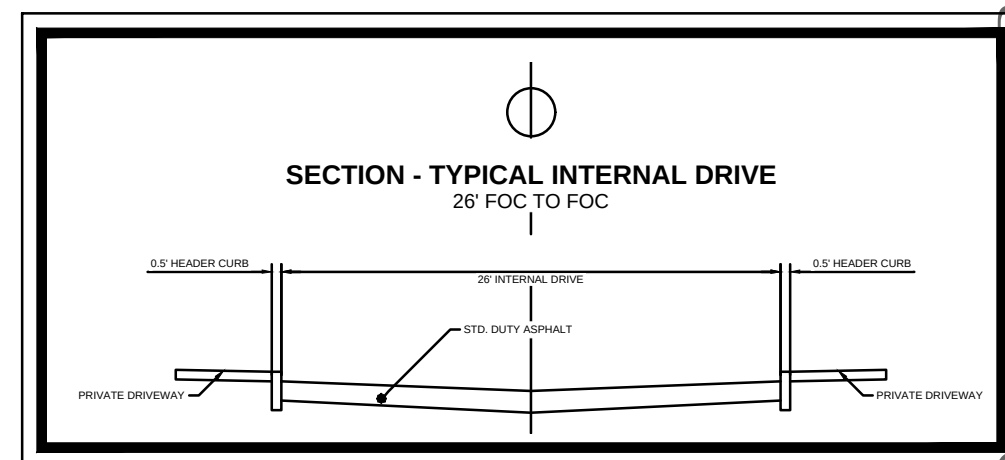
Sheet / Drawing Scale	
1" = 30'	
Unless Otherwise Noted	
GSA Project No.	
21-04-380.4	
Drawn By / Field Crew	
JWW	Crew No. 1
Sheet No.	02 OF 02



DEVELOPMENT SUMMARY:	
SITE SUMMARY:	
CURRENT ZONING:	V-VILLAGE
SITE AREA:	3.88 ACRES (169195.12 SF)
LOT COVERAGE	
OPEN SPACE:	2.66 ACRES (68.50% SITE AREA)
BUILDING AREA:	1.12 ACRES (2.56% SITE AREA)
PAVEMENT AREA:	0.10 ACRES (28.94% SITE AREA)
TOTAL DISTURBED AREA:	3.53 ACRES
BUILDING SETBACKS (PER SEC. 93-22-1.1 & SEC. 93-11-1-6.4):	
FRONT:	15 FT MINIMUM
SIDE:	5 FT MINIMUM
BACK:	20 FT MINIMUM
20-FT MINIMUM REAR YARD SETBACK PER VILLAGE ZONING	
PROPOSED LAND USES & DENSITIES:	
SINGLE-FAMILY ATTACHED	59 UNITS
BUILDING HEIGHT:	
MAX HEIGHT	35 FT
PROPOSED HEIGHT	35 FT
FLOOR AREA RATIO:	
TOTAL FAR PROVIDED =	119,164 SF
PARKING SUMMARY:	
REQUIRED PARKING:	118 SPACES (TOTAL)
SINGLE-FAMILY ATTACHED (59 UNITS)	118 SPACES (2 UNITS)
PROPOSED PARKING:	123 SPACES (TOTAL)
SINGLE FAMILY ATTACHED	118 SPACES (2 SPACES/UNIT GARAGE)
STANDARD GUEST PARKING	5 SPACES

- SITE NOTES:**
- THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY LESSARD DESIGN, DATED 02/14/2023 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
 - EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GRANT SHEPHERD & ASSOCIATES, DATED 06/08/2022.
 - ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 - ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 - REFERENCE LANDSCAPE PLANS FOR ALL LANDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
 - REFER TO FAR CALCULATIONS & UNIT MATRIX PROVIDED WITH ARCHITECTURAL PLANS
 - RESIDENTIAL TRASH TO BE MANAGED BY THIRD-PARTY VIA INDIVIDUAL UNIT ROLL CARTS.

SITE PLAN LEGEND:	
---	PROPERTY LINE
---	BUILDING SETBACK LINE
[Pattern]	STANDARD DUTY ASPHALT PAVEMENT
[Pattern]	STANDARD DUTY CONCRETE SIDEWALK
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
(10)	PARKING COUNT



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GRAPHIC SCALE IN FEET
0 10 20 40

PRELIMINARY: NOT FOR CONSTRUCTION

SITE PLAN

SHEET NUMBER
C2-00

Kimley»Horn
© 2023 KIMLEY-HORN ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
THE BILTMORE SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 419-9700
WWW.KIMLEY-HORN.COM

BELLWOOD HOMES
726 JEFFERSON STREET
ATLANTA, GA 30318
PHONE: 404.988.8990

NO.	PLANNING COMMISSION SET	DATE	BY
1	02/14/2023	ZAF	

BELLWOOD SPRINGDALE
3034, 3038, & 3044 SPRINGDALE ROAD SW., HAPEVILLE, GA 30354
LAND LOT 99, 14TH DISTRICT
PARCEL ID: 14-010000030452, 14-009900010234 & 14-009900010887

02/14/2023

GSWCC NO. (LEVEL II) 0000068765
DRAWN BY ZF
DESIGNED BY ATB
REVIEWED BY BWS
DATE 02/14/2023
PROJECT NO. 013709001
TITLE



LIEU CORPORATION
TAX PARCEL ID: 14 010000030452
DB 58260, PG 264
PB 16, PG 2

- ### GRADING & DRAINAGE NOTES:
- SITE AREA: 3.88 ACRES
DISTURBED AREA: 3.53 ACRES
 - CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
 - ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
 - ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
 - ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 - THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0366F, DATED 09/18/2013.
 - UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
 - CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
 - NO GRADED SLOPE SHALL EXCEED 2H:1V
 - ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
 - ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
 - THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

- ### GRADING LEGEND:
- 950 EXISTING MAJOR CONTOUR
 - 948 EXISTING MINOR CONTOUR
 - 945 PROPOSED MAJOR CONTOUR
 - 944 PROPOSED MINOR CONTOUR
 - × 945.00 PROPOSED SPOT GRADE
 - × TG.945.00 PROPOSED TOP GRADE AT WALL
 - × BG.945.00 PROPOSED BOTTOM GRADE AT WALL
 - × TS.945.00 PROPOSED TOP OF STAIR GRADE
 - × BS.945.00 PROPOSED BOTTOM OF STAIR GRADE
 - × HP.945.00 PROPOSED HIGH POINT GRADE
 - × LP.945.00 PROPOSED LOW POINT GRADE
 - × TC.945.00 PROPOSED TOP OF CURB GRADE
 - × BC.945.00 PROPOSED BOTTOM OF CURB GRADE
 - DRAINAGE FLOW ARROW

- ### STORM DRAINAGE LEGEND:
- JB JUNCTION BOX
 - CI HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
 - GI GRATE INLET (GDOT 10191A, TYPE A)
 - SWCB SINGLE WING CATCH BASIN (GDOT 1033D)
 - DWCB DOUBLE WING CATCH BASIN (GDOT 1034D)
 - YD YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
 - CO CLEAN OUT
 - WQ WATER QUALITY DEVICE
 - OCS OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
 - TD TRENCH DRAIN
 - PROPOSED ROOF DRAIN PIPE
 - PROPOSED STORM PIPE

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GRAPHIC SCALE IN FEET
0 10 20 40

DATE 02/14/2023
PROJECT NO. 013709001
TITLE GRADING AND DRAINAGE PLAN
SHEET NUMBER C3-00

Kimley»Horn
© 2023 KIMLEY-HORN ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
ATLANTA, GEORGIA 30308
PHONE: (404) 419-9700
WWW.KIMLEY-HORN.COM

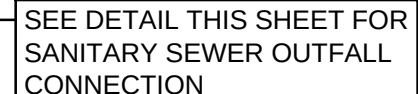
BELLWOOD HOMES
726 JEFFERSON STREET
ATLANTA, GA 30318
PHONE: 404.988.8990

BELLWOOD SPRINGDALE
3034, 3038, & 3044 SPRINGDALE ROAD SW., HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14-010000030452, 14-009900010234 & 14-009900010887

PRELIMINARY: NOT FOR CONSTRUCTION

DATE 02/14/2023
PROJECT NO. 013709001
TITLE GRADING AND DRAINAGE PLAN
SHEET NUMBER C3-00

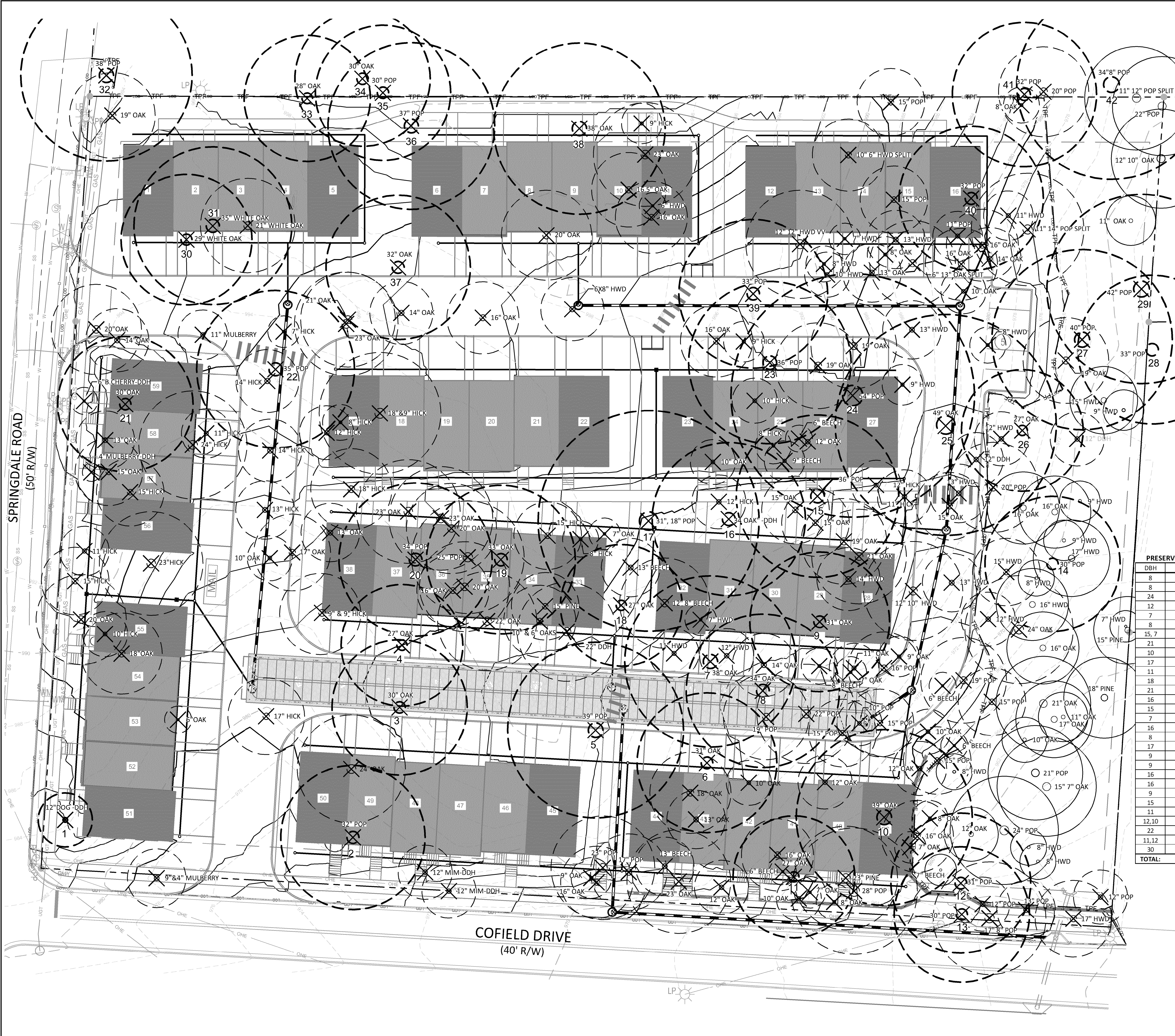
S89° 57' 25"E 476.38'



UTILITY LEGEND:

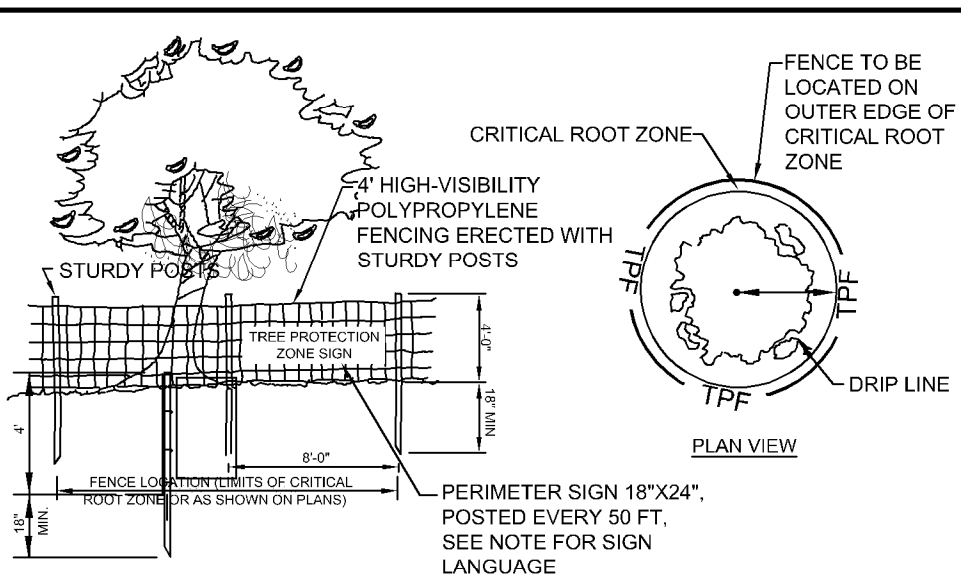


UTILITY PLAN
SHEET NUMBER
C4-00



Tree Conservation Plan Notes:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



NOTE: SIGNS SHALL BE INSTALLED ALONG THE PERIMETER OF ALL TREE PROTECTION ZONES AT LEAST EVERY 50 FEET AND SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING TEXT: "TREE PROTECTION AREA. ENTRY PROHIBITED. NO CONSTRUCTION ACTIVITY, MATERIALS OR EQUIPMENT STORAGE, EQUIPMENT WASHOUT, OR VEHICLE TRAFFIC ALLOWED." THE SIGN SHALL BE FABRICATED OUT OF A STURDY MATERIAL, SHALL BE AT LEAST 18 INCHES WIDE BY 24 INCHES HIGH, AND SHALL BE PLACED ON A STURDY POST WITH THE BOTTOM OF THE SIGN AT A MINIMUM HEIGHT OF 30 INCHES ABOVE THE GROUND. THE SIGNS MUST REMAIN PRESENT AT ALL TIMES DURING CONSTRUCTION.

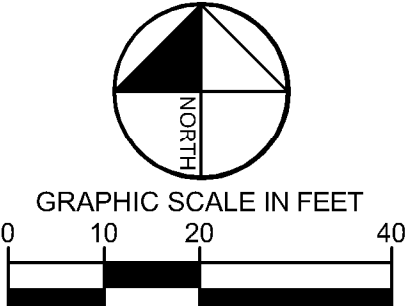
EXISTING TREE TO REMAIN. DO NOT DISTURB WITHOUT PRIOR NOTICE TO THE LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST

4\"/>

TYPICAL TREE PROTECTION FENCE
NOT TO SCALE

PRESERVED SITE DENSITY INCHES				TREES IN LANDMARK CONDITION				
DBH	SPECIES	DENSITY IN	TREE #	DBH	SPECIES	IMPACT %	STATUS	Rcmp.DBH
8	Hardwood	8	2	32	Tulip Poplar	100	Removed	32
3	30	Northern Red Oak	100	Removed	30			
8	Hardwood	8	5	39	Tulip Poplar	100	Removed	39
24	Poplar	24	8	34	Tulip Poplar	100	Removed	34
12	Oak	12	9	31	Southern Red Oak	100	Removed	31
7	Beech	7	10	39	White Oak	100	Removed	39
8	Hardwood	8	11	27	Southern Red Oak	100	Removed	27
15, 7	Oak	22	12	31	Tulip Poplar	100	Removed	31
21	Poplar	21	13	30	Tulip Poplar	100	Removed	30
10	Oak	10	14	30	Tulip Poplar	0	Preserved	
17	Oak	17	15	36	Tulip Poplar	100	Removed	36
11	oak	11	17	31,18	Tulip Poplar	100	Removed	49
18	Pine	18	20	34	Tulip Poplar	100	Removed	34
21	Oak	21	21	30	Southern Red Oak	100	Removed	30
16	Oak	16	23	36	Tulip Poplar	100	Removed	36
15	Pine	15	25	49	Northern Red Oak	100	Removed	49
7	Hardwood	7	26	27	Northern Red Oak	100	Removed	27
16	Hardwood	16	28	33	Tulip Poplar	0	Preserved	
8	Hardwood	8	30	29	White Oak	100	Removed	29
17	Hardwood	17	31	35	White Oak	100	Removed	35
9	Hardwood	9	33	28	Northern Red Oak	100	Removed	28
9	Hardwood	9	34	30	Northern Red Oak	100	Removed	30
16	Oak	16	36	37	Tulip Poplar	100	Removed	37
16	Oak	16	39	33	Tulip Poplar	100	Removed	33
16	Oak	16	41	32	Tulip Poplar	100	Removed	32
9	Hardwood	9	42	34,8	Tulip Poplar	0	Preserved	
TOTAL:								778"
TREES NOT IN LANDMARK CONDITION								
TREE #	DBH	SPECIES	IMPACT %	STATUS				
1	12	Dogwood	100	Destroy				
4	27	Northern Red Oak	100	Destroy				
6	31	Northern Red Oak	100	Destroy				
7	38	Tulip Poplar	100	Destroy				
16	34	Southern Red Oak	100	Destroy				
18	27	Northern Red Oak	100	Destroy				
19	33	Southern Red Oak	100	Destroy				
22	35	Tulip Poplar	100	Destroy				
24	54	Tulip Poplar	100	Destroy				
27	40	Tulip Poplar	100	Destroy				
29	42	Tulip Poplar	0	Destroy				
32	38	Tulip Poplar	100	Destroy				
35	30	Tulip Poplar	100	Destroy				
37	32	Southern Red Oak	100	Destroy				
38	38	Southern Red Oak	100	Destroy				
40	32	Tulip Poplar	100	Destroy				
TOTAL:				463				

GEORGIA811.
Utility Protection Center, Inc.
Know what's below.
Call before you dig.



PRELIMINARY: NOT FOR CONSTRUCTION

PREPARED BY

Kimley»Horn

© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
817 W. PEACHTREE STREET, NW
ATLANTA, GA 30308
PHONE: 404.988.8900
WWW.KIMLEY-HORN.COM

BELWOOD HOMES

723 JEFFERSON STREET
ATLANTA, GA 30318
PHONE: 404.988.8900

NO.	PLANNING COMMISSION SET	DATE	BY
1	ISSUANCE AND REVISION DESCRIPTIONS	02/14/2023	ZAF

BELWOOD SPRINGDALE

3034, 3036, & 3044 SPRINGDALE ROAD SW., HAPEVILLE, GA 30354

LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14-0100000303452, 14-009900010234 & 14-009900010887

GSWCC NO. (LEVEL II) 0000068765

DRAWN BY ZF

DESIGNED BY ATB

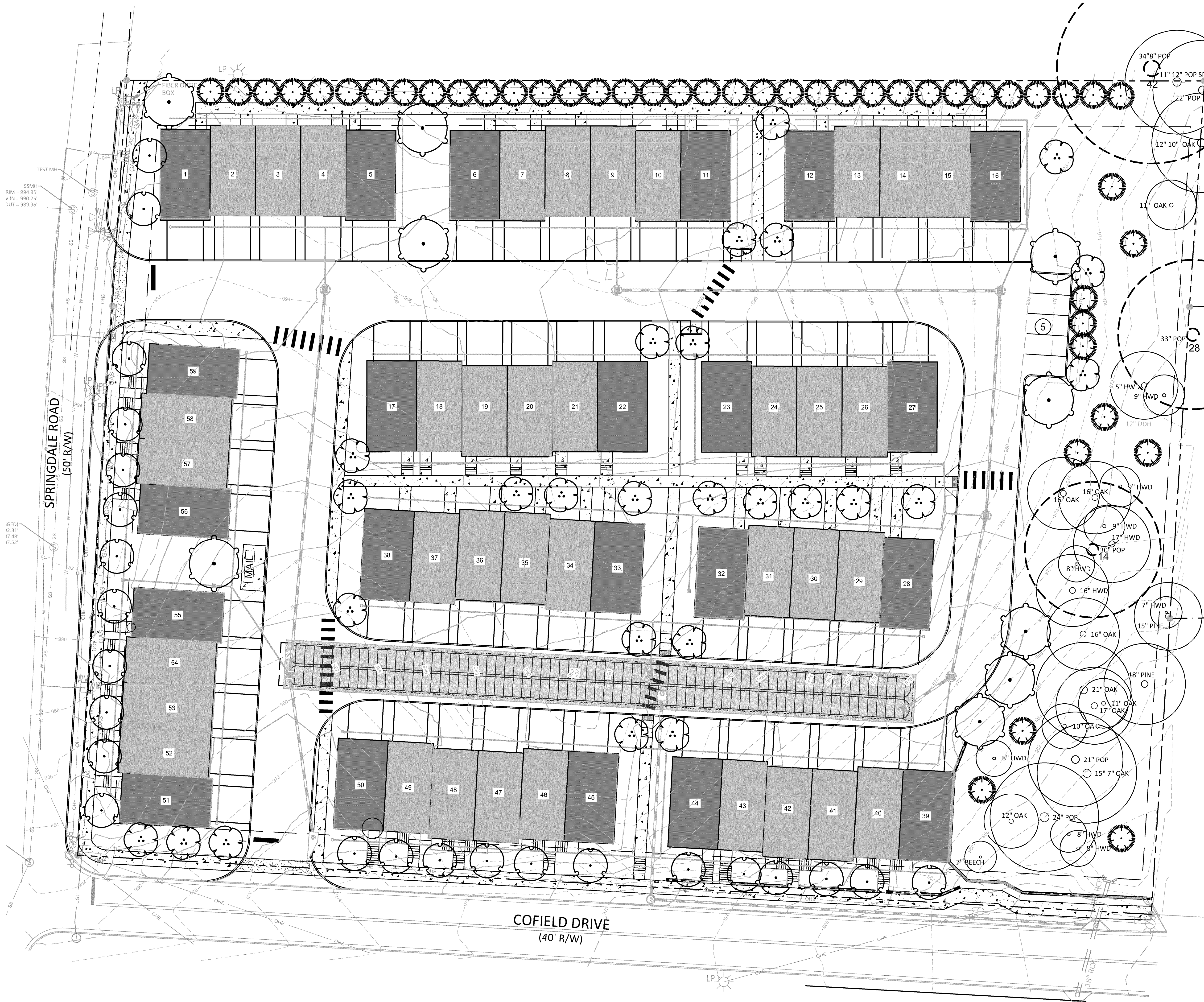
REVIEWED BY BWS

DATE 02/14/2023

PROJECT NO. 013709001

TITLE **TREE PROTECTION PLAN**

SHEET NUMBER **L1-00**



TREE DENSITY:

1. SITE AREA: 3.88 ACRES
DISTURBED AREA: 3.53 ACRES

3.88 AC X 100 INCHES PER ACRE = 388 INCHES REQUIRED

EXISTING INCHES TO REMAIN: 463"
PROPOSED INCHES TO PLANT: 416"

$463" + 416" = 879"$ TOTAL INCHES ON SITE

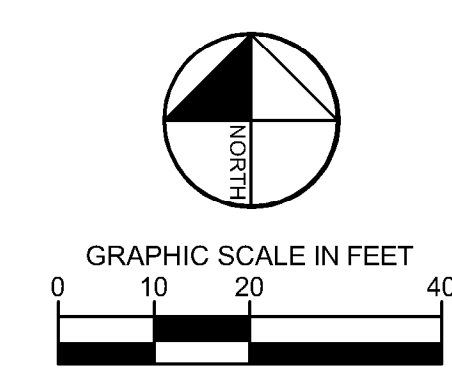
SITE DENSITY OF 388" MET.
SURPLUS OF 491" TO BE PUT TOWARDS LANDMARK RECOMPENSE.

778" LANDMARK INCHES REMOVED
- 491" SURPLUS INCHES PLANTED
= 287" DEFICIT LANDMARK RECOMPENSE

$287" \times \$200 = \$57,400$ OWED TO TREE BANK

CONCEPT PLANT SCHEDULE		
	<u>UNDERSTORY UTILITY</u> 4" -	24
	<u>UNDERSTORY FLOWERING</u> 4" -	26
	<u>DECIDUOUS SHADE</u> 4" -	9
	<u>EVERGREEN</u> 4" -	45

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Utility Protection Center, Inc.
 Know what's below.
 Call before you dig.



PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT: **BELLWOOD SPRINGDALE**
 3034, 303&, & 3044 SPRINGDALE ROAD SW., HAPEVILLE, GA 30354
 LAND LOT 99, 15TH DISTRICT
 PARCEL ID: 14-010000030452, 14-009900010234 & 14-009900010887

BELLWOOD HOMES
738 JEFFERSON STREET,
ATLANTA, GA 30318
PHONE: 404.988.8990

PREPARED BY

Kimley»»Horn

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817 W. PEACHTREE STREET, NW
THE BILTMORE, SUITE 601
ATLANTA, GEORGIA 30308
PHONE (404) 519-8700
WWW.KIMLEY-HORN.COM

Springdale - Hapeville Density Tabulations

Keynote	Produsct Type	Footprint	Number of Stories	Units Per Building	Total of Buildings	Total Number of Units	Square Footage	Total FAR per Product Type
Unit A - 2-story	Rear Load TH (SF) Drive Under Garage	22' X 40'	3 (2 above grade, 1 below)	Varies per Site Plan (1 to 2)	Varies per Site Plan	3	2,147	6,441
Unit A - 2-story	Rear Load TH (SF) Drive Under Garage w/ First Floor Bay	22' X 40'	3 (2 above grade, 1 below)	Varies per Site Plan	Varies per Site Plan	2	2,169	4,338
Unit A - 2-story	Rear Load TH (SF) Drive Under Garage w/ Bays	22' X 40'	3 (2 above grade, 1 below)	Varies per Site Plan	Varies per Site Plan	2	2,194	4,388
Unit B - 2-story	Rear Load TH (SF) Drive Under Garage	20' X 40'	3 (2 above grade, 1 below)	Varies per Site Plan 2 to 4	Varies per Site Plan	11	1,936	21,296
Unit A - 3-story	Rear Load TH (SF) Slab on Grade	22' X 40'	3	Varies per Site Plan (1 to 2)	Varies per Site Plan	11	2,147	23,617
Unit A - 3-story	Rear Load TH (SF) Slab on Grade w/Bays	22' X 40'	3	Varies per Site Plan (1 to 2)	Varies per Site Plan	4	2,187	8,748
Unit B - 3-story	Rear Load TH (SF) Slab on Grade	20' X 40'	3	Varies per Site Plan 2 to 4	Varies per Site Plan	26	1,936	50,336
					11	59		119,164

Total	
Total Units	59
Total FAR Permitted (3.88 ac @ 1 FAR)	169,012.80
Total Residential FAR Provided	0.705059025



KEY PLAN



UNIT A HIGH VIS.
UNIT B LOW VIS.
UNIT B LOW VIS.
UNIT B LOW VIS.
UNIT A LOW VIS.

REAR ELEVATION



UNIT A LOW VIS.

LEFT SIDE ELEVATION



UNIT A LOW VIS.
UNIT B LOW VIS.
UNIT B LOW VIS.
UNIT B LOW VIS.
UNIT A HIGH VIS.

FRONT ELEVATION



UNIT A HIGH VIS.

RIGHT SIDE ELEVATION



KEY PLAN



UNIT A
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT A
LOW VIS.

REAR ELEVATION



UNIT A
LOW VIS.

LEFT SIDE ELEVATION



UNIT A
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT A
LOW VIS.

FRONT ELEVATION



UNIT A
LOW VIS.

RIGHT SIDE ELEVATION



KEY PLAN



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



KEY PLAN



UNIT A
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT A
LOW VIS.

REAR ELEVATION



UNIT A
LOW VIS.

LEFT SIDE ELEVATION



UNIT A
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT A
LOW VIS.

FRONT ELEVATION



UNIT A
LOW VIS.

RIGHT SIDE ELEVATION



KEY PLAN



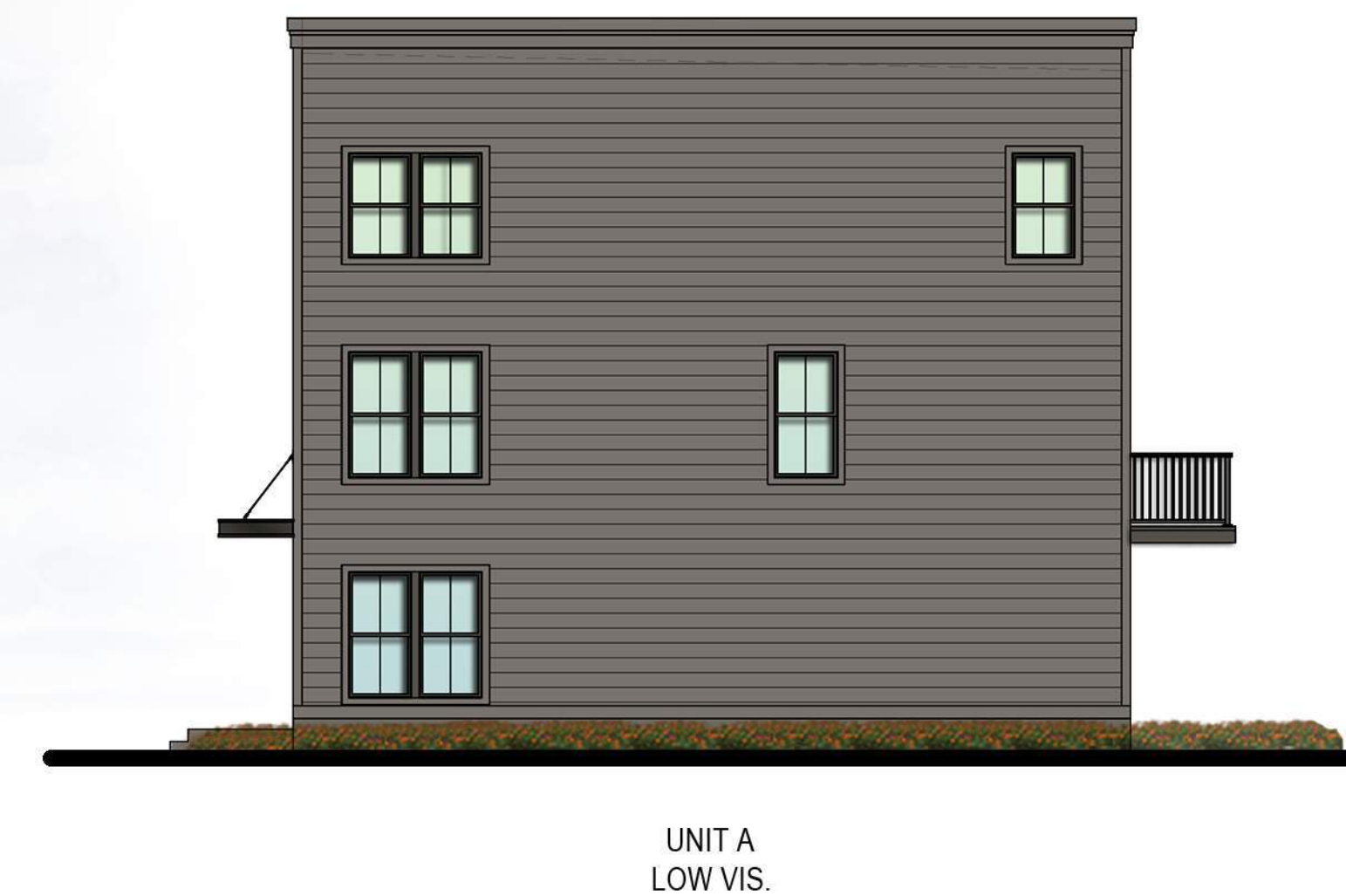
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



KEY PLAN



UNIT A
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT A
LOW VIS.

REAR ELEVATION



UNIT A
LOW VIS.

LEFT SIDE ELEVATION



UNIT A
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT B
LOW VIS.

UNIT A
LOW VIS.

FRONT ELEVATION



UNIT A
LOW VIS.

RIGHT SIDE ELEVATION



KEY PLAN



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



KEY PLAN



UNIT A
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT A
HIGH VIS.

REAR ELEVATION



UNIT A
HIGH VIS.

LEFT SIDE ELEVATION



UNIT A
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT A
HIGH VIS.

FRONT ELEVATION



UNIT A
HIGH VIS.

RIGHT SIDE ELEVATION



KEY PLAN



UNIT A
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT A
HIGH VIS.

REAR ELEVATION



UNIT A
HIGH VIS.

LEFT SIDE ELEVATION



UNIT A
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT A
HIGH VIS.

FRONT ELEVATION



UNIT A
HIGH VIS.

RIGHT SIDE ELEVATION



KEY PLAN



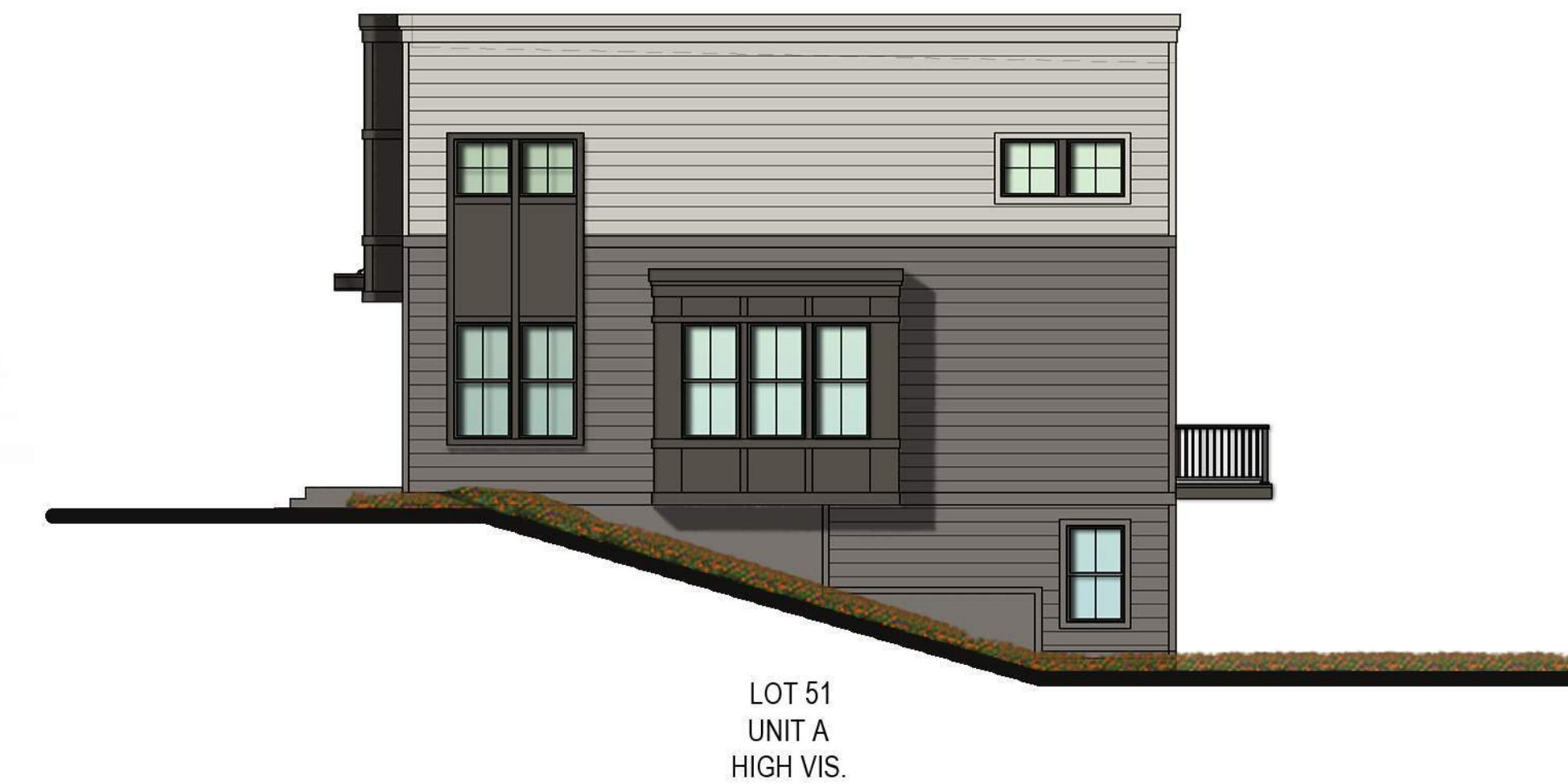
REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



KEY PLAN



UNIT A
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT A
HIGH VIS.

REAR ELEVATION



LEFT SIDE ELEVATION



UNIT A
HIGH VIS.

UNIT B
HIGH VIS.

UNIT B
HIGH VIS.

UNIT A
HIGH VIS.

FRONT ELEVATION



UNIT A
HIGH VIS.

RIGHT SIDE ELEVATION



**DEPARTMENT OF PLANNING AND ZONING
PLANNER'S REPORT**

DATE: March 9, 2023
 TO: Adrienne Senter
 FROM: Lynn Patterson
 RE: **Site Plan Review – 3034 to 3044 Springdale Road Townhomes**

BACKGROUND

The City of Hapeville has received a revised site plan application from Zain Farishta (Kimley Horn) on behalf of Bellwood Investments LLC / Bellwood Homes LLC to construct 59 single family attached homes on a newly consolidated parcel of 3.88 acres located at 3034-3044 Springdale Road. The site includes 5 guest parking spaces, and a tree save area.

The proposed project includes 3 and 4 bedroom units ranging in size from 1,936 SF to 2,147.

The property is zoned V, Village and is subject to the requirements for Neighborhood Conservation Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.1. - V ZONE (VILLAGE)

Sec. 93-11.1-1. - Intent.

The V district is established in order to:

- (1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
- (2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
- (3) Promotes neighborhoods established near shopping and employment centers;
- (4) Encourage pedestrian and neighborhood uses in the commercial area;
- (5) Discourage land uses, which are automobile or transportation related;
- (6) Exclude industrial uses such as manufacturing, processing and warehousing;
- (7) Promote retail and related commercial uses such as business offices, florists, card shops antiques, apparel and banks; and
- (8) Encourage mixed use with commercial uses on the first floor and residential living above.

Sec. 93-22.1-1. - Chart of dimensional requirements

Dimensional Requirements for **V, Village Zoning** are as follows:

							Minimum Front Yard Setback	Minimum			Maximum		
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family attached—4 to 8 units	50	10,000	2,500	1,000	70	15	15	5	20	2½	35	2 DU	

Sec. 93-11.1-2. - Permitted uses.

The following are permitted within the V zone:

- (4) Single-family attached dwellings with at least four units attached;

Sec. 93-11.1-6. - Area, placement, and buffering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

- (1) *Lot area and width.* No lot shall have a minimum frontage of less than 50 feet, while the minimum area shall be established by the restriction governing lot coverage, setbacks, screening, and parking requirements.

Compliant

- (2) *Front yard.* All structures located along a street shall be set back, at a minimum, of 15 feet, or greater as may be determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such yard setbacks, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares; in order to maximize all vehicular and pedestrian safety.

An additional 5' of right of way is required for Cofield Ave. The site plan should be adjusted for the dedication of this right of way and the buildings moved back to 15'. Furthermore, the steps and awnings are located in the front setback.

- (3) *Side and rear yards.* The side and rear yards adjacent to, or separated by a street, alley or other right-of-way from a residential or commercial zone, shall provide a building setback of at least 15 feet.

Compliant

- (4) *Distance between buildings.* The minimum distance between two multiple family buildings on a single lot or on contiguous property under the same ownership shall be 20 feet, plus four additional feet for every story or fraction thereof that the building exceeds two stories, or such distance determined necessary by the planning commission to enhance the aesthetics of development.

Compliant

- (5) *Height regulations.* No building or structure shall exceed 2½ stories or a 35 feet in height, provided the planning commission may allow a development with greater height, if it finds that:
 - a. The proposed height will not adversely impact adjacent properties or nearby residential neighborhoods;
 - b. The added height is necessary to support redevelopment of an area, which currently contains uses that have an adverse impact upon adjacent neighborhoods;
 - c. The proposed development is designed to facilitate the objectives and strategies of the master plan;
 - d. Meets approval from the fire department and FAA.

Proposed townhomes are 33' 4 7/8" and are compliant.

- (5) *Residential buffer.* New development shall provide sufficient setback as well as an attractive physical barrier between the residential and nonresidential uses as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential environment. A smooth transition between residential neighbors and nonresidential uses (including all parking lots) shall be ensured by the provision of sufficient screening of more intensive uses (i.e. commercial/offices uses) from residential neighborhoods through the use of decorative landscaping and screened walls. A 15-foot landscaped buffer shall be installed between and along the residential and nonresidential sides of said

buffer. The landscaped area shall be planted with trees, flowers, grasses and shrubs in compliance with the buffer requirements of chapter 93, article 29 to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential property.

- (8) *Residential buffer.* Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:
- a. A minimum 15-foot landscaped buffer located within the V zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.
 - b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
 - c. Where an alley separates this zone from a residential zone, the required landscape buffer and permanent opaque wall shall be provided on the portion of the U-V-zoned property adjacent to the alley.

The northern boundary landscape plan shows evergreen trees. There is no indication of a fence or wall per above.

REQUIREMENTS

Sec. 93-2-16. - Site plan review.

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.

Dimensioned setbacks should be shown for the nearest building from the property lines.

- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.

Not included

- c. The locations, area, and number of proposed parking spaces.

Each unit includes a 2 car garage, 5 visitor parking spaces at the rear. Driveway lengths are not provided which may impact number of visitor spaces/ No parking is provided for the mail area.

- d. Existing and proposed grades at an interval of five feet or less.

Compliant

- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

See Arborist Report

- f. 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.

Not approved per Arborist. Significant revisions required.

Architectural guidelines will require screening of mechanical units. Mechanical units and screening provisions not shown.

- g. 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.).

A tree save area at the rear of property has been shown.

- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

Retaining walls are shown on the plan. Required wall/fence along northern boundary not shown.

- i. The identification and location of all refuse collection facilities, including screening to be provided.

Individual refuse collection for each unit.

- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

Provided. See engineer's report.

- k. Location and size of all signs.

All signs must be submitted to the City for review.

- (2) **Site and building sections.** Schematic or illustrative sections shall be drawn to scale of 1" = 8' or larger, necessary to understand the relationship of internal building elevations to adjacent site elevations.

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

- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.

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

- (4) *Project data.*

- a. Site area (square feet and acres).

The total site area is 169,195 SF or 3.8842 acres. The minimum lot size is 10,000 SF.

- b. 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.

Allowable is 70%.

The lot coverage numbers are not correct on C2-00. (see percentage of site area). Detail by type should be provided (e.g., does pavement area include sidewalks or driveways only?)

- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

59 total dwelling units, ranging from 4 to 6 units attached (allowed), 3 to 4 bedrooms, 1,936 to 2,147 SF Compliant

- d. Floor area in nonresidential use by category.

Not applicable

- e. Total floor area ratio and/or residential density distribution.

59 units / 3.88 acres, density allowed 67 units. Compliant.

- f. Number of parking spaces and area of paved surface for parking and circulation.

The guest parking spaces are limited to 5. The driveways may be used for guest parking, however, dimensions have not been provided.

- (5) *Project report.* 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. 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, stormwater and erosion control, etc. of the proposed development.

Project timeline should be provided.

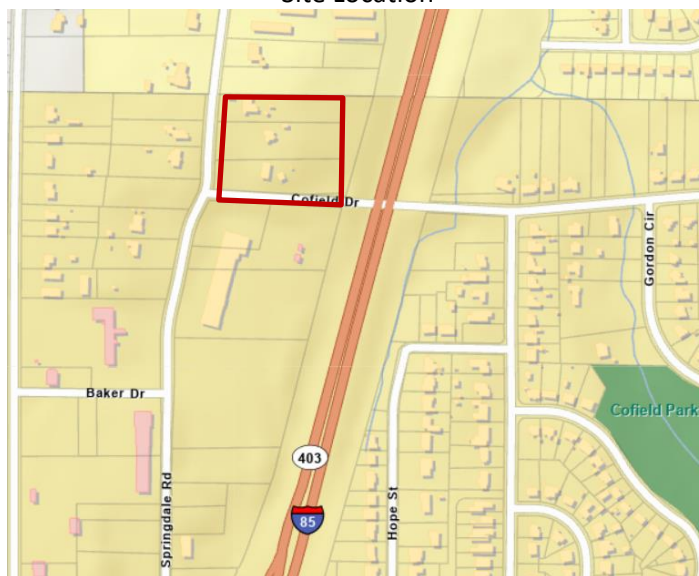
FINDINGS

The site plan provided has a number of deficiencies per Code that must be rectified.

- The subdivision plat requires an additional 5' of right of way along Cofield Drive. This should be shown on the site plan and dedicated to the City. The setback should then be updated to accommodate the new property line.
- Setbacks should be shown to the closest building element.
- The steps and awnings for the units cannot be located in the setback.
- The retaining wall design meet Architectural guidelines.
- The drive aisle is not to be dedicated to the City but is rather a private driveway and will be maintained by the HOA.
- A wall or fence should be shown along the northern boundary.
- No parking will be allowed along the interior driveway as this is to be kept clear for Fire vehicles.
- Only 5 guest parking spaces have been provided for 59 townhomes. The dimensions for the individual driveways (depth) have not been provided. If the proposed driveways are deep enough to accommodate additional cars, additional visitor parking may not be required by the Planning Commission.
- Address all items in the arborist report.
- Show mechanical location and screening.
- There is no parking for the mail kiosk.
- Provide correct site coverage.
- Project timeline should be provided.
- The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

Staff recommends the applicant address the aforementioned including updating the Site Plan including Engineer's Comments and obtain an approval for the landscape/tree plan by the Arborist prior to approval.

Site Location



March 7, 2023

Ms. Adrienne Senter
Planning & Development Coordinator
Department of Economic Development
City of Hapeville
3468 N. Fulton Avenue
P.O. Box 82311
Hapeville, Georgia 30354

Re: Bellwood Springdale
Concept Site Plan Review No. 1
K&W Ref. No. 231051.01

Dear Ms. Senter:

As requested, I have reviewed the concept site plans for the Bellwood Springdale Site to be located on a 3.88 acre parcel on Springdale Road, within a V-Village Zoning District. The initial submittal was received on February 22, 2023. This review is for compliance with the concept site plan requirements of Chapter 93-2-16 of the City ordinances. The plans consisted of site plan, grade plan, drainage plan, utility plans, tree protection plans, and building elevation plans prepared by Kimley Horn. My comments are as follows:

1. The proposed parking space dimensions shown do not comply with 93-23-11 of City Code.
2. The applicant should clearly identify the zoning of the adjacent properties to ensure the plan is in compliance with 93-11.5-6.9 of City Code.
3. Detectable warning strips and ADA ramps per US DOT and Department of Justice standards should be shown with ADA ramps at sidewalks intersecting all driveways and streets.
4. A stormwater management report and related components for addressing the post development stormwater management ordinance should be provided during the land development permitting phase.
5. Cofield Drive is shown with a right of way of 40 feet that does not meet the minimum 50 feet requirement in Section 90-1-3. The additional 5 feet of right of way for a portion of the development and the 10 feet of right of way for remainder of the development should be shown on the plans.
6. Provisions to address the accel/decel lane requirements and turning lanes at intersections requirements per GDOT Manual on Driveways and Encroachment Control for the Springdale Road and Cofield Drive intersections should be provided. At a minimum, deceleration lanes should be provided. Due to the existing traffic congestion and the nearby proposed developments, a traffic impact study is should be provided to verify the need for improvements along Springdale Road and Cofield Drive for this development.
7. While this submittal review is for concept site plan approval only, the applicant should be aware that submittal and review of detailed site construction drawings will still be necessary prior to land development permitting.

I have retained one copy of the plans provided for review in the event there are questions. The applicant should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be

noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Sincerely,
KECK & WOOD, INC.



Aaron Humphrey, P.E.
Project Engineer

C.C. Greg Sistrunk (Keck+Wood)

Arborist Comments:

3034, 3038, 3044 Springdale Road_#1



TREE CONSERVATION PLAN CHECKLIST

The tree survey, tree protection and/or tree replacement plan may be combined on a single sheet in a set of site development drawings submitted for review by the City of Hapeville. However, if the size of a proposed development site is large and an extensive amount of information needs to be conveyed, the tree plans may be submitted as separate drawings along with the Site Development Plans.

All tree conservation plan(s) submitted for review shall include the items listed below, as applicable. **The City of Hapeville reserves the right to revise this checklist periodically as needed. A copy of this annotated checklist must be presented along with submittal of final tree plans for permitting.** Additional information may be requested by City staff as required on a case-by-case basis. Additional review/comment may be necessary upon receipt of the information as indicated below.

3.7.23 Arborist 1st Review - Not Approved
Bellwood Springdale - teresa@tjschell.com

General Requirements:

- ☒ 1. Plans prepared, stamped and signed by a Georgia registered Landscape Architect, Certified Arborist, Forester, or Surveyor.
- ☐ 2. Site area, plan scale, and magnetic north arrow.
- ☐ 3. Boundary survey/Property lines with topographic information, building setbacks, street/road rights-of-way, all applicable utility locations, and easements.
- ☒ 4. Name, address, and phone numbers of the owner/developer of the land, land surveyor, landscape architect, arborist, and/or civil engineer.
- ☒ 5. 24-hour emergency contact name and phone number.
- ☐ 6. Title block showing project name, Land Lot(s) and District locations.
- ☐ 7. Site location map.
- ☐ 8. Total site acreage, acreage of disturbed area, and limits of proposed land disturbance.
- ☐ 9. Provide calculations showing compliance with the Density Factor using the following formula (See example below):

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

The density factor shall be achieved through any combination of the following:

- counting existing Trees (inches measured at DBH) to be preserved with no impact to CRZ
- planting new Trees (minimum 2" Caliper) for lots that do not have the required 100 inches per acre

☐ 10. If applicable to this project, reference compliance with zoning stipulations/conditions as required by the Planning Commission and/or City Council and include the date(s) of relevant hearings. Stipulations related to tree plan must be listed on the plan.

_____ 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance

_____ 12. Other comments:

Tree Conservation Plan:

_____ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.

_____ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species.

_____ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:

- a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood
- b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine
- c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia

_____ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.

~~_____ 7. No construction activity within the CRZs of preserved trees.~~
CRZ must be free of any cut, fill, impervious cover or trenching activity.

~~_____ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.~~

~~_____ 9. Show tree protection fence detail.~~

~~_____ 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, debris burn, tub grinding, and burial holes on the Tree Plan (i.e. outside of any tree save areas).~~

_____ 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).

~~_____ 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)~~

_____ 13. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

Use City
Details

Based on the Arborist Report descriptions, some of the Fair Rated trees could be adjusted to Poor as it relates to recompense. Need photos of all Poor and Fair rated trees to determine.

14. Other comments:

Remove the buildings and streets from the sheet showing the existing trees - see redline comments on the plan for what should be shown

Tree Replacement Plan:

1. Include chart for landmark-sized trees **not in landmark condition** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.
2. Include chart for landmark-sized trees **in landmark condition** that are removed. Trees numbered on chart must correspond to trees numbered in field. **Inch for inch replacement is required** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

Example: 32" DBH Oak / 4" = 8 (4" caliper) Oak Trees to be Planted

3. Show calculations for total inch for inch landmark tree replacements
4. Locations of all trees to be planted on site to meet density requirements.
5. Locations of all tree protection areas and tree protection fencing.
6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.
7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.
8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:
 - a. All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form
 - b. All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form
 - c. All evergreen trees to be Full to Ground, Healthy, Good Form
9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)
10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).
11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.
12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

All this must be on final tree plan

~~_____~~ 13. When **more than 50 trees** are proposed for replanting, a minimum of **5 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

_____ 14. When 10 or more trees are to be planted, no single genus shall represent more than 30% of the required replacement inches. Show genus cap percentage on planting schedule.

_____ 15. Position parking lot trees to achieve maximum shading effect. Discuss the placement of trees to achieve greater energy conservation.

_____ 16. Show parking lot striping on the tree replacement plan.

_____ 17. Parking areas with 5 or more spaces require parking lot trees. Provide graphic representations/calculations for the following:

- a. A sufficient number of 3" Caliper (minimum) Trees must be planted in interior portions of parking lots so that no parking space is more than fifty (50) feet from a parking lot Tree. Show a fifty-foot radius dashed circle for each Parking Lot Tree on Tree Replacement Plan to verify graphically. (See Appendix B).
- b. Up to 20% of Parking Lot Trees may be planted along the perimeter of the parking lot.
- c. Landscaped islands shall terminate each row of parking and all landscaped islands planted with Trees shall provide a minimum of 200 sf per Tree.
- d. Light poles are not permitted in parking lot islands, peninsulas and medians unless they are a minimum of 20' from any planted Tree (See Appendix B).

_____ 19. Parking lot trees must be minimum 3" caliper and of a minimum height commensurate with species appropriate horticultural standards.

_____ 20. Parking lot lighting/light pole locations/underground electric lines should not be in conflict with tree planting areas. Light poles are not permitted in parking peninsulas, islands and medians where parking lot trees are proposed. Show light pole locations on tree replacement plan.

_____ 21. Minimum 50% of total replacement inches shall be overstory trees.

~~_____~~ 22. Show planting and staking details.

~~_____~~ 23. Note type of irrigation to be used.

- If hand-watering, show locations of hose bibs, water faucets, or quick couplers that will be used for this purpose.
- If an automatic irrigation system is proposed, provide note on plans.

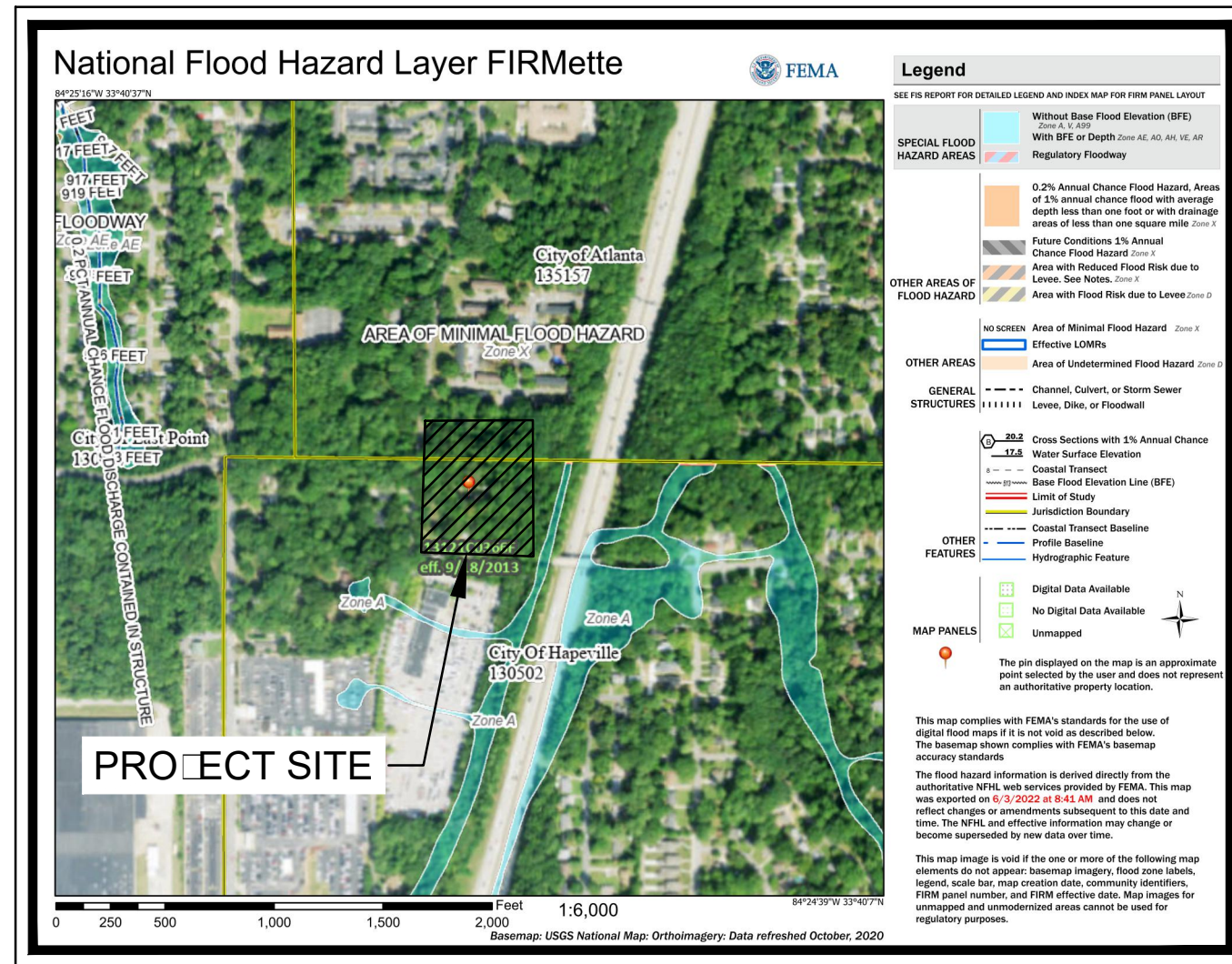
_____ 24. This plan does not meet the spirit and intent of the City's Tree Conservation Ordinance. Discuss design alternatives with staff. Subject to further review and comment.

_____ 25. Other comments:

Tree Conservation Plan Notes:

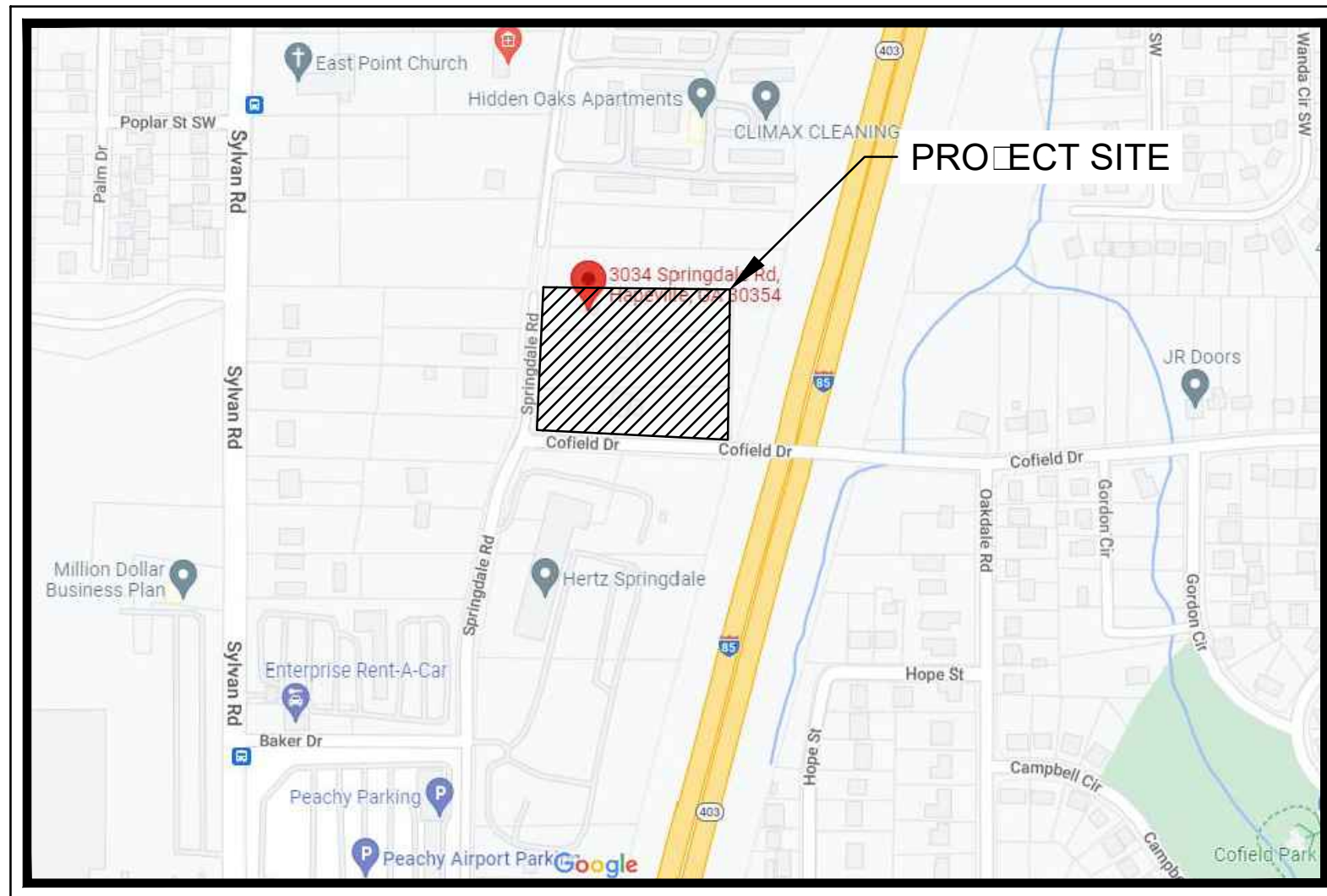
- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.

SCHEMATIC DESIGN DRAWINGS
FOR
BELLWOOD SPRINGDALE



FEMA MAP

THE PROJECT SITE DOES NOT LIE WITHIN A FLOOD HAZARD AREA PER FIRM
PANEL 13121C0366F DATED 09/18/2013.



VICINITY MAP



PROJECT NARRATIVE:

BELLWOOD SPRINGDALE IS A PROPOSED MULTIFAMILY DEVELOPMENT. CONTAINING 59 SINGLE FAMILY ATTACHED UNITS WITH GARAGE PARKING ALONG WITH INTERNAL PUBLIC DRIVES & SURFACE PARKING.

THE PROJECT ALSO INCLUDES STREETSCAPE IMPROVEMENTS ALONG SPRINGDALE RD □ COFIELD DRIVE, STORMWATER MANAGEMENT IMPROVEMENTS, AND ALL ASSOCIATED UTILITIES. THE DISTURBED AREA ON SITE IS 3.88 ACRES, AND THE TOTAL DISTURBED AREA IS 3.53 INCLUDING PUBLIC ROW.

PROJECT CONTACTS

OWNER: BELLWOOD HOMES
736 EFFEYSON STREET
ATLANTA, GA 30318
PHONE: 404.988.8990
CONTACT: LA WILLIAMS

ARCHITECT: LESSARD DESIGN
8521 LEESBURG PI CE, SEVENTH FLOOR
VIENNA, BA 22182
PHONE: 571.830.1839
CONTACT: CARMEN ROSS

CIVIL ENGINEER: □IMLEY HORN AND ASSOCIATES, INC.
817 WEST PEACHTREE ST. NW, SUITE 601
ATLANTA, GA 30308
PHONE: 404.419.8700
CONTACT: BEM S □IDMORE, P.E.

SURVEYOR: GRANT SHEPHERD & ASSOCIATES
735 LONGLEAF BLVD, SUITE A
LAWRENCEVILLE, GA 30046
PHONE: 770.418.9823
CONTACT: MICHAEL R. SHEPHERD , R.L.S.

24 HR CONTACT: LA WILLIAMS
BELLWOOD HOMES
404.988.8990
LA □ ATL BELLWOOD.COM

LAND LOT 99 □14TH DISTRICT
PARCEL NO.: 14□010000030452, 14□009900010234 & 14□009900010887
(TO BE CONSOLIDATED)
EXISTING ZONING: V□VILLAGE

CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA

PROPERTY AREA □ 3.88 ACRES
TOTAL DISTURBED AREA □ 3.53 ACRES
IMPERVIOUS AREA □ 2.58 ACRES (62%)

NOTES:

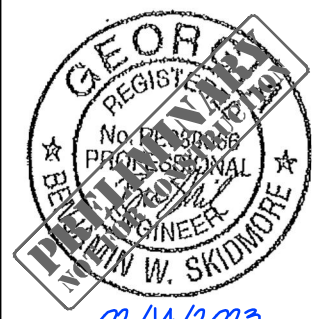
1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY [IMLEY HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO [IMLEY HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

CIVIL INDEX

SHEET NUMBER	SHEET TITLE
C0.00	COVER SHEET
C0.20	SURVEY
C2.00	SITE PLAN
C3.00	GRADING AND DRAINAGE PLAN
C4.00	UTILITY PLAN
L1.00	TREE PROTECTION PLAN
L2.00	LANDSCAPE PLAN

**BELLWOOD
SPRINGDALE**
& 3044 SPRINGDALE ROAD SW., HAPEVILLE,
GA 30054

GA 30334
LAND LOT 99, 14TH DISTRICT
PARCEL ID: 14.010000030452, 14.009900010234 &
14.009900010887



02/14/2023

GSWCC NO. (LEVEL II)	0000068765
DRAWN BY	ZF
DESIGNED BY	ATB
REVIEWED BY	BWS
DATE	02/14/2023
PROJECT NO.	013709001
TITLE	

COVER SHEET

SHEET NUMBER
C0-00

THIS BLOCK RESERVED FOR THE CLERK OF THE
SUPERIOR COURT.

Symbols & Abbreviations

- | | | |
|-----------------------|----------------------|------------------------------|
| PP TO | POWERPOLE | (R) RECORD DATA |
| GUY WIRE | | (M) MEASURED DATA |
| LIGHT POLE | | (C) CALCULATED DATA |
| STREET LIGHT POLE | | R/W RIGHT OF WAY |
| ELEC. TRANSFORMER | | BSL BLDG SETBACK LINE |
| OVERHEAD ELECTRIC | | BC BACK OF CURB |
| WATER VALVE | | EP EDGE OF PAVEMENT |
| WATER METER | | EC EDGE OF CONCRETE |
| FIRE HYDRANT | | R PROPERTY LINE |
| | | D.E. DRAINAGE EASEMENT |
| | | L.E. LANDSCAPE EASEMENT |
| | | S.S.E. SANITARY SEWER ESMT |
| SANITARY SEWER PIPING | | IPS IRON PIN SET |
| SEWER MANHOLE | | R/R REBAR FOUND |
| CLEAN OUT | | CTP CRIMP TOP PIPE |
| STORM DRAIN PIPING | | OTP OPEN TOP PIPE |
| STORM DRAIN MANHOLE | | P.O.C. POINT OF COMMENCEMENT |
| STORM INLET | | P.O.B. POINT OF BEGINNING |
| | | IRON PIN FOUND |
| CURB INLET | | IRON PIN SET |
| DROP INLET | | P.K. NAIL FOUND |
| FENCE LINE | | P.K. NAIL SET |
| SW SIDEWALK | | FND X MARK / SCRIBE |
| TREE | | SET X MARK / SCRIBE |
| T.B.M. | TEMPORARY BENCH MARK | |

Map or Plat Closure Statement & Notes

1. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 489,329 FEET.
2. ALL DISTANCES SHOWN HEREIN ARE HORIZONTAL, GROUND DISTANCES.
3. UNLESS OTHERWISE NOTED ON THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, ALL PROPERTY CORNERS IDENTIFIED AS SET, ARE SET WITH A 1/2" REBAR (#4-REBAR) BEARING A PLASTIC CAP STAMPED WITH THE SURVEYORS REGISTRATION / LICENSE NUMBER.
4. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS A HORIZONTAL DATUM OF GEORGIA STATE PLANES, WEST ZONE NAD83.
5. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSON(S) OR ENTITY NAMED WITHIN TITLE BLOCK AND/OR SURVEYORS CERTIFICATION. SURVEYOR MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, WITH RESPECT TO THE INFORMATION SHOWN HEREIN, EXTENDED BEYOND THOSE NAMED DIRECTLY.
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED HAS BEEN PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. ITEMS PERTAINING TO TITLE SUCH AS EASEMENTS, ZONING, ZONING CONDITIONS AND OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD HOWEVER MAY NOT BE SHOWN OR DEPICTED HEREIN.

Map or Plat Certification

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon.

RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned surveyor certifies that :
IN MY OPINION, THIS DRAWING WAS PREPARED IN CONFORMITY WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. 15-6-67.

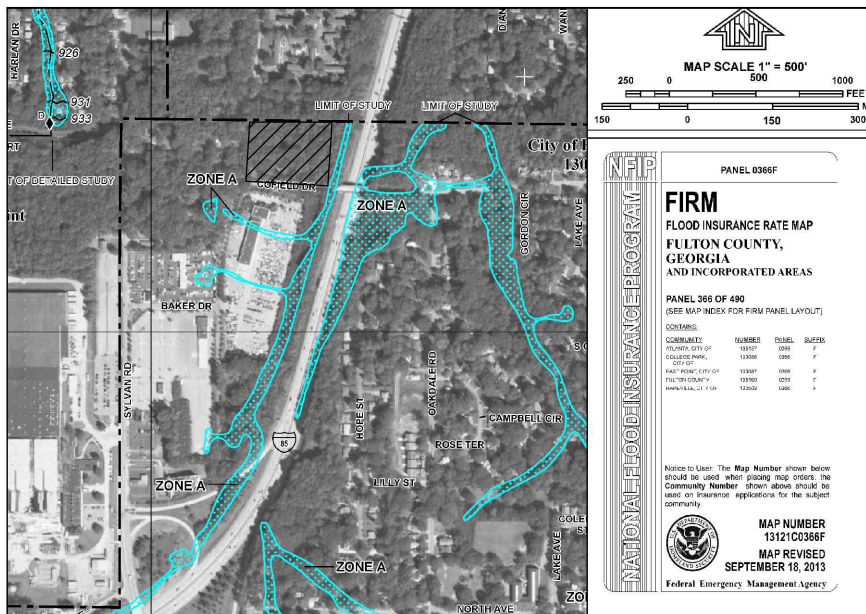
PRESENTED BEFORE ME THIS 14TH DAY OF FEBRUARY IN THE YEAR OF 2022.

Michael R. Shepherd
MICHAEL R. SHEPHERD, GA PLS No. 3349

Michael R. Shepherd
GA PLS No. 3349
LAND SURVEYOR
MICHAEL R. SHEPHERD

[illegible]

FEMA Notes and Map (NTS)



THIS PROPERTY IS / IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13121C0236F, CONTAINING A LATEST DATE OF 09/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THE SITE ON SAID FIRM (FEDERAL INSURANCE RATE MAP) MAP UNLESS OTHERWISE NOTED.

Existing Zoning

THIS PROPERTY IS ZONED V

MINIMUM FRONTAGE: 50'

SETBACKS

SINGLE FAMILY DETACHED:
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 5'
REAR: 20'
MAXIMUM HEIGHT: 2.5 STORIES OR 35'
MAXIMUM UNIT PER BUILDING LOT: 1
MINIMUM SIZE: 4000 SQ FT
LOT AREA / DWELLING UNIT: 4000 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70

SINGLE FAMILY ATTACHED (4 TO 8 UNITS):
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 5'
REAR: 20'
MAXIMUM HEIGHT: 2.5 STORIES OR 35'
MAXIMUM UNIT PER BUILDING LOT: 8
MINIMUM SIZE: 10,000 SQ FT
LOT AREA / DWELLING UNIT: 2500 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70

CONDOMINIUMS:
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 10'
REAR: 25'
MAXIMUM HEIGHT: 40'
MAXIMUM UNIT PER BUILDING LOT: 12
MINIMUM SIZE: 43,500 SQ FT
LOT AREA / DWELLING UNIT: 2500 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70

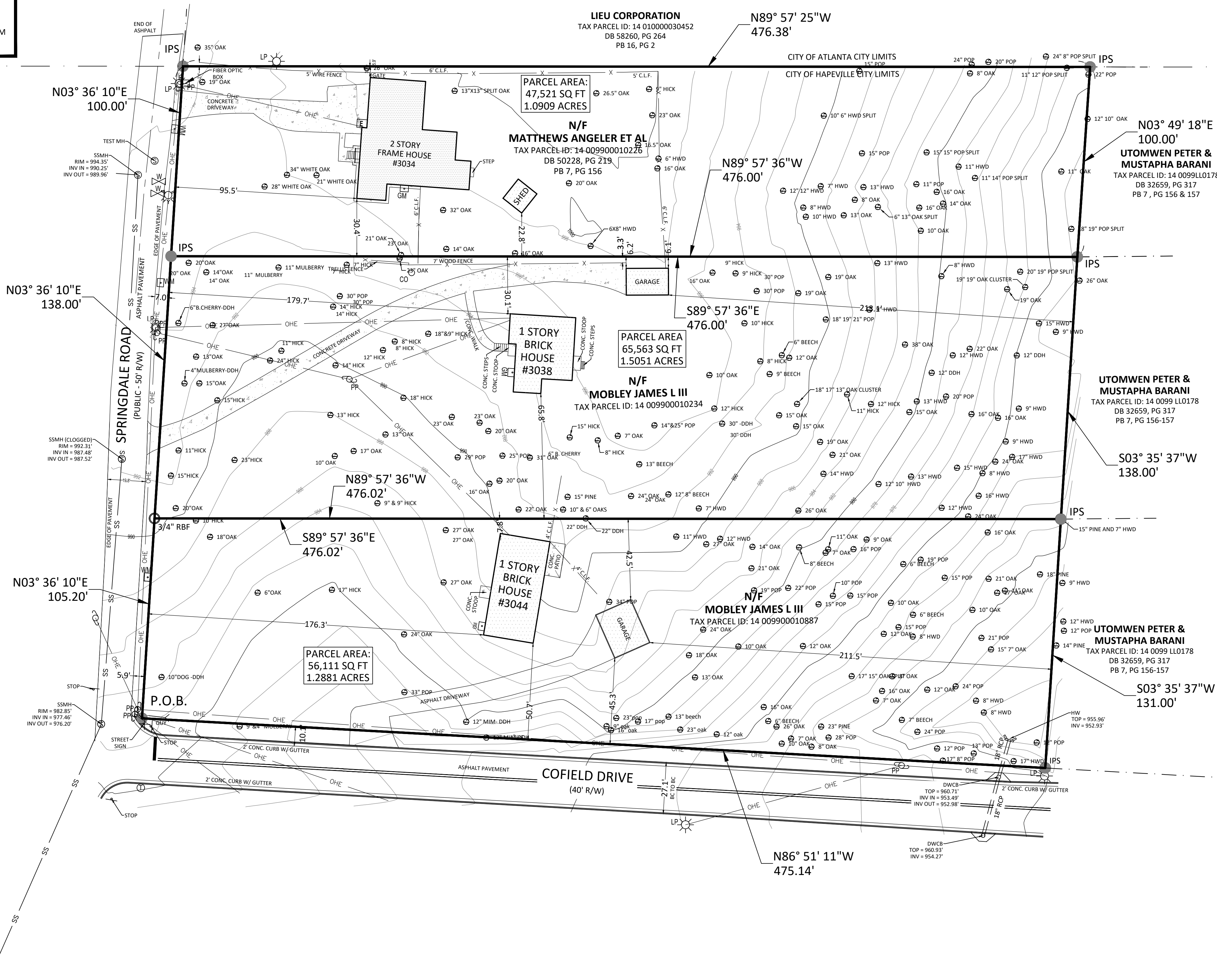
NONRESIDENTIAL:
FRONT: 15' (MINOR COLLECTOR & MAJOR ARTERIAL)
SIDE: 15'
REAR: 25'
MAXIMUM HEIGHT: 40'
MAXIMUM UNIT PER BUILDING LOT: N/A
MINIMUM SIZE: 10,000 SQ FT
LOT AREA / DWELLING UNIT: 10,000 SQ FT
FLOOR AREA / DWELLING UNIT: 1000 SQ FT
MAXIMUM LOT COVERAGE: 70

Utility Notes

1. THE UTILITIES SHOWN HEREIN ARE BASED ON VISIBLE OBSERVATIONS
2. THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND OR ABOVE GROUND UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. UNDERGROUND UTILITIES OBSERVED OR LOCATED MAY EXIST ON THIS SITE THAT ARE NOT SHOWN OR DEPICTED, AND MAY BE FOUND UPON FURTHER EXAMINATION OR EXCAVATION. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT, GUARANTEE OR CERTIFY THAT THE UNDERGROUND UTILITIES SHOWN OR DEPICTED ARE IN THE EXACT LOCATION AS INDICATED HOWEVER THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AND TO THE BEST OF THE SURVEYORS ABILITY.
3. AT VARIOUS SANITARY OR STORM SEWER STRUCTURES SHOWN HEREIN, THERE MAY BE ADDITIONAL LINES (PUBLIC OR PRIVATE) ENTERING OR EXISTING THE STRUCTURE THAT MAY NOT BE IDENTIFIED.

Field Observation Notes

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS CLASSIFIED AS A "RETRACEMENT BOUNDARY SURVEY," AND COMPLETED ON "08/02/2021" UTILIZING A GEMAX ZOOM 90 ROBOTIC TOTAL STATION AND/OR A CHAMPRO PRO GPS NETWORK RTK (REAL TIME KINEMATIC) ROVER, CORRECTED IN REAL-TIME VIA THE eGPS GPS NETWORK.
2. THE FIELD DATA UPON WHICH THIS SURVEY, MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED EXCEEDS THE 95% CONFIDENCE LEVEL AND EXCEEDS THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL ACCURACY, AS SET FORTH BY THE ALTA/NSPS STANDARDS, SPECIFICATION AND REQUIREMENTS OF 0.07+50 PPM.



BOUNDARY, TOPOGRAPHIC & TREE FOR:
BELLWOOD DEVELOPERS
334, 3038, & 3044 SPRINGDALE RD. HAPEVILLE
AND LOT 99 OF THE 14TH LAND DISTRICT
FULTON COUNTY, GEORGIA

Sheet / Drawing Scale 1" = 30'	
Unless Otherwise Noted	
GSA Project No. 21-04-380.4	
Drawn By / Field Crew	
JWW	Crew No.
Sheet No. 02	OF 02



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING: V-VILLAGE

SITE AREA: 3.88 ACRES (169195.12 SF)

LOT COVERAGE

OPEN SPACE: 2.66 ACRES (68.50% SITE AREA)

BUILDING AREA: 1.12 ACRES (2.56% SITE AREA)

PAVEMENT AREA: 0.10 ACRES (28.94% SITE AREA)

TOTAL DISTURBED AREA: 3.53 ACRES

BUILDING SETBACKS (PER SEC. 93-22-1.1 & SEC. 93-11-1-6.4):

FRONT: 15 FT MINIMUM

SIDE: 5 FT MINIMUM

BACK: 20 FT MINIMUM

PROPOSED LAND USES & DENSITIES:

SINGLE-FAMILY ATTACHED 59 UNITS

BUILDING HEIGHT:

MAX HEIGHT 35 FT

PROPOSED HEIGHT 35 FT

FLOOR AREA RATIO:

TOTAL FAR PROVIDED = 119,164 SF

PARKING SUMMARY:

REQUIRED PARKING: 118 SPACES (TOTAL)

SINGLE-FAMILY ATTACHED (59 UNITS) 118 SPACES (2 UNIT)

PROPOSED PARKING: 123 SPACES (TOTAL)

SINGLE FAMILY ATTACHED 118 SPACES (2 SPACES/UNIT GARAGE)

STANDARD GUEST PARKING 5 SPACES

- SITE NOTES:**
1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY LESSARD DESIGN, DATED 02/14/2023 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
 2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY GRANT SHEPHERD & ASSOCIATES, DATED 06/08/2022.
 3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
 5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
 6. REFERENCE LANDSCAPE PLANS FOR ALL LANDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
 7. REFER TO FAR CALCULATIONS & UNIT MATRIX PROVIDED WITH ARCHITECTURAL PLANS
 8. RESIDENTIAL TRASH TO BE MANAGED BY THIRD-PARTY VIA INDIVIDUAL UNIT ROLL CARTS.

SITE PLAN LEGEND:

--- PROPERTY LINE

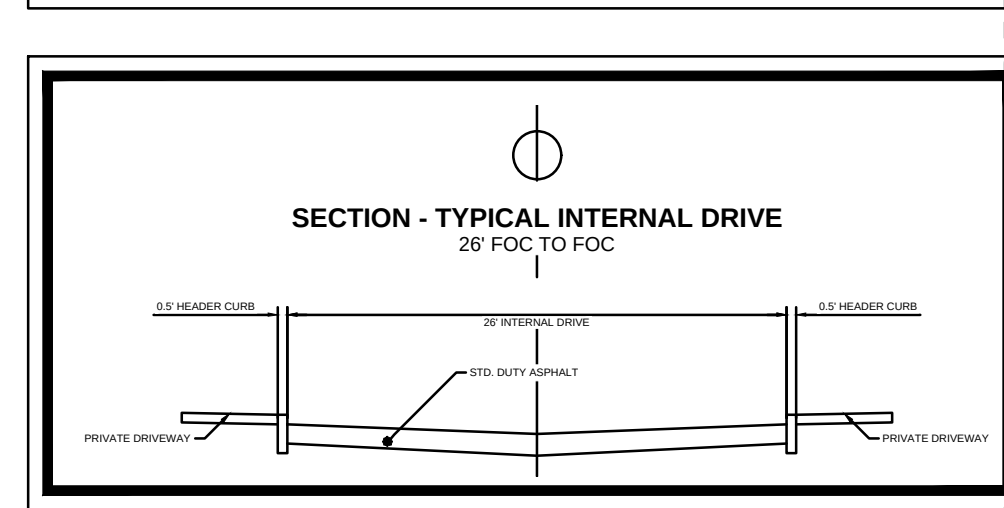
--- BUILDING SETBACK LINE

STANDARD DUTY ASPHALT PAVEMENT

STANDARD DUTY CONCRETE SIDEWALK

HEAVY DUTY CONCRETE PAVEMENT

(10) PARKING COUNT



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GRAPHIC SCALE IN FEET

0 10 20 40

PRELIMINARY: NOT FOR CONSTRUCTION

GEORGIA

REGISTERED PROFESSIONAL ENGINEER

02/14/2023

GSWCC NO. (LEVEL II) 0000068765

DRAWN BY ZF

DESIGNED BY ATB

REVIEWED BY BWS

DATE 02/14/2023

PROJECT NO. 013709001

TITLE

SITE PLAN

SHEET NUMBER

C2-00

Kimley»Horn

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817 W. PEACHTREE STREET, NW

THE BILTMORE SUITE 601

ATLANTA, GEORGIA 30308

PHONE (404) 419-9700

WWW.KIMLEY-HORN.COM

BELLWOOD HOMES

726 JEFFERSON STREET

ATLANTA, GA 30318

PHONE: 404.988.8990

PREPARED FOR

1. PLANNING COMMISSION SET

02/14/2023

DATE

ISSUANCE AND REVISION DESCRIPTIONS

NO.

DATE

BY

BELLWOOD SPRINGDALE

3034, 3038, & 3044 SPRINGDALE ROAD SW., HAPEVILLE, GA 30354

LAND LOT 98, 14TH DISTRICT

PARCEL ID: 14-010000030452, 14-009900010234 & 14-009900010887

GEORGIA

REGISTERED PROFESSIONAL ENGINEER

02/14/2023

GSWCC NO. (LEVEL II) 0000068765

DRAWN BY ZF

DESIGNED BY ATB

REVIEWED BY BWS

DATE 02/14/2023

PROJECT NO. 013709001

TITLE

SITE PLAN

SHEET NUMBER

C2-00

LIEU CORPORATION
TAX PARCEL ID: 14 010000030452
DB 58260, PG 264
PB 16, PG 2

SPRINGDALE ROAD
(50' R/W)

COFIELD DRIVE
(40' R/W)

GRADING & DRAINAGE NOTES:

1. SITE AREA: 3.88 ACRES
DISTURBED AREA: 3.53 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE, UNLESS NOTED AS A RAMP. GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0366F, DATED 09/18/2013.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 2H:1V
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
13. THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TESTED VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RESIDUAL SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE THE SOIL CHARACTERISTICS CONTINUE TO FUNCTION AS TESTED PRE-CONSTRUCTION. IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED TO ENSURE THE PREVIOUSLY RECORDED INFILTRATION RATES CAN BE ACHIEVED.

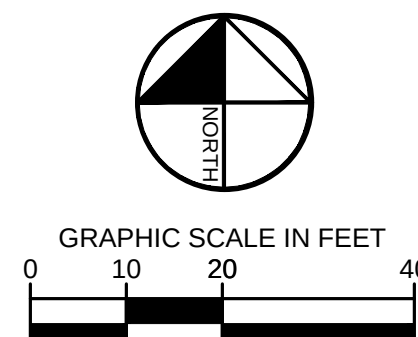
GRADING LEGEND:

- 950 EXISTING MAJOR CONTOUR
- 948 EXISTING MINOR CONTOUR
- 945 PROPOSED MAJOR CONTOUR
- 944 PROPOSED MINOR CONTOUR
- 945.00 PROPOSED SPOT GRADE
- TG 945.00 PROPOSED TOP GRADE AT WALL
- BG 945.00 PROPOSED BOTTOM GRADE AT WALL
- TS 945.00 PROPOSED TOP OF STAIR GRADE
- BS 945.00 PROPOSED BOTTOM OF STAIR GRADE
- HP 945.00 PROPOSED HIGH POINT GRADE
- LP 945.00 PROPOSED LOW POINT GRADE
- TC 945.00 PROPOSED TOP OF CURB GRADE
- BC 945.00 PROPOSED BOTTOM OF CURB GRADE
- DRAINAGE FLOW ARROW

STORM DRAINAGE LEGEND:

- JB JUNCTION BOX
- CI HOODED GRATE CURB INLET (GDOT 1019A, TYPE E)
- GI GRATE INLET (GDOT 10191A, TYPE A)
- SWCB SINGLE WING CATCH BASIN (GDOT 1033D)
- DWCB DOUBLE WING CATCH BASIN (GDOT 1034D)
- YD YARD DRAIN (NDS CATCH BASIN OR COMPARABLE)
- CO CLEAN OUT
- WQ WATER QUALITY DEVICE
- OCS OUTLET CONTROL STRUCTURE (CAST-IN-PLACE)
- TD TRENCH DRAIN
- PROPOSED ROOF DRAIN PIPE
- PROPOSED STORM PIPE

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WWW.KIMLEY-HORN.COM

BELLWOOD HOMES
726 JEFFERSON STREET
ATLANTA, GA 30318
PHONE: 404.988.8990

PREPARED FOR	DATE	BY
	02/14/2023	ZAF

NO.	PLANNING COMMISSION SET	ISSUANCE AND REVISION DESCRIPTIONS
1		

BELLWOOD SPRINGDALE
3034, 3038, & 3044 SPRINGDALE ROAD SW., HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14-010000030452, 14-009900010234 & 14-009900010887

PRELIMINARY: NOT FOR CONSTRUCTION

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2025
02/14/2023

GSWCC NO. (LEVEL II)	0000068765
DRAWN BY	ZF
DESIGNED BY	ATB
REVIEWED BY	BWS
DATE	02/14/2023
PROJECT NO.	013709001
TITLE	GRADING AND DRAINAGE PLAN
SHEET NUMBER	C3-00

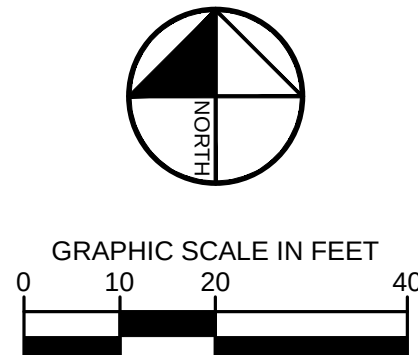
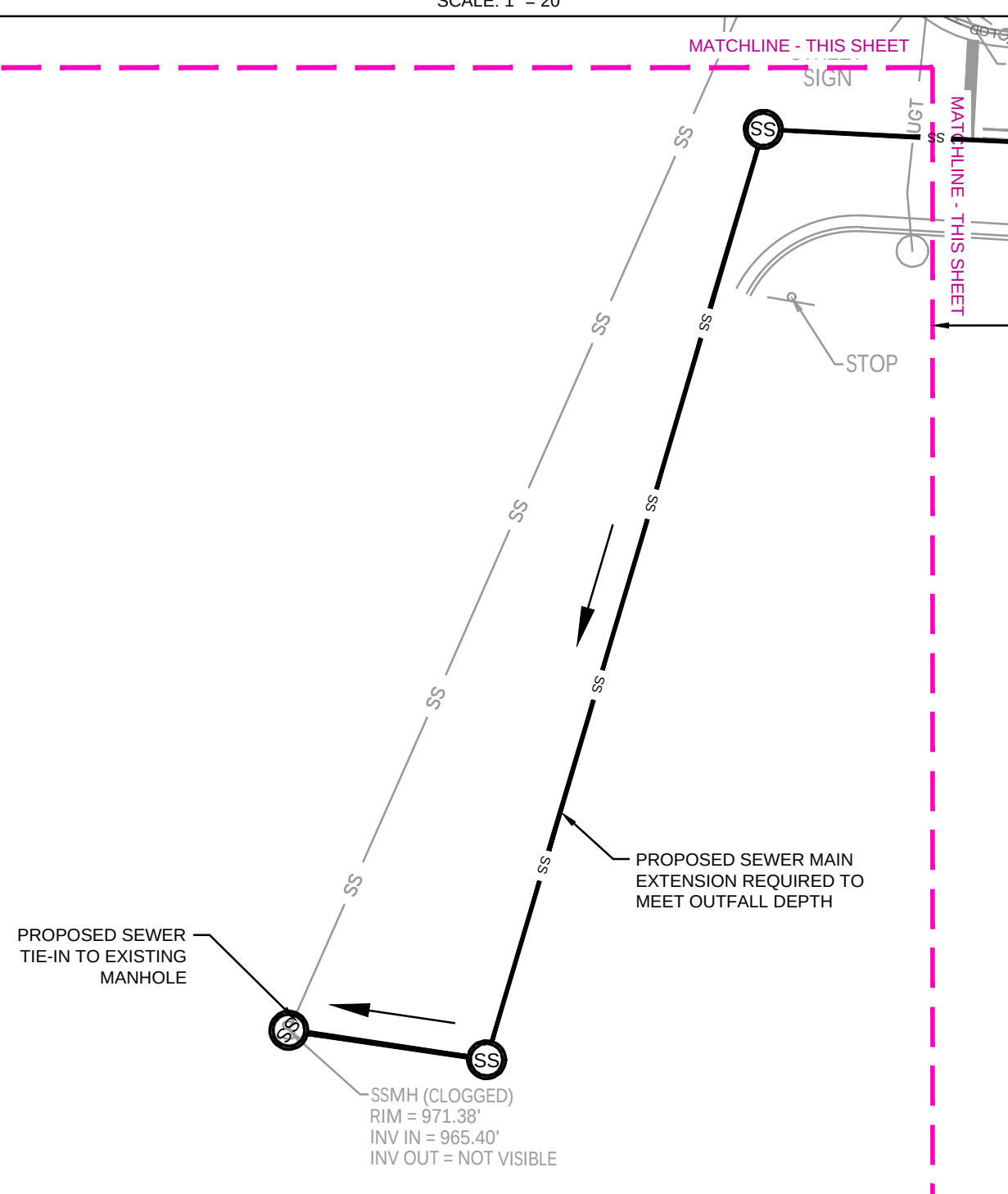


- UTILITY NOTES:**
1. ALL SANITARY SEWER CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
 2. CONTRACTOR SHALL COORDINATE UTILITY CONNECTION AND REROUTING LOCATIONS WITH APPLICABLE AGENCIES.
 3. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF HAPEVILLE SANITARY SEWER AND CITY OF HAPEVILLE WATER STANDARDS AND SPECIFICATIONS.
 4. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 5. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
 6. ALL UTILITY CONNECTIONS END AT 5' OUTSIDE OF THE BUILDING FOOTPRINT. REFER TO ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS FOR BUILDING LAYOUT AND INTERNAL UTILITY SERVICE.
 7. ALL ONSITE UTILITIES SHALL BE LOCATED UNDERGROUND.
 8. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.

UTILITY LEGEND:

W	PROPOSED WATER LINE
UGP	PROPOSED ELECTRIC LINE
UGT	PROPOSED TELEPHONE LINE
G	PROPOSED NATURAL GAS LINE
SS	PROPOSED SANITARY SEWER PIPE
SS	PROPOSED SANITARY SEWER CLEANOUT
SS	SANITARY SEWER MANHOLE
SS	SANITARY SEWER GREASE TRAP
SS	WATER VALVE
SS	FIRE DEPARTMENT CONNECTION (FDC)
SS	FIRE HYDRANT
SS	POST INDICATOR VALVE (PIV)
SS	WATER MAIN TAPPING SLEEVE
SS	WATER CONNECTIONS AND BENDS

SANITARY SEWER OUTFALL CONNECTION DETAIL



PRELIMINARY: NOT FOR CONSTRUCTION

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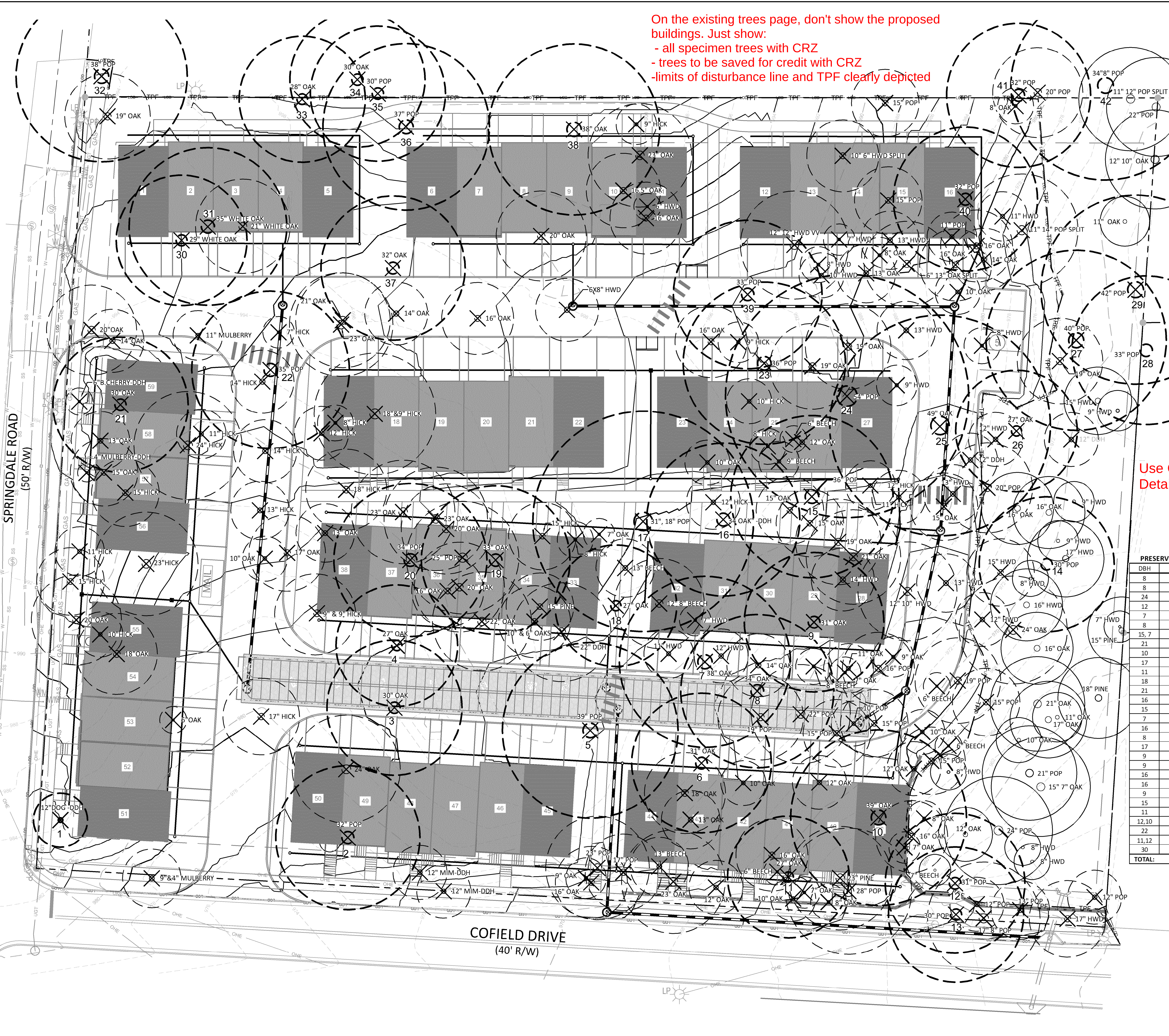
BELLWOOD HOMES
736 JEFFERSON STREET
ATLANTA, GA 30318
PHONE: 404.989.8990

NO.	PLANNING COMMISSION SET	DATE	BY
1	02/14/2023	ZAF	

BELLWOOD SPRINGDALE
3034, 3038, & 3044 SPRINGDALE ROAD SW., HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14-010000030452, 14-009900010234 & 14-009900010887

GEORGIA
REGISTERED PROFESSIONAL ENGINEER
W. SKIDMORE
02/14/2023

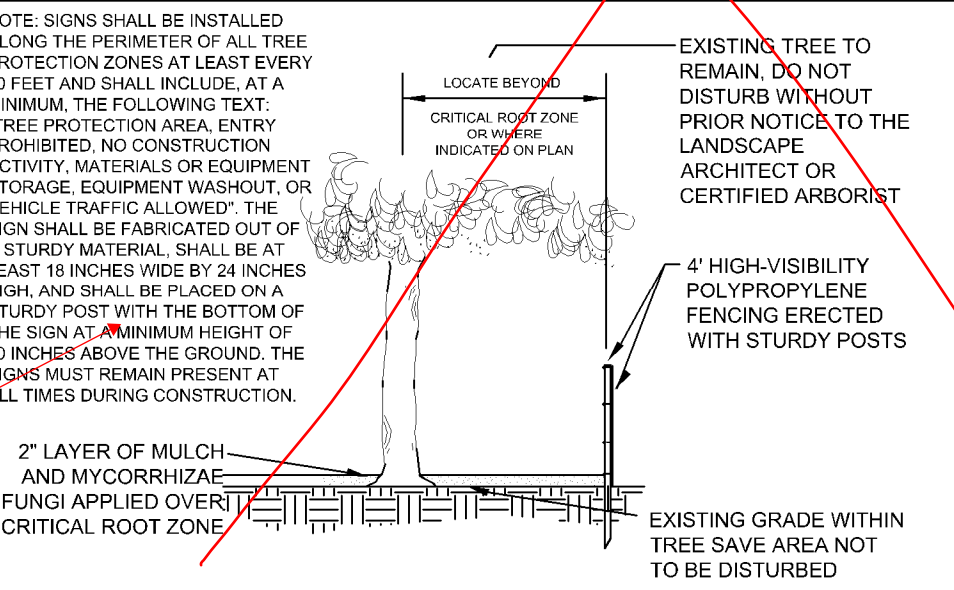
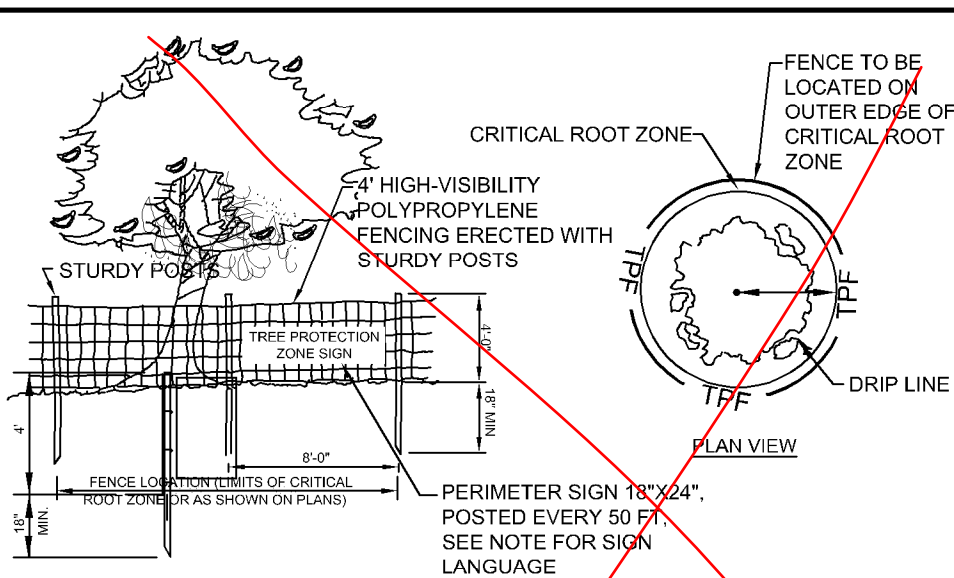
GSWCC NO. (LEVEL II)	0000068765
DRAWN BY	ZF
DESIGNED BY	ATB
REVIEWED BY	BWS
DATE	02/14/2023
PROJECT NO.	013709001
TITLE	UTILITY PLAN
SHEET NUMBER	C4-00



On the existing trees page, don't show the proposed buildings. Just show:
- all specimen trees with CRZ
- trees to be saved for credit with CRZ
- limits of disturbance line and TPF clearly depicted

Tree Conservation Plan Notes:

- The inches per acre shown on the Tree Preservation and/or Replacement Plan(s) must be verified prior to the issuance of the Certificate of Occupancy. Contact the City of Hapeville at 404-669-2120 to arrange a Site Inspection.
- All Tree Protection Devices must be installed and inspected prior to start of any Land Disturbing activity and shall be maintained until final landscaping is installed and Certificate of Occupancy is issued. Contact the City of Hapeville for an inspection.
- The site contractor shall coordinate service routing of all gas, telephone, and electrical lines with the appropriate utility company. All construction must comply with each utility's standards and specifications and not interfere with tree planting sites or existing trees to be preserved.
- Tree protection and replacement shall be enforced according to the City of Hapeville standards. Any field adjustments to tree protection device types or locations or substitutions of plant materials shown on the approved plans are subject to the review and approval of the City.
- All buffers shall be replanted to buffer standards where sparsely vegetated or where disturbed. Replantings are subject to City of Hapeville approval.
- A Maintenance Inspection of Trees will be performed after one (1) full Growing Season from the date of the Final Construction Inspection. Project Owners at the time of the Maintenance Inspection are responsible for Ordinance Compliance.
- Label at least one tree of each variety with a securely attached water-proof tag bearing legible designation of Botanical and Common Name.



TYPICAL TREE PROTECTION FENCE
NOT TO SCALE

PRESERVED SITE DENSITY INCHES

DBH	SPECIES	DENSITY IN
8	Hardwood	8
8	Hardwood	8
24	Poplar	24
12	Oak	12
7	Beech	7
8	Hardwood	8
15, 7	Oak	22
21	Poplar	21
10	Oak	10
17	Oak	17
11	oak	11
18	Pine	18
21	Oak	21
16	Oak	16
15	Pine	15
7	Hardwood	7
16	Hardwood	16
8	Hardwood	8
17	Hardwood	17
9	Hardwood	9
9	Hardwood	9
16	Oak	16
16	Oak	16
9	Hardwood	9
15	Hardwood	15
11	Oak	11
12, 10	Oak	22
22	Poplar	22
11, 12	Poplar	23
30	Poplar	45
TOTAL:		463

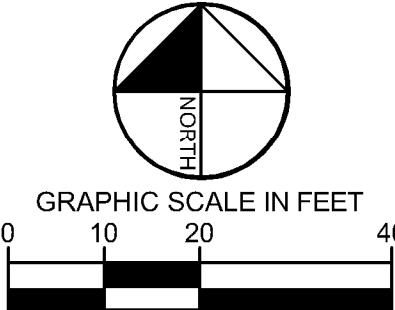
TREES IN LANDMARK CONDITION

TREE #	DBH	SPECIES	IMPACT %	STATUS	Rcmp.DBH
2	32	Tulip Poplar	100	Removed	32
3	30	Northern Red Oak	100	Removed	30
5	39	Tulip Poplar	100	Removed	39
8	34	Tulip Poplar	100	Removed	34
9	31	Southern Red Oak	100	Removed	31
10	39	White Oak	100	Removed	39
11	27	Southern Red Oak	100	Removed	27
12	31	Tulip Poplar	100	Removed	31
13	30	Tulip Poplar	0	Preserved	30
14	30	Tulip Poplar	0	Preserved	30
15	36	Tulip Poplar	100	Removed	36
17	31, 18	Tulip Poplar	100	Removed	49
20	34	Tulip Poplar	100	Removed	34
21	30	Southern Red Oak	100	Removed	30
23	36	Tulip Poplar	100	Removed	36
25	49	Northern Red Oak	100	Removed	49
26	27	Northern Red Oak	100	Removed	27
28	33	Tulip Poplar	0	Preserved	33
30	29	White Oak	100	Removed	29
31	35	White Oak	100	Removed	35
33	28	Northern Red Oak	100	Removed	28
34	30	Northern Red Oak	100	Removed	30
36	37	Tulip Poplar	100	Removed	37
39	33	Tulip Poplar	100	Removed	33
41	32	Tulip Poplar	100	Removed	32
42	34, 8	Tulip Poplar	0	Preserved	34
TOTAL:		778*			

TREES NOT IN LANDMARK CONDITION

TREE #	DBH	SPECIES	IMPACT %	STATUS
1	12	Dogwood	100	Destroy
4	27	Northern Red Oak	100	Destroy
6	31	Northern Red Oak	100	Destroy
7	38	Tulip Poplar	100	Destroy
16	34	Southern Red Oak	100	Destroy
18	27	Northern Red Oak	100	Destroy
19	33	Northern Red Oak	100	Destroy
22	35	Tulip Poplar	100	Destroy
24	54	Tulip Poplar	100	Destroy
27	40	Tulip Poplar	100	Destroy
29	42	Tulip Poplar	0	Destroy
32	38	Tulip Poplar	100	Destroy
35	30	Tulip Poplar	100	Destroy
37	32	Southern Red Oak	100	Destroy
38	38	Southern Red Oak	100	Destroy
40	32	Tulip Poplar	100	Destroy

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PREPARED FOR

Kimley»Horn

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ATLANTA, GA 30308
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WWW.KIMLEYHORN.COM

BELWOOD HOMES

723 JEFFERSON STREET
ATLANTA, GA 30318
PHONE: 404.988.8990

1 PLANNING COMMISSION SET

2 ZAF

3 DATE

4 BY

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ISSUANCE AND REVISION DESCRIPTIONS

1 PLANNING COMMISSION SET

2 ZAF

3 DATE

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PRELIMINARY: NOT FOR CONSTRUCTION

3034, 3036, & 3044 SPRINGDALE ROAD SW., HAPEVILLE, GA 30354

LAND LOT 98, 14TH DISTRICT

PARCEL ID: 14-0100000303452, 14-009900010234 & 14-009900010887

GSWCC NO. (LEVEL II) 0000068765

DRAWN BY ZF

DESIGNED BY ATB

REVIEWED BY BWS

DATE 02/14/2023

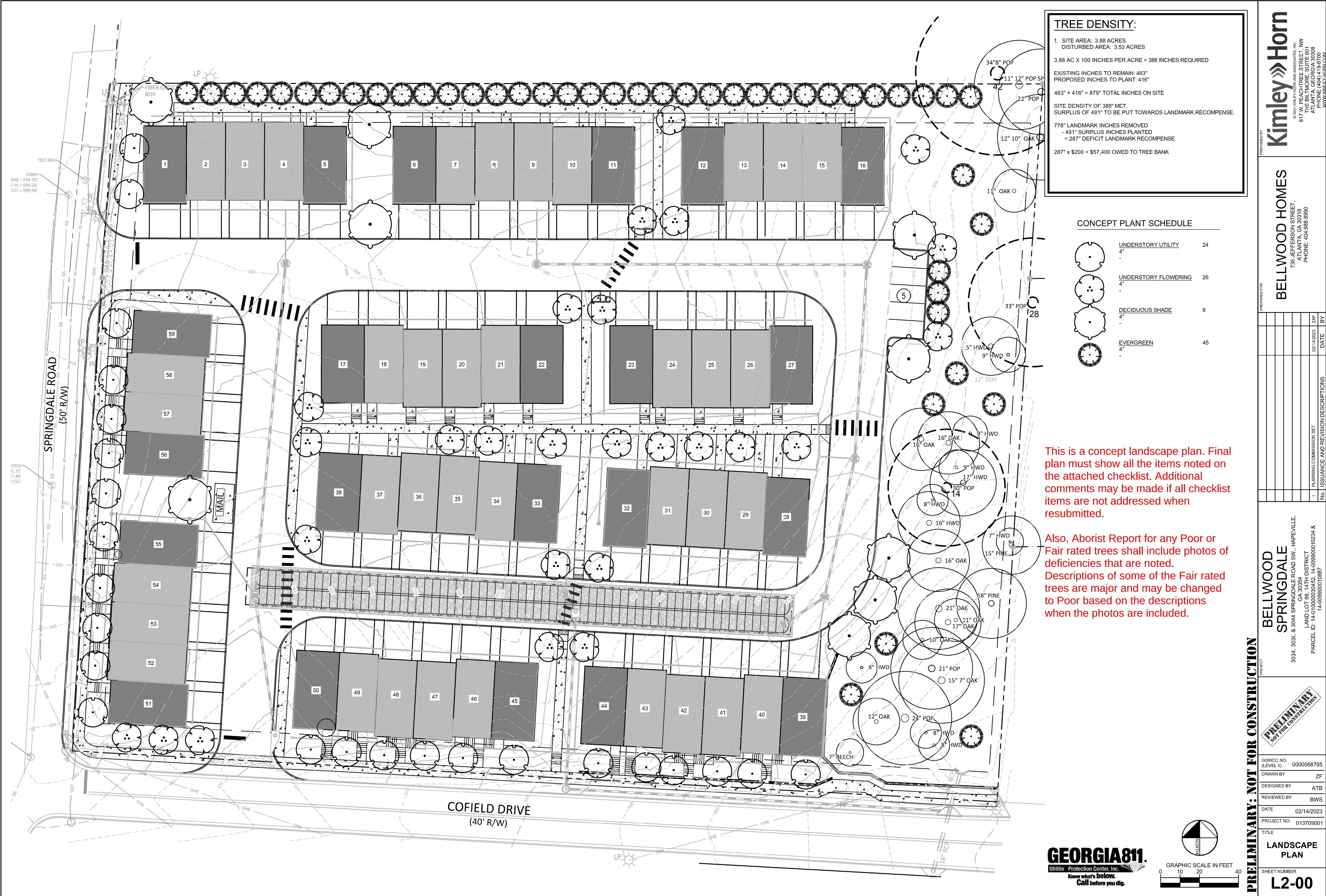
PROJECT NO. 013709001

TITLE

TREE PROTECTION PLAN

SHEET NUMBER

L1-00



Kimley»Horn

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THE BILTMORE SUITE 601
ATLANTA, GEORGIA 30308
PHONE: (404) 419-9700
WWW.KIMLEY-HORN.COM

BELLWOOD HOMES

725 JEFFERSON STREET
ATLANTA, GA 30318
PHONE: 404.988.8990

BELLWOOD SPRINGDALE

3034, 3036, & 3044 SPRINGDALE ROAD SW., HAPEVILLE, GA 30354
LAND LOT 98, 14TH DISTRICT
PARCEL ID: 14-010000030452, 14-008900010234 & 14-008900010887

PRELIMINARY NOT FOR CONSTRUCTION

GSWCC NO. (LEVEL II) 0000068765

DRAWN BY ZF

DESIGNED BY ATB

REVIEWED BY BWS

DATE 02/14/2023

PROJECT NO. 013709001

TITLE

LANDSCAPE PLAN

SHEET NUMBER

L2-00



DAVID BLOODWORTH
FIRE CHIEF

To: Adrienne Senter

From: Brian Eskew, Fire Marshal

Re: 3034, 3038, 3044 Springdale Rd.

Date: March 8, 2023

The water mains may need to be upgraded to a larger size (8 inch minimum) for fire flow requirements. Also, this could have an impact on the Fire Department's manpower/staffing due to the possible increase in 911 calls. If you should need any more information, please let me know. Thanks.