



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

November 13, 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 October 10, 2023

Documents:

1. Minutes - 10-10-2023_draft

4. Old Business

4.I. 400 Porsche Avenue Request for Tree Bank Contribution

Background:

The Redmond Company on behalf of Atlanta Postal Credit Union is requesting approval to allow for a contribution to the City's Tree Bank in lieu of full compliance with the City's Tree Conservation Code for the property located at 400 Porsche Avenue (Parcel ID: 14 0096 LL0585). The property is zoned B-P, Business Park.

Documents:

1. Application - 400 Porsche Avenue_TreeBankReq_Redacted
2. Plans - 400 Porsche Avenue_Revised Landscape Plan
3. Planners Report APCU Tree Bank contribution

5. New Business

5.I. Subdivision Ordinance Text Amendment

Background:

Consideration of an amendment to the Code of Ordinances, Chapter 90 (Subdivisions), Sections 90-1-1 (Purpose, authority and jurisdiction), 90-1-2 (Procedure for plat approval), 90-1-4 (Development prerequisite to final approval) for the purpose of amending the subdivision ordinance.

Documents:

1. Chapter_90__SUBDIVISIONS_revisions_November 2023 (002)

5.II. Accessory Structures Ordinance Text Amendment

Background: Consideration of an amendment to the Code of Ordinances, Chapter 93 (Zoning), Article 1 (Title, definitions and application of regulations), Sections 93-1-2 (Definitions), 93-2-5 (Accessory uses, accessory structures, yard requirements of accessory structures, outbuildings and fences), and 93-2-6 (Abatement) for the purpose of amending the accessory uses ordinance.

Documents:

1. Accessory Structure Ordinance
- 5.III. Nonconforming Uses and Structures Ordinance Text Amendment

Background: Consideration of an amendment to the Code of Ordinances, Article 3 (Nonconforming uses), Sections 93-3-2 (Nonconforming uses permitted), 93-3-5 (Restoration), 93-3-6 (Abandonment), 93-3-9 (Enlargement), and 93-3-11 (Notice to owners of nonconforming property) for the purposes of amending the nonconforming uses ordinance.

Documents:

1. ARTICLE_3.___NONCONFORMING_USES_Revisions_November 2023
- 5.IV. 2024 Planning Commission Meeting Schedule

Background:

Consideration and action to approve the 2024 Planning Commission meeting schedule.

Documents:

1. 2024 Meeting Date and Submittal Deadline Schedule_rev. 11-7-2023

6. **Next Meeting Date - December 12, 2023 at 6:00 PM**

7. **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**

October 10, 2023 6:00 PM

MINUTES

1. Called to Order at 6:02 PM.

2. Roll Call

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

MOTION ITEM: Lucy Dolan made a motion to add the site plan revision for 400 Porsche Avenue to New Business, Item 5.III. The motion was seconded by Rob Hall.

MOTION CARRIED: 5-0.

3. Approval of Minutes

3.I. Minutes of September 12, 2023

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of September 12, 2023, as submitted. The motion was seconded by Jeanne Rast. MOTION CARRIED: 5-0.

4. Old Business

4.I. 3034, 3038, 3044 Springdale Road

Site Plan Review (Revision)

Background:

Zain Farishta of Kimley-Horn requested approval of a revised site plan for the properties located at 3034, 3038, and 3044 Springdale Road (Parcel ID's: 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. *The site plan item was originally approved on May 9, 2023.*

The request included an increase in height for two townhome buildings along Cofield Drive. The current height restriction is 35' but may be increased with approval from the Planning Commission.

The Bellwood Homes development, located at 3044, 3038, and 3034 Springdale Road will have 59 townhomes located at the intersection of Cofield Drive and Springdale Road. The Site Plan was previously approved on May 9, 2023. During final construction drawings, the applicant realized the topography at that location would necessitate a higher height to maintain uniformity of building type along the street front.

Findings:

The request included an increase in height for two townhome buildings along Cofield Drive. The current height restriction is 35' but may be increased with approval from the Planning Commission.

The Bellwood Homes development, located at 3044, 3038, and 3034 Springdale Road will have 59 townhomes located at the intersection of Cofield Drive and Springdale Road. The Site Plan was previously approved on May 9, 2023. During final construction drawings, the applicant realized the topography at that location would necessitate a higher height to maintain uniformity of building type along the street front.

Recommendation:

The location of the proposed townhomes seeking the increased height is along Cofield Drive and not adjacent to nor across from any residential areas. The property across Cofield Drive is currently occupied by the Hertz Rental Car repair facility, a commercial enterprise. The drop-off across the street is significant. The topographical condition on the site is warranted for the increase in height and will allow for uniformity across the site without mass grading.

Any decision of the Planning Commission is conditional upon approval from the FAA and the Hapeville Fire Marshal which the applicant should provide releases from each entity.

MOTION ITEM: Rob Hall made a motion to approve the revised site plan for 3034, 3038, 3044 Springdale Road provided the applicant receives approval of the height from the FAA (Federal Aviation Administration) and the Fire Marshal. The motion was seconded by Lucy Dolan.

MOTION CARRIED: 5-0.

5.I. New Business

5.I. 3247 Old Jonesboro Road

Site Plan Review

Background:

Lillyan McLuster requested site plan review to construct an 870-sf second-story addition to an existing single-family dwelling at 3247 Old Jonesboro Road (Parcel ID: 14-0094- 0004-001-2). The property is zoned R-SF, Residential Single-Family.

The new 1,871 SF dwelling proposes to have 4 bedroom, 3 ½ bath with parking provided on an existing driveway. The building height (from the average front grade) will be 31' 8". A survey was provided as the site plan.

Findings:

The applicant proposes to construct a 2,681 SF single-family residence at 3189 Jackson Street, Tract 1. The proposed dwelling has 4 bedrooms and 3 baths with a two-car attached garage. The height of the residence is 24'10 ¼".

Recommendation

The Applicant must provide, and/or the site plan must be revised to address the following:

- Include zoning on survey/site plan. Provide actual setback dimensions for front, side, and rear of dwelling.
- Driveway dimensions should be provided (width and length).
- Parking for two cars should be provided (not in the supplemental area).
- Sidewalk along Old Jonesboro Rd not provided. Will be reviewed at Design Review Committee meeting.
- Provide square footage of lot on survey.
- Provide impervious surface data.
- Provide documentation regarding impact to existing trees (e.g., removed, impacted – see Tree Conservation Ordinance).
- Provide Landscape Plan.
- Provide development schedule.

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and may require revision.

Discussion ensued regarding the dimensions of the existing driveway and extending it to accommodate two vehicles.

MOTION ITEM: Lucy Dolan made a motion to approve the site plan requests at 3189-A Jackson Street - Tract 1, provided the applicant addresses the deficiencies outlined in the Staff reports. The motion was seconded by Cliff Thomas. MOTION CARRIED: 6-0.

5.II. 3392 and 3396 Dogwood Drive**Conditional Use Permit****Background:**

Kristin Cooper requested a Conditional Use Permit to operate a spa at 3392 & 3396 Dogwood Drive (Parcel ID's: 14 009800180145 and 14 009800180152). The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-5 (Conditional uses) of the City of Hapeville Zoning Ordinance.

Findings:

Kristin Cooper to operate a wellness spa named Mind and Body Works at 3396 Dogwood Drive (with parking at 3392 Dogwood). According to the application, services offered will include: (1) massage therapy (Swedish, deep tissue, Thai) with add-ons (hot stone and aromatherapy); (2) facials; (3) energy work (reiki healing), and (4) IV therapy. The application states they will also offer services that promote general wellbeing such as yoga and meditation.

Parking will be provided on the site and the adjacent lot both controlled by the same property owner.

The property is located in the U-V, Urban Village Zoning District and the Arts District (A-D) Overlay District. (Please note the application is incorrect listing C-3 as the zoning district). A spa is permitted as a Conditional Use within the U-V Zoning District and is subject to the provisions of Article 3.2.

The property has limited parking in the supplemental area on the site of the building. The adjacent lot, also controlled by the same property owner, is part of this application. A site plan with crude lines (not to scale and with no dimensions for parking spaces or circulation) was provided showing likely 9 spaces. No square footage was provided with the application. Fulton County assessor records indicate 2,874 SF.

The code does not allow parking in the supplemental area, however, as this property has been developed for over 20 years and no changes are being made, the parking non-conforming condition persists.

Requirements for complete review. The actual square footage of the building should be provided. A scaled diagram showing dimensioned parking spaces and circulation lanes should be provided. The parking lot should be properly surfaced and striped. There is no expected negative impact on traffic movement, hours and manner of operation, lighting, signs and access to the property.

Recommendation:

The proposed use of a wellness spa is compatible with the U-V Zoning District and meets the intent of the district. The conditional use application is recommended for approval provided the outstanding parking lot issues are addressed to the satisfactory compliance of the Code.

Public Comment:
None.

MOTION ITEM: Rob Hall made a motion to approval of the Conditional Use Permit to operate a spa at 3392 and 3396 Dogwood Drive provided the applicant submit a scaled drawing for the parking lot. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

5.III. 400 Porsche Drive

Site Plan Review (Revision)

The City of Hapeville received a revised site plan application (landscape only) from The Redmond Company on behalf of Atlanta Postal Credit Union to request planning commission approval to pay a mitigation fee for each tree required by this article but not planted to be paid to the tree bank.

The APCU Project had been approved previously with trees along the western perimeter. This area is now used as a stormwater easement and no trees can be planted in the easement or in the detention pond. The applicant is proposing payment of \$72,450 for the deficiency of 483 inches of planted trees.

The property is zoned B-P, Business Park and is subject to the Commercial section of the Architectural Design Standards.

MOTION ITEM: Jeanne Rast made a motion to approve the site plan revision for 400 Porsche Avenue to allow a payment of \$72,450 into the City's tree bank for the deficiency of 483 inches of planted trees. The motion was seconded by Lucy Dolan. Motion Carried: 5-0.

6. Next Meeting Date – October 10, 2023 at 6:00 p.m.

7. Adjourn

MOTION ITEM: Lucy Dolan made a motion to adjourn the meeting at 6:39 p.m. The motion was seconded by Jeanne Rast. MOTION CARRIED: 5-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

23-PC-11-20

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

Name of Applicant The Redmond Company (on behalf of Atlanta Postal Credit Union)

Mailing Address: W228 N745 Westmound Drive

Telephone [REDACTED] Mobile # [REDACTED] Email slepich@theredmondco.com

Property Owner (s) Atlanta Postal Credit Union

Mailing Address 3900 Crown Road, Atlanta, GA 30380

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 400 Porsche Ave, Hapeville, GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 0096 LL0585

Present Zoning Classification: BP Size of Tract: 10.54 acre(s)

Present Land Use: Commercial

Please check the following as it applies to this application

☐ Site Plan Review

☐ Conditional Use Permit

☐ Temporary Use Permit

Other (Please State) Landscape Review

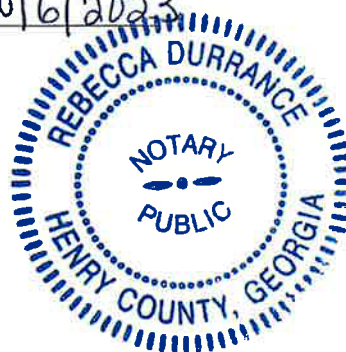
I hereby make application to the City of Hapeville, Georgia for the above referenced property. I do hereby swear or affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application 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.

Be Lincla D. Hill
Applicant's signature

Date: 10/6/2023

Sworn to and subscribed before me

This 6th day of October, 2023.
Rebecca Durrance
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.)

This project is a new headquarters building for Atlanta Postal Credit Union (APCU). The project site is approximately 10.54 acres and will include a new 5-story, 134,600 Sf new main office building. The site includes parking for 566 stalls, 4 drive-up ITM lanes, stormwater detention area, future building expansion area, and an outdoor patio space near the building's conference center. The site was formerly developed and had minimal existing landscaping. There are a few existing trees along the northeast property line that were certified by an arborist and will be saved. Otherwise all landscaping and trees on this site will be new. Following the tree requirements for Hapeville, 1,054 tree inches are required for the site. Our landscape designer prepared a plan that met this requirement, however the quantity of trees required did not work with the site utilities and easements or allow the proper spacing for the trees to thrive. In the proposed landscape plan, the site is maxed out (omitting any trees from sewer or utility easements and removing proposed trees from the detention pond area). The trees are spaced optimally for mature growth and meet the Hapeville ordinance. The proposed plan includes 118 total trees with 92 overstory trees. A total of 472 new tree inches are provided and 99 inches protected for a total of 571 tree inches total. Since the site requires 1054 tree inches, APCU is proposing to pay in for the remaining 483 tree inches (at \$150 per inch this comes to \$72,450 to be paid into the City of Hapeville Tree Bank).

**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:

400 Porsche Avenue

Parcel ID: 140096LL0585

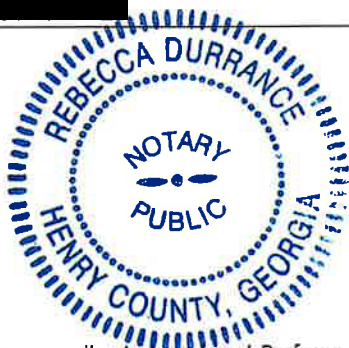
City of Hapeville, County of Fulton, State of Georgia

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 Atlanta Postal Credit Union

Address of Applicant
3900 Crown Road, Atlanta, GA 30380

Telephone of Applicant
[REDACTED]



Belinda D. Hill
Signature of Owner

Belinda D. Hill
Print Name of Owner

Personally Appeared Before Me this 6th day of October, 2023.

Rebecca Durrance
Notary Public

N/A (NOT APPLICABLE) IS LISTED FOR ITEMS THAT HAVE
ALREADY BEEN APPROVED BY THE PLAN COMMISSION AND
ARE NOT A PART OF THIS SUBMITTAL

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)

SL

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.

SL

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

N/A

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.

N/A

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 siting of adjoining structures, etc).

N/A

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.

N/A

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.

N/A

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

SL

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).

SL

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.

SL

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.

N/A

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.

SL

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.

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



Know what's below.
Call before you dig

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW

REVISIONS

NO.	DATE	ISSUE
△	01/05/2023	CITY REVIEW
△	01/10/2023	BID SET
△	03/03/2023	ADDENDUM 1
△	09/12/2023	ARBORIST
△		
△		
△		

PROJECT NAME

ATLANTA
POSTAL CREDIT
UNION -
MAIN OFFICE

PROJECT ADDRESS

PORSCHE AVE

HAPEVILLE, GEORGIA
FULTON COUNTY

ARCHITECT

THE REDMOND
COMPANY

W228 N745
WESTMOUND DRIVE,
WAUKESHA, WI
53186

SHEET TITLE

TREE PERMIT
PLAN: BID
ALTERNATE:
PLANNING
COMMISSION
APPROVAL
REQUIRED

BID PACKAGE 2

DATE 01/05/2023

PROJ. NO. 2021046

PROFESSIONAL SEAL



SHEET

L1.1B

TREE PERMIT CALCULATIONS

NO LANDMARK TREES EXIST ON SITE. NO EXISTING TREES TO BE SAVED ON SITE.

100 TREE INCHES PER ACRE REQUIRED

10.54 ACRE SITE
1054 INCHES REQUIRED

SEE TREE MATERIAL SCHEDULE FOR CALCULATIONS.

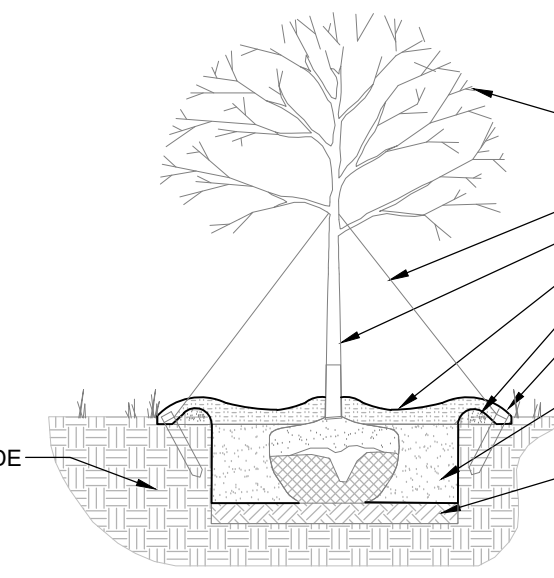
A MINIMUM OF 50% TREES PROPOSED ARE OVERSTORY.

THE TRUNK OF EVERY PARKING LOT TREE IS AT LEAST 50' FROM EVERY PARKING SPACE.
50' TREE RADIUS IS SHOWN ON THE TREE PLAN FOR REFERENCE.

BUFFER PLANTING TREES WHERE APPLICABLE SHALL BE A MINIMUM OF 6 FEET IN HEIGHT AT
INSTALLATION AND SHRUBS SHALL BE A MINIMUM 24 INCH HEIGHT AT INSTALLATION.

CITY OF HAPEVILLE 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.



- General Planting Notes:
- EXCAVATE TREE PIT TO A DEPTH EQUAL TO DEPTH OF ROOTBALL PLUS 24", AND A WIDTH EQUAL TO TWO (2) TIMES THE DIAMETER OF THE ROOTBALL.
 - FILL TREE PIT WITH WATER AND CONFIRM PERCOLATION RATE. (NOTIFY LANDSCAPE ARCHITECT AND OWNER IF POOR DRAINAGE CONDITIONS EXIST.)
 - INSTALL TREE PER DETAIL AVOIDING ANY DAMAGE TO ROOTBALL OR TRUNK OF TREE.
 - REMOVE BURLAP ON TOP 1/3 OF TREE ROOTBALL. REMOVE BURLAP ON TOP 1/3 OF TREE ROOTBALL.
 - IMMEDIATELY SOAK TREE PIT WITH WATER AND REMOVE ANY AIR POCKETS THAT MAY HAVE OCCURRED DURING BACKFILLING.
 - CREATE TREE MULCH SAUCER WITH SPECIFIED MULCH.
 - STAKE AND GUY TREE WITH SPECIFIED MATERIALS.

TYPICAL TREE PLANTING

TREE MATERIAL SCHEDULE: ALL TREES PROPOSED ARE NATIVE AND/OR ADAPTIVE TO THE REGION						
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	INCHES	CANOPY TYPE	% GENUS
15	Acer saccharum 'Legacy'	Legacy Sugar Maple	4" CALIPER	60	OVERSTORY	20.34%
9	Acer buergerianum	Trident Maple	4" CALIPER	36	MIDSTORY	
25	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	4" CALIPER	100	OVERSTORY	21.19%
0	Juniperus virginiana 'High Shoals'	High Shoals Eastern Red Cedar	4" CALIPER	0	MIDSTORY	0.00%
17	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	4" CALIPER	68	UNDERSTORY	14.41%
8	Taxodium distichum 'Green Whisperer'	Green Whisperer Bald Cypress	4" CALIPER	32	OVERSTORY	6.78%
16	Quercus bicolor	Swamp White Oak	4" CALIPER	64	OVERSTORY	26.27%
15	Quercus shumardii 'Panache'	Panache Shumard Oak	4" CALIPER	60	OVERSTORY	
13	Ulmus americana 'Princeton'	Princeton Elm	4" CALIPER	52	OVERSTORY	11.02%
118	TOTAL TREES			472	INCHES	
92	OVERSTORY TREES			SITE IS MAXED OUT WITH TREES:		
77.97%	OVERSTORY TREES > 50%. OVERSTORY REQUIREMENT MET			1. NO TREES PLANTED IN SEWER OR UTILITY EASEMENTS.		
	1054 INCHES REQUIRED			2. NO TREES PLANTED ON DETENTION POND.		
	472 INCHES PROVIDED IN NEW TREES			3. MUST HAVE A MINIMUM OF 50% OVERSTORY TREES WITH A MINIMUM SPACING OF 25' O.C.		
	99 INCHES TO BE PROTECTED					
	483 NET DEFICIT INCHES					
	\$150 REQUIRED PER DEFICIT INCH					
	\$72,450 REQUIRED TO BE PAID INTO CITY OF HAPEVILLE TREE BANK					

- LIGHTPOLE NOTES:
- LIGHTING PLAN IS IN PROGRESS. LIGHT POLE LOCATIONS WILL BE SHOWN ON TREE PLAN AT TIME OF OFFICIAL LAND DISTURBANCE SUBMITTAL.
 - LIGHT POLES ARE NOT PERMITTED IN PARKING LOT ISLANDS, PENINSULAS AND MEDIANS UNLESS THEY ARE A MINIMUM OF 20' FROM ANY PLANTED TREE.
 - 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.

IRRIGATION NOTE:
REFER TO IRRIGATION DRAWINGS FOR UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.

TREE MATERIAL NOTES:

- All deciduous trees (does not include multi-trunk trees) to have straight, single leader, Healthy, Good Form
- All deciduous trees (multi-trunk) to have a minimum of 3 equal size trunks, Healthy, Good Form
- All evergreen trees to be Full to Ground, Healthy, Good Form





IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW

REVISIONS		
NO.	DATE	ISSUE
△	01/05/2023	CITY REVIEW
△	01/10/2023	BID SET
△	03/03/2023	ADDENDUM 1
△	09/12/2023	ARBORIST
△		
△		
△		
△		

PROJECT NAME
**ATLANTA
POSTAL CREDIT
UNION -
MAIN OFFICE**

PROJECT ADDRESS
PORSCHE AVE

**HAPEVILLE, GEORGIA
FULTON COUNTY**

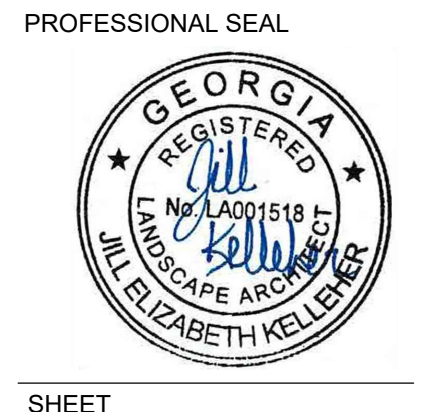
ARCHITECT
**THE REDMOND
COMPANY**

**W228 N745
WESTMOUND DRIVE,
WAUKESHA, WI
53186**

SHEET TITLE
TREE SURVEY

BID PACKAGE 2

DATE **01/05/2023**
PROJ. NO. **2021046**



SHEET
T1.1

TREE SURVEY NOTES:

LANDSCAPE ARCHITECT HAS CERTIFIED THAT THERE ARE NO LANDMARK TREES ON SITE.
ALL VEGETATION INCLUDING ANY TREE SEEDLINGS THAT HAVE MAY HAVE GROWN THROUGH THE PAVEMENT OVERTIME WILL BE REMOVED.

THE TREES ALONG THE PROPERTY LINE AT SOUTH STREET WILL BE SAVED AS INVENTORIED BY A CERTIFIED ARBORIST.

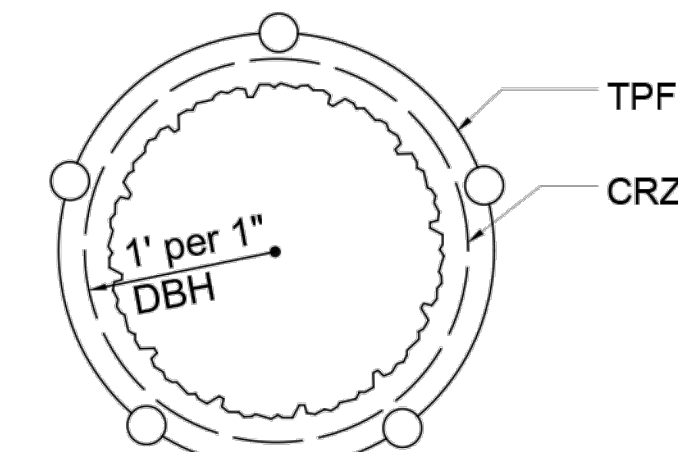
EXISTING 6' TALL CHAIN LENGTH FENCE ALONG THE PERIMETER OF PROPERTY WILL REMAIN.

NO BOUNDARY TREES HAVE CRITICAL ROOT ZONES WITHIN THE PROPOSED LIMITS OF DISTURBANCE.

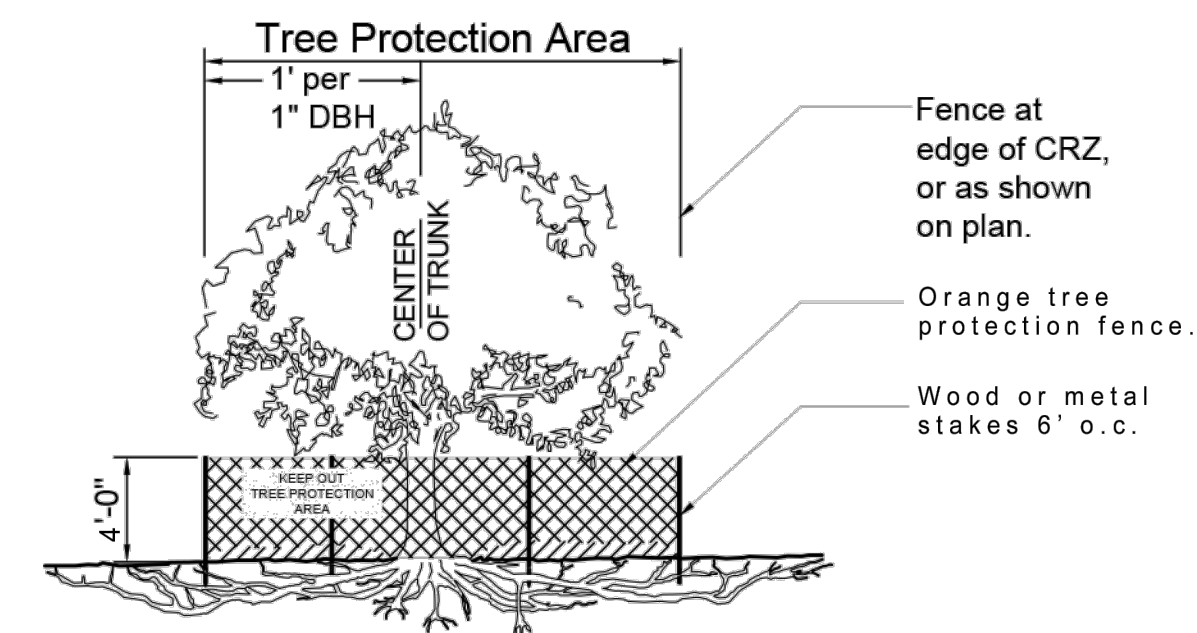
DEVELOPER SHALL NOTIFY ANY ADJACENT PROPERTY OWNER A MINIMUM OF 14 DAYS PRIOR TO CONSTRUCTION DATES (COPY OF NOTIFICATION TO BE PROVIDED TO THE CITY FOR PERMIT FILE) IF VISUAL ASSESSMENT IDENTIFIES BOUNDARY TREE ROOT PLATES ARE POTENTIALLY WITHIN THE PROPOSED LIMITS OF DISTURBANCE.

CITY OF HAPEVILLE 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.



PLAN VIEW



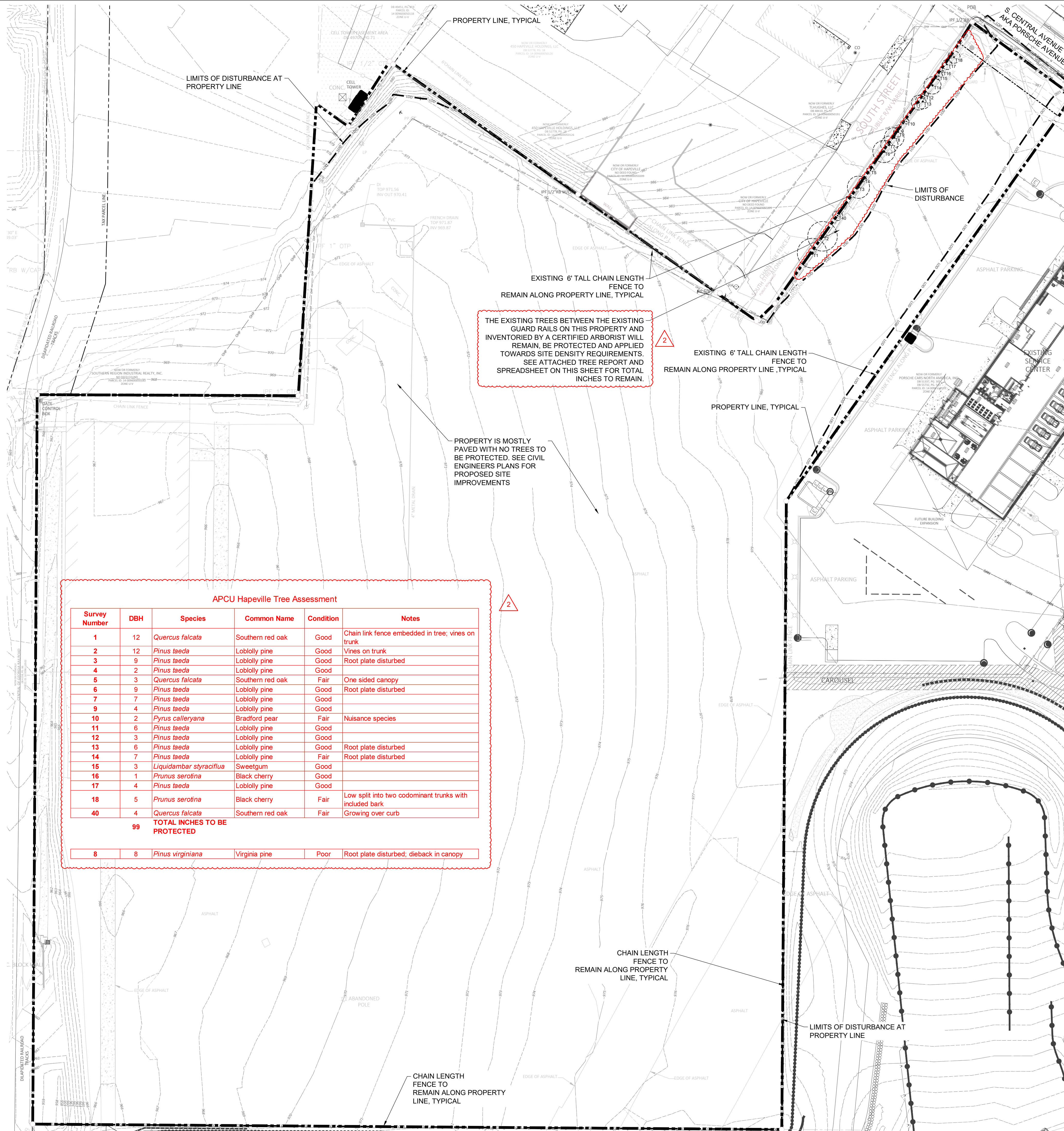
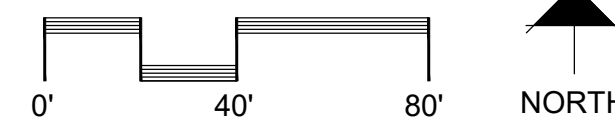
SECTION VIEW

Notes:

- No construction activity w/in CRZ; including no storing or stacking materials. Under no circumstances should the fence be trenched in.
- Tree Protection Fence (TPF) shall remain in place and maintained by repair or replacement throughout construction period or until landscape operations dictate adjustment or removal.

TREE PROTECTION FENCE

TO BE INSTALLED WHERE EXISTING CHAIN LENGTH FENCE ALONG PROPERTY PERIMETER IS NOT IN PLACE ADJACENT TO NEIGHBORING PROPERTY TREES



APCU Hapeville Tree Assessment					
Survey Number	DBH	Species	Common Name	Condition	Notes
1	12	Quercus falcata	Southern red oak	Good	Chain link fence embedded in tree; vines on trunk
2	12	Pinus taeda	Loblolly pine	Good	Vines on trunk
3	9	Pinus taeda	Loblolly pine	Good	Root plate disturbed
4	2	Pinus taeda	Loblolly pine	Good	
5	3	Quercus falcata	Southern red oak	Fair	One sided canopy
6	9	Pinus taeda	Loblolly pine	Good	Root plate disturbed
7	7	Pinus taeda	Loblolly pine	Good	
9	4	Pinus taeda	Loblolly pine	Good	
10	2	Pyrus calleryana	Bradford pear	Fair	Nuisance species
11	6	Pinus taeda	Loblolly pine	Good	
12	3	Pinus taeda	Loblolly pine	Good	
13	6	Pinus taeda	Loblolly pine	Good	Root plate disturbed
14	7	Pinus taeda	Loblolly pine	Fair	Root plate disturbed
15	3	Liquidambar styraciflua	Sweetgum	Good	
16	1	Prunus serotina	Black cherry	Good	
17	4	Pinus taeda	Loblolly pine	Good	
18	5	Prunus serotina	Black cherry	Fair	Low split into two codominant trunks with included bark
40	4	Quercus falcata	Southern red oak	Fair	Growing over curb
99					
8	8	Pinus virginiana	Virginia pine	Poor	Root plate disturbed; dieback in canopy

- LEGEND - LINE TYPE
- ADJOINING PROPERTY LINE
 - PROPERTY LINE
 - CREEK CENTERLINE
 - RIGHT-OF-WAY LINE
 - METAL FENCE
 - WOOD FENCE
 - WIRE FENCE
 - GUARDRAIL
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND NATURAL GAS LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND COMMUNICATION LINE
 - UNDERGROUND WATER LINE

- LEGEND - SYMBOLS
- CURB INLET
 - STORM DRAINAGE MANHOLE
 - SINGLE WING CATCH BASIN
 - DOUBLE WING CATCH BASIN
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - GAS METER
 - GAS VALVE
 - ELECTRIC METER
 - POWER POLE
 - LIGHT POLE
 - GUY WIRE
 - GUY POLE
 - TELEPHONE MANHOLE

- LEGEND - ABBREVIATIONS
- IPS IRON PIN SET
 - IPF IRON PIN FOUND (1/2" REBAR)
 - CTP CRIMPED TOP PIPE
 - OTP OPEN TOP PIPE
 - CMF CONCRETE MONUMENT FOUND
 - AIF ANGLE IRON FOUND
 - MNF MAGNETIC NAIL FOUND
 - PKF PK NAIL FOUND
 - REBAR REBAR
 - POC POINT OF COMMENCEMENT
 - POB POINT OF BEGINNING
 - RL RIGHT OF WAY
 - DB/PG DEED BOOK/PAGE
 - PB/PG PLAT BOOK/PAGE
 - IND FOUND
 - DIST. DISTURBED
 - C.L. CENTERLINE
 - P.L. PROPERTY LINE
 - R.R. RAILROAD
 - CI CURB INLET
 - JB JUNCTION BOX
 - SWCB SINGLE WING CATCH BASIN
 - DWCB DOUBLE WING CATCH BASIN
 - HW HEADWALL
 - CMP CORRUGATED METAL PIPE
 - RCF REINFORCED CONCRETE PIPE
 - PVC POLYVINYL CHLORIDE PIPE
 - DI DUCTILE IRON PIPE
 - SS SANITARY SEWER
 - SSMH SANITARY SEWER MANHOLE
 - CO CLEAN OUT
 - PH FIRE HYDRANT
 - WM WATER METER
 - WV WATER VALVE
 - GM GAS METER
 - GV GAS VALVE
 - ELEC. ELECTRIC
 - EM ELECTRIC METER
 - PP POWER POLE
 - LP LIGHT POLE
 - GW GUY WIRE
 - GP GUY POLE
 - TELE. TELEPHONE
 - TMH TELEPHONE MANHOLE
 - CONC. CONCRETE

RESERVED FOR PLAT FILING

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN ANGULAR ERROR OF XX SECONDS PER ANGLE POINT AND A PRECISION RATIO OF 1 IN XXXXXX FEET. IT HAS BEEN ADJUSTED USING THE COMPASS RULE.

THE DATA SHOWN ON THIS PLAT HAS A CLOSURE PRECISION OF ONE FOOT IN 233,338 FEET.

GENERAL NOTES

THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS MAP OR PLAT WERE OBTAINED BY USING IN THE FIELD SURVEY A LEICA TS16 ROBOTIC TOTAL STATION, LEICA CS20 FIELD CONTROLLER AND LEICA GS18 GNSS RTK ROVER.

BEARINGS ARE CALCULATED FROM ANGLES TURNED FROM A SINGLE GRID BASELINE.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983 (NAD83), STATE PLANE COORDINATE SYSTEM OF GEORGIA, WEST ZONE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

INITIAL FIELD WORK COMPLETED 7 FEBRUARY 2017, SUBSEQUENT FIELD WORK BEING COMPLETED ON 22 JULY 2021.

CONTOUR INTERVAL = 2'

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA ZONE "A", AS PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF THE CITY OF Hapeville, FULTON COUNTY, GEORGIA, MAP NUMBER 13121C0369F, HAVING AN EFFECTIVE DATE OF 9/16/2013. THE REMAINDER OF THE SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).

ALL IRON PINS SET ARE 1/2" REBAR WITH STAMPED CAP UNLESS OTHERWISE INDICATED.

ABOVE GROUND UTILITY LOCATIONS AS SHOWN HEREON WERE OBTAINED FROM FIELD OBSERVATIONS. UNDERGROUND UTILITIES WERE NOT LOCATED AS A PART OF THIS SURVEY. THE INFORMATION SHOWN ON THIS DRAWING CONCERNING UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE OWNER, ARCHITECT, CONTRACTOR, AND THEIR AGENTS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATIONS AS TO THE ACTUAL SIZE, TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES ON THE PROJECT. THE CONTRACTOR SHALL HIRE AN INDEPENDENT UTILITY LOCATING COMPANY TO LOCATE ALL UTILITIES PRIOR TO THE START OF WORK.

THE SURVEY AND PLAT SHOWN HEREON IS NOT INTENDED FOR USE OR RELIANCE BY ANY PARTIES OR ENTITIES NOT SPECIFICALLY LISTED IN THE TITLE. UNAUTHORIZED THIRD PARTIES SHALL INDEMNIFY AND HOLD LOWE ENGINEERS, LLC HARMLESS AGAINST ANY AND ALL LIABILITY FOR ANY LOSS ARISING OUT OF, OR RELATED TO, RELIANCE BY ANY THIRD PARTY ON ANY WORK PERFORMED THEREUNDER, OR THE CONTENTS OF THE SURVEY.

SITE INCLUDES THE FOLLOWING TAX PARCEL:
14 0096 LL0585
SOUTH CENTRAL AVENUE
HAPEVILLE, GA 30354

REFERENCES

1. A SURVEY PLAT OF AEROTROPOLIS-ATLANTA, PREPARED FOR THE CITY OF ATLANTA, AIRPORT STATION, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, AND FREEDOM TITLE & ABSTRACT CO., INC., PREPARED BY LOWE ENGINEERS, DATED 09/26/2011.

2. ALTA/ACSM LAND TITLE SURVEY PREPARED FOR PORSCHE CARS NORTH AMERICA, INC., AIRPORT STATION, L.L.C., AND CHICAGO TITLE INSURANCE COMPANY, PREPARED BY LOWE ENGINEERS, DATED DECEMBER 29, 2015.

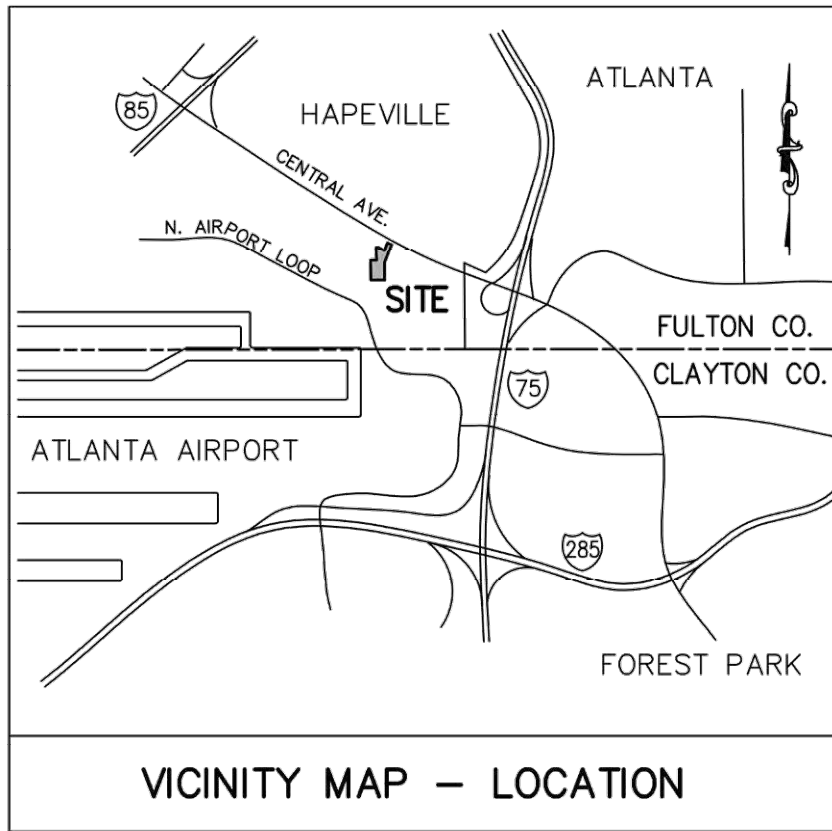
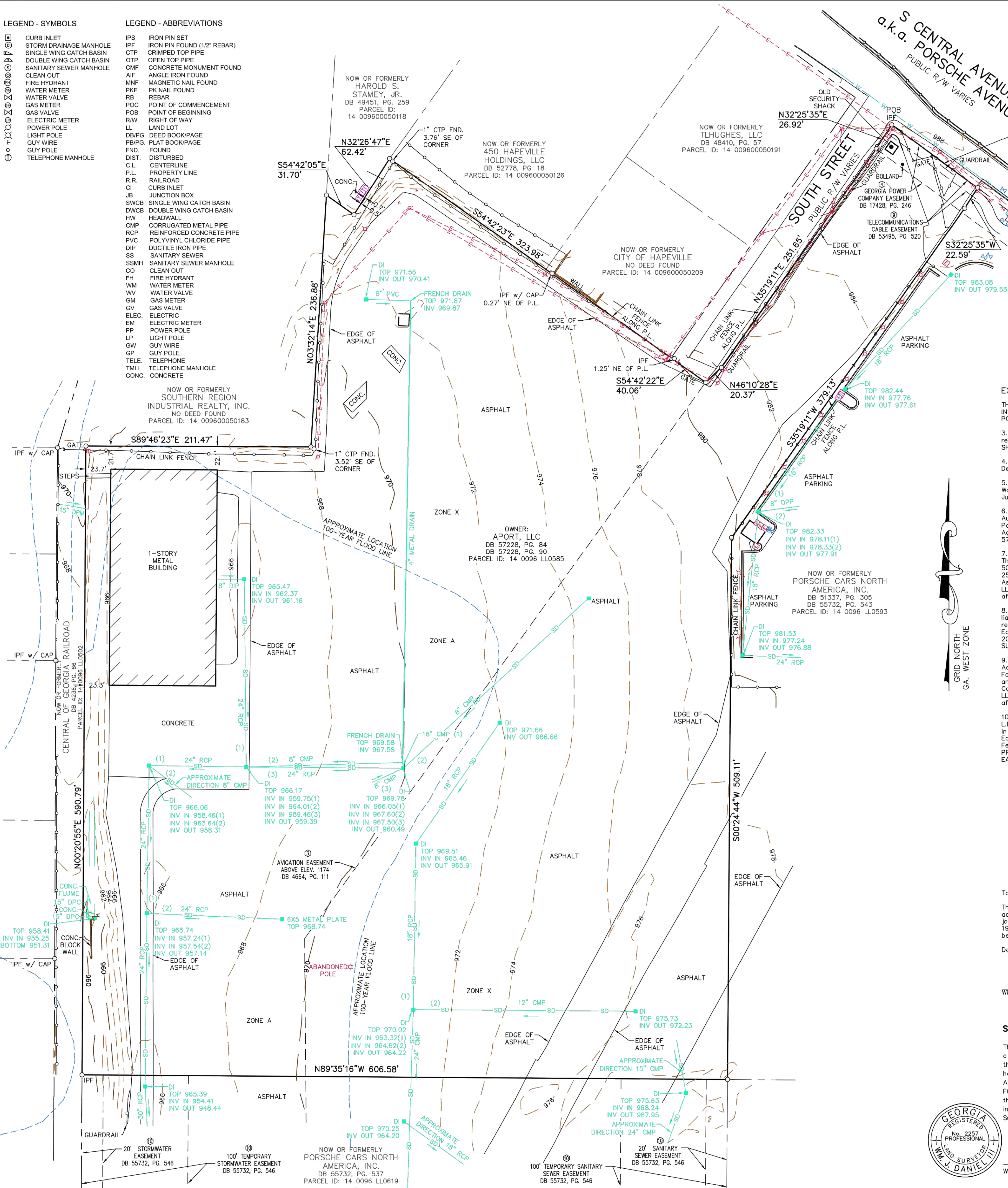
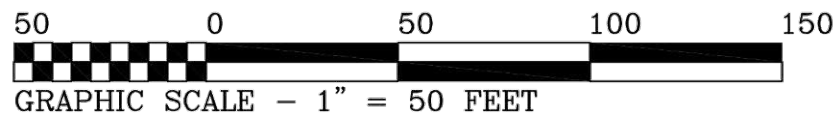
Legal Description

All that tract or parcel of land lying and being in Land Lot 96 of the 14th District, City of Hapeville, Fulton County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin found (1/2" rebar) located at the intersection of the southeasterly right-of-way line of South Street (having a variable width Public right-of-way) with the southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.k.a. Henry Ford II Avenue (having a variable width Public right-of-way), said iron pin found being the TRUE POINT OF BEGINNING.

FROM THE TRUE POINT OF BEGINNING AS THUS ESTABLISHED, thence run southeasterly along said southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.k.a. Henry Ford II Avenue S53°39'04"E a distance of 100.23 feet to a point; thence leave said southwesterly right-of-way line and run S32°25'35"W a distance of 22.59 feet to a point; thence run S35°19'11"W a distance of 379.13 feet to a point; thence run S00°24'44"W a distance of 509.11 feet to a point; thence run N89°35'16"W a distance of 606.58 feet to an iron pin found (1/2" rebar) located on the easterly right-of-way line of Central of Georgia Railroad (having a variable width right-of-way); thence run northerly along said easterly right-of-way line N00°20'55"E a distance of 590.79 feet to a point; thence leave said easterly right-of-way line and run S89°46'23"E a distance of 211.47 feet to a point; thence run N03°32'14"E a distance of 236.88 feet to a point; thence run S54°42'05"E a distance of 31.70 feet to a point; thence run N32°26'58"E a distance of 62.42 feet to a point; thence run S54°42'22"E a distance of 40.06 feet to a point located on the northwesterly right-of-way line of South Street; thence leave said northwesterly right-of-way line and run S54°42'22"E a distance of 40.06 feet to a point located on the southeasterly right-of-way line of South Street; thence run northeasterly along said southeasterly right-of-way line the following courses and distances: N46°10'28"E a distance of 20.37 feet to a point; N35°19'11"E a distance of 251.65 feet to a point; N32°25'35"E a distance of 26.92 feet to an iron pin found (1/2" rebar) located at the intersection of the southeasterly right-of-way line of South Street with the southwesterly right-of-way line of S Central Avenue a.k.a. Porsche Avenue, f.k.a. Henry Ford II Avenue said iron pin found being the TRUE POINT OF BEGINNING.

Said tract or parcel of land containing 10.546 acres.



AREA = 10.546 ACRES

EXCEPTIONS

THE FOLLOWING ARE EXCEPTIONS AS LISTED IN SCHEDULE B OF ALTA OWNER'S POLICY OF TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, CASE NUMBER 64415.08, WITH A POLICY DATE OF FEBRUARY 28, 2017.

3. Gift of Aviation Easement dated October 13, 1966 from Ford Motor Company to City of Atlanta recorded in Fulton Deed Book 4664, Page 111, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

4. Georgia Power Easement dated November 10, 1993, from Ford Motor Company recorded in Fulton Deed Book 17428, Page 246, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

5. Restrictive Covenants and Non-Exclusive Remediation Access Easement as reserved in Limited Warranty Deed dated June 11, 2008, from Ford Motor Company to Airport Station, LLC as recorded June 12, 2008, in Fulton County Deed Book 46856, Page 678, aforesaid records.

6. Conservation Easement and Agreement between Ford Motor Company, Hapeville Development Authority and The City of Hapeville Georgia, dated June 11, 2008, in Fulton County Deed Book 46856, Page 663, aforesaid records, with Assignment and Assumption of Conservation Easement and Agreement from Airport Station, L.L.C. to Apert, LLC dated February 27, 2017, recorded in Deed Book 57228, page 99, aforesaid records. (AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)

7. Easement Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and The City of Atlanta, Georgia, dated September 30, 2011, filed October 5, 2011, recorded in Deed Book 50440, page 499; as amended by Amended and Restated Agreement dated May 11, 2012, filed June 25, 2012, recorded in Deed Book 51337, page 235, aforesaid records and with Assignment and Assumption of Amended and Restated Easement Agreement from Airport Station, L.L.C. to Apert, LLC dated February 27, 2017, filed February 28, 2017, recorded in Deed Book 57228, page 93, aforesaid records. (AFFECTS SUBJECT PROPERTY; NOT A PLOTTABLE EXCEPTION)

8. Easement and Operation Agreement by and between Airport Station, L.L.C., a Georgia limited liability company and Porsche Cars North America, Inc., dated June 21, 2012, filed June 25, 2012, recorded in Deed Book 51337, page 322, aforesaid records, with Assignment and Assumption of Easement and Operation Agreement from Airport Station, L.L.C. to Apert, LLC dated February 23, 2017, filed February 27, 2017, recorded in Deed Book 57228, page 111, aforesaid records. (AFFECTS SUBJECT PROPERTY; DRAINAGE EASEMENT IS BLANKET IN NATURE AND CANNOT BE PLOTTED)

9. Limited access rights contained in Easement Deed by Court Order in Settlement of Landowner Action in Civil Action #3-02-CV-05-WBH, George L. Tedder and Elizabeth C. Tedder, Lena Mae Fabian, Harry L. Bacon, Jr., George Heald, Harold Barrett and Barrett Heald Partnership, individually and on behalf of all other similarly situated vs. Witel Communications, LLC f/k/a Williams Communications, Inc., Sprint Communications Company, L.P. and Qwest Communications Company, L.L.C. dated February 8, 2013, filed January 10, 2014, recorded in Deed Book 53495, page 520, aforesaid records. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

10. Utility Easement Agreement by and between Porsche Cars North America, Inc. and Airport Station, L.L.C., a Georgia limited liability company, dated December 31, 2015, filed January 4, 2016, recorded in Deed Book 55732, page 546, aforesaid records and with Assignment and Assumption of Utility Easement Agreement from Airport Station, L.L.C. to Apert, LLC dated February 27, 2017, filed February 28, 2017, recorded in Deed Book 57228, page 100, aforesaid records. (AFFECTS SUBJECT PROPERTY - UTILITY EASEMENT IS GENERAL IN NATURE AND CANNOT BE PLOTTED; SANITARY SEWER EASEMENT IS SHOWN ON SURVEY; STORMWATER EASEMENT IS SHOWN ON SURVEY)

To: The Redmond Company and XXXX Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 8, 13, 18 and 19 of Table A thereof. The initial fieldwork was completed February 7, 2017, with subsequent fieldwork being completed on 22 July 2021.

Date of Plat or Map: XX July 2021

PRELIMINARY

William J. Daniel, III GA RLS No. 2257

Date

SURVEYOR'S CERTIFICATE (STATE OF GEORGIA)

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 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.

PRELIMINARY

WILLIAM J. DANIEL, III GA RLS No. 2257

DATE

REVISIONS		DATE	PER CLIENT COMMENTS
NO.	1	02.27.2017	UPDATE
2	07.XX.2021		
3			
4			
5			
6			
7			

ALTA/NSPS LAND TITLE SURVEY PREPARED FOR:
THE REDMOND COMPANY AND XXXX TITLE
INSURANCE COMPANY

LOCATED IN LAND LOT 96
14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

DATE: 02.15.2017

COPYRIGHT © 2021 BY LOWE ENGINEERS, LLC. ALL RIGHTS RESERVED. THIS IS THE PROPERTY OF LOWE ENGINEERS, LLC AND IS TO BE USED ONLY FOR THE PROJECT SPECIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR EXTENDED TO THIS PROJECT, IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF LOWE ENGINEERS, LLC. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT IS PROPERLY SIGNED AND SEALED.

PROJECT NO.: 21-100031
DRAWN BY: CAM
CHECKED BY: TW

ALTA/NSPS LAND TITLE SURVEY

980 HAMMOND DRIVE, SUITE 900
ATLANTA, GEORGIA 30328
TEL: 770-857-8400
FAX: 770-857-8401
www.loweengineers.com

LOWE ENGINEERS

SHEET
1 OF 1

NOT ISSUED FOR CONSTRUCTION



PLANNER'S REPORT

DATE: November 8, 2023
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Request for Tree Bank Contribution

BACKGROUND

The City of Hapeville received a request from The Redmond Company on behalf of Atlanta Postal Credit Union to allow for a contribution to the City Tree Bank in lieu of full compliance with the City's Tree Conservation Cod for 400 Porsche Ave. The 5 story, 134,600 SF project is the new headquarters building for APCU located on 10.54 acres. The site has very few existing trees. The original site plan approval included full compliance with the tree requirements, however, during final construction drawings, the site utilities and easements impacted the placement of trees. The new landscape plan includes 118 trees with 92 overstory trees (472 DBH inches of new trees and 99 DBH inches of protected trees) for a total of 571 DBH inches. Per Code, the total DBH inches required is 1,054. The applicant is seeking to contribute \$72,450 to the City Tree Bank in lieu of planting the remaining 483 DBH inches.

CODE

Sec. 93-29-13. - Tree preservation trust fund.

This article hereby establishes the city tree bank. The tree bank will be used exclusively to purchase, install, and maintain trees throughout the city's public areas, including parks, green spaces, right-of-way, and government building sites and, at the direction of the community services director to improve the city's parks and/or green spaces.

- (1) Occasionally a project site does not have the capacity or will not bear the required 100 inches per acre of trees. If a property owner or developer cannot meet the minimum site density requirement for tree replacement and/or landmark tree recompense, and with planning commission approval, a mitigation fee for each tree required by this article but not planted will be paid to the tree bank. A schedule of mitigation fees is presented below:

Replacement	Mitigation fee
Non-recompense (inches per acre)	\$150.00 per inch
Non-recompense (inches per acre) outside the buildable area	\$175.00 per inch
Recompense (landmark tree inches)	\$200.00 per inch

RECOMMENDATION

The City Arborist and the City Planner have both reviewed the plans and support the request for the Tree Bank contribution given the required utilities and easements.

Chapter 90 SUBDIVISIONS

Sec. 90-1-1. Purpose, authority and jurisdiction.

- (a) *Purpose.*
 - (1) Land subdivision is the first step in the process of community development. Once land has been divided into streets, lots and blocks and publicly recorded, the correction of defects is costly and difficult. Subdivision of land sooner or later becomes a public responsibility, in that roads and streets must be maintained and various public services customary to urban areas must be provided. The welfare of the entire community is thereby affected in many important respects. It is therefore to the interest of the public, the developer and the future owners that subdivisions be conceived, designed and developed in accordance with sound rules and proper minimum standards.
 - (2) The major street plan, of which certified copies were filed in the office of the city clerk and the following standards guiding the planning commission are designed to provide for the harmonious development of the area; to secure a coordinated layout and adequate provisions for traffic; and also to secure adequate provision for light, air, recreation, transportation, water, drainage, sewer and other sanitary facilities.
- (b) *Authority.* These subdivision regulations are adopted under the authority granted by the laws of the state. The planning commission has fulfilled the requirements set forth in state law as prerequisites to the adoption of these regulations.
- (c) *Jurisdiction.* These regulations shall govern all consolidations and subdivisions of land within the corporate limits of the city as now or hereafter established. A subdivision is the division of a lot into two or more lots, the consolidation of two or more lots, or a change in the boundary of one or more lots. The term subdivision includes subdivision, resubdivision, and lot consolidation. for the purpose, whether immediate or future, of sale or building development. Any owner of land within this area wishing to consolidate or subdivide land shall submit to the planning commission a plat of the proposed subdivision according to the procedures outlined in section 90-1-2, which plat shall conform to the minimum requirements set forth in section 90-1-3. Improvements shall be installed as required by section 90-1-4 of these regulations.

Sec. 90-1-2. Procedure for plat approval.

- (a) *Preliminary plat preparation and submission.* The procedure for review and approval of a consolidation or subdivision plat consists of the preparation and submittal of a preliminary plat of the proposed consolidation or subdivision to the planning commission.
- (b) *Final plat preparation and submission.* A final plat, including the required certificates, may be submitted to planning commission following approval of a preliminary plat. The final plat becomes the instrument to be recorded in the office of the clerk of superior court when duly signed by the secretary of the planning commission.
- (c) *Consultation/technical advisory.* The subdivider should consult city staff for advice and assistance before preparing the preliminary plat and its formal application for approval. This will enable the subdivider to become thoroughly familiar with these regulations, the major street plan and other official plans for public improvements which might affect the area. Such informal review should minimize unnecessary delays and costly revisions.
- (d) *General.*
 - (1) Any owner of land lying within the city wishing to subdivide land shall submit a preliminary plat of the proposed subdivision to the planning commission for approval and shall obtain approval prior to the filing of a final subdivision plat. Any such plat of subdivision shall conform to the minimum standards of

design for the subdivision of land as set forth in section 90-1-3 of these regulations and shall be presented in the manner specified in this chapter. No subdivision plat shall be recognized as a legally formed plat by the City unless it is filed or recorded by the Clerk of the Superior Court of Fulton County after the subdivision plat is approved and certified by the planning commission as specified herein.

- (2) In order to secure review and approval of the planning commission of a proposed subdivision, the prospective subdivider shall, prior to the making of any street improvements or installations of utilities, submit to the planning commission a preliminary plat as provided in subsection (e) below. Upon approval of the preliminary plat, the subdivider may proceed with preparation of the final plat and other required documents as specified in subsection (f) and the improvements set forth in section 90-1-4.

(e) *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.
- (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.
 - b. Date, approximate north point and graphic scale.
 - 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.
 - 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.
 - e. The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.
 - f. Contours at vertical intervals of not more than five feet.
 - g. The acreage of the land to be subdivided and acreage of any lots to be created.
 - h. Location map showing the relationship of subdivision to area.
- (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) 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.
- (6) 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 applicant may request from the planning commission an extension of time not to exceed one year upon good cause shown.

(f) *Final plat.*

-
- (1) The final plat shall conform substantially to the preliminary plat as approved, and, if desired by the subdivider, may constitute only that portion of the approved preliminary plat proposed for recording and development at the time; provided, however, that any portion conforms to all requirements of these regulations.
- a. A minimum of five days prior to the planning commission meeting at which it is to be considered, the subdivider shall submit an electronic file and the original drawing in black ink and three copies (black and white prints), together with any street profiles or other plans that may be required by planning commission.
 - b. The plat shall be drawn to a scale of one-inch equals 100 feet on sheets not larger than 22 inches by 34 inches or an approved size to correspond to local plat book dimensions. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets lettered in alphabetical order as a key.
 - c. When the plat has been approved by the planning commission, one copy will be returned to the subdivider, with the approval of the planning commission certified thereon, for filing with the clerk of superior court as the official plat of record. One copy containing the certification of the planning commission will be returned to the subdivider and the planning commission secretary shall retain the other two copies.
- (2) Approval of the final plat by the planning commission shall not constitute acceptance by the city of dedication of any streets, easements or other public way, ground or improvements.

The final plat shall show:

- a. The lines of all streets, roads, and allies, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
- b. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including the true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
- c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
- d. Location and description of monuments.
- e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
- f. Date, title, name and location of subdivision, graphic scale and true north point.
- g. Location map showing site in relation to area.
- h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use. Certification form must comply with the following:

Owner's Acknowledgement and Dedication:

(STATE OF GEORGIA)

(FULTON COUNTY)

The owner of the land shown on this plat and whose name is subscribed thereto, and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Declaration to the use of the public forever all streets, easements, sanitary

sewers and appurtenances, potable water mains and appurtenances, storm drains and appurtenances, and other public facilities and appurtenances thereon shown.

Signature of Subdivider Date Signed

Printed or Typed Name of Subdivider

Signature of Owner Date Signed

Printed or Typed Name of Owner

- i. Certification by the landowner acknowledging that the city assumes no responsibility for overflow or 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 and that the city 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.
- j. Certification by land surveyor or engineer to accuracy of survey and plat and placement of monuments. Certification form must comply with the following:

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 plat is based has a closure precision of one foot in _____ feet and an angular error of _____ per angle point, and was adjusted using the _____ rule. This plat has been calculated for closure and is found to be accurate within one foot in _____ feet and the property shown contains a total of _____ acres. The equipment used to obtain the linear and angular measurements herein was _____.

By: _____

Date

Registered Georgia Land Surveyor No. _____

Date of Expiration _____

- k. Certification of Final Plat Approval containing the following statement:

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

- l. If final plat approval is requested before all improvements have been installed in accordance with the requirements of the regulations, the owner shall post a security bond in an amount determined by the city to be sufficient to ensure the completion of all required improvements. Security bond language and bond provider shall satisfy all requirements of the city.
 - m. All other notes or notations as may be required by the city.
- (g) *Short-cut procedure.* Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

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.
 - (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.
 - (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.

-
- (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.
 - (6) *Street grades.* Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.
 - (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 minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. 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.
- (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.
 - (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.
 - (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.
 - (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.
 - (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.
 - (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.
 - (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.
- (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.
- (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.
- (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.
- (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.

Sec. 90-1-4. Development prerequisite to final approval.

- (a) *Required improvements.* Every subdivision developer shall be required to grade and improve streets and alleys, install curbs and sidewalks, boundary markers, sewers, stormwater inlets and water mains in accordance with specifications established by the city.
- (1) *Boundary Markers.*
- a. Concrete monuments three inches in diameter or square, 18 inches long, with a flat top indented with a cross and set flush with the finished grade and or iron rods with a minimum cross section of 0.2 inches, 18 inches long, and driven so as to be flush with the finished grade shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street.

-
- b. All other lot corners shall be marked with an iron rod with a minimum cross section of 0.2 inches, 18 inches long, and driven so as to be flush with the finished grade.
- (2) *Grading.* All streets, roads and alleys shall be graded to their full width by the subdivider so that pavements and sidewalks can be constructed on the same level plane. Due to special topographical conditions, deviation to the above will be allowed only with special approval of planning commission.
- a. *Preparation.* Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.
- b. *Cuts.* All tree stumps, boulders and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered, shall be scarified to a depth of 12 inches below the subgrade.
- c. *Fill.* All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed 12 inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, but where water is used to assist compaction the water content shall not exceed the optimum of moisture.
- (3) *Storm drainage.* An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross drains shall be provided to accommodate all natural water flow, and shall be of sufficient length to permit full width roadway and the required slopes. The size openings to be provided shall be determined by Talbot's formula, but in no case shall the pipe be less than 12 inches. Cross drains shall be built on straight lines and grade, and shall be laid on a firm base but not on rock. Pipes shall be laid with the spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one foot below the roadbed. In all cases, drainage improvement plans and the improvements themselves shall be approved by the city engineer.

Drainage system design shall be in accordance with the Georgia Stormwater Management Manual published by ARC, latest update, unless approved otherwise. Drainage systems shall also comply with all other applicable city ordinances and regulations, including the floodplain management ordinance, post development stormwater management regulations and the erosion and sediment control ordinance. Drainage construction shall comply with the state department of transportation standard specifications unless approved otherwise. Storm drain pipe material within city street rights-of-way shall be reinforced concrete pipe in accordance with state department of transportation specifications.

- (4) *Roadway surfacing.* After preparation of the subgrade, the roadbed shall be surfaced with material required by local standards, but of no lower classification than crushed rock, stone or gravel. The size of the crushed rock or stone shall be that generally known as crushed rock stone from two and one-half inches down including dust. Spreading of the stone shall be done uniformly over the area to be covered by means of appropriate spreading devices and shall not be dumped in piles. After spreading, the stone shall be rolled until thoroughly compacted. The compacted thickness of the stone roadway shall be no less than six inches.

Following application of a crushed stone base having a minimum thickness of six inches, contractor shall provide surface paving of local and minor residential streets consisting of two inches of 19 mm Superpave asphalt. Upon issuance of a certificate of occupancy for 90 percent of the dwellings served by the street have been built, or prior to the end of the one-year maintenance period (but after the 11th month), whichever occurs first, contractor shall provide a final wearing course of one and one-half inch of 12.5 mm Superpave asphalt paving. All paving materials shall meet the requirements of the state department of transportation standard specifications.

-
- (5) *Minimum pavement widths.* Due to the diversity of development in the city, required pavement widths will necessarily vary with the character of building development and the amount of traffic encountered. Minimum pavement widths between curbs shall be as follows:
- a. For minor residential streets, 30 feet. Most minor streets in residential developments.
 - b. For collector streets, 36 feet. Including minor streets which in the opinion of the planning commission will involve sufficient traffic and/or parking to justify the width.
 - c. For arterial streets and highways, as may be required.
- (6) *Curbs and gutters.* Except on rural streets, the subdivider shall provide permanent six-inch concrete curbs with 24-inch integral concrete gutters or standard rolled curb and gutters.
- (7) *Sidewalks.*
- a. For the safety of pedestrians and of children at play, installation by the developer of sidewalks on both sides of streets will normally be required. The commission may waive the requirements of sidewalks along streets where a park, railroad or other use on one side of a street makes a sidewalk nonessential.
 - b. Sidewalks shall be located not less than one foot from the property line to prevent interference or encroachment by fencing, walls, hedges or other planting or structures placed on the property line at a later date. In single-family residential areas and multifamily or group housing developments, concrete sidewalks shall be five feet wide and four inches thick. Sidewalks in commercial areas shall be five feet wide and ten feet wide as dictated by adjoining sidewalk widths.
- (8) *Installation of utilities.* After grading is completed and approved and before any base is applied, all of the work for underground utilities including water mains, gas mains, electrical lines, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the flat section. All driveways for houses to be built by the developer shall be cut and drained.
- (9) *Water supply system.*
- a. Water mains properly connected with the city water supply system shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. Water mains shall be located on public property and not private property.
 - b. The sizes of water mains, the location and types of valves and hydrants, the amount of soil cover over the pipes and other features of the installation shall be approved by the city engineer and fire chief.
- (10) *Sanitary sewers.* Sanitary sewers shall be installed in such a manner as to serve adequately all lots with connection to the public system, according to plans approved by the city engineer.
- (b) *Recommended improvements.* The planting of street trees and installation of street name signs is considered a duty of the subdivider as well as good business practice.
- (1) *Street trees.*
- a. Trees adjacent to the sidewalk, in supplemental areas and in landscape strips between the sidewalk and the curb, are a protection against excessive heat and glare and enhance the attractiveness and value of abutting property. All tree plantings shall conform to the requirements of chapter 93, article 29.
 - b. It is recommended that trees be planted inside the property lines where they are less subject to injury, decrease the chance of motor accidents and enjoy more favorable conditions for growth. If trees are to be planted within a planting strip in the right-of-way, their proposed locations and species to be used must be submitted for the community services department's approval since the public inherits the care and maintenance of such trees.

-
- (c) *Guarantees in lieu of completed improvements.* No final subdivision plat shall be approved by the planning commission or accepted for record by the clerk of the superior court until the improvements listed shall be constructed in satisfactory manner and approved by the city engineer, or in lieu of such prior construction, the planning commission may accept a security bond in an amount equal to the estimated cost of installation of the required improvements, whereby improvements may be made and utilities installed without cost to the city in the event of default by the subdivider.

Sec. 90-1-5. Enforcement and penalties for violations.

- (a) Any person, firm or corporation violating any of the provisions of these regulations shall be deemed guilty of an offense and, upon conviction thereof, shall be punished as provided in the City Charter. Each day's continuance of a violation shall be considered a separate offense. The owner of any lands or parts thereof, where anything in violation of these regulations shall be placed or shall exist, or any builder, contractor or agent of the owner who may have assisted in the commission of any violation, shall be guilty of a separate offense.
- (b) In any violation in which any land is or is proposed to be used in violation of these regulations or amendment thereto adopted by the mayor and council, the legal counsel of the city or any owner of real estate therein may, in addition to other remedies provided by law, institute injunction, abatement or any appropriate action or actions, proceeding or proceedings to prevent, enjoin or abate such unlawful use.

Sec. 90-1-6. Adoption and effective date.

- (a) Before adoption of these subdivision regulations or any amendment thereof, a public hearing thereon shall be held by the mayor and council; 15 days notice of the time and place of which shall be given by one publication in a newspaper of general circulation in the city.
- (b) These rules and regulations shall be in full force and effect from and after their adoption and effective date.

(Ord. No. 2014-11 , § 1, 10-7-2014)

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

1) Accessory Uses

- a) Where allowed by Code, accessory structures may be used for storage.
- b) The presence of such facilities or equipment as utility services, utility meters, mailboxes, bathroom, or kitchen equipment in an accessory building or a portion of a principal dwelling shall be considered prima facie evidence that such accessory building or such portion of a principal dwelling is a separate and distinct dwelling unit and is subject to the regulations of the zoning district in which it is located. See section 93-2-26 Accessory Dwelling Units (ADU).
- c) Temporary structures may only be used in conjunction with permitted construction work in any zoning district and shall be removed immediately upon the completion of construction. Additional regulations regarding temporary structures are found in this chapter.

2) Permanent Accessory Structures

- a) An accessory building or structure is a structure detached from the principal structure on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.
- b) Accessory uses and structures in lots developed for commercial, industrial or mixed-uses shall comply with the following standards and all other applicable regulations of this zoning ordinance:
 - i) Accessory buildings in commercial, industrial or mixed-use lots shall be permitted in C-1, C-2, V, U-V, RMU, I-1, and I-2 zoning districts.
 - ii) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.
 - iii) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served.
 - iv) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.
 - v) Restrictions on the Number, Size and Height
 - (1) There may not be more than two (2) accessory structures on a commercial lot.
 - (2) Accessory structures may not exceed 10% of the primary structure floor area. The floor area or square footage of an accessory structure shall include all square footage (heated or otherwise) When more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.
 - (3) Unless otherwise specified, accessory structures used solely for storage may not exceed 100 SF.
 - (4) Gazebos, arbors, fireplaces, and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot. However, such structures shall be subject to the accessory structure setback standards.
 - (5) No accessory structure shall exceed the height of the principal structure.
 - vi) Permitting
 - (1) No accessory building shall be erected or placed on a lot that does not contain a principal structure. Building permits may be issued for the principal structure and an accessory structure;

however, a certificate of occupancy must be issued for the principal structure prior to issuance of a certificate of occupancy for an accessory structure.

- (2) All accessory structures in excess of 100 SF or any accessory structures including mechanical, electrical or plumbing with construction require a building permit and certificate of occupancy.
- (3) All accessory structures must meet all applicable fire, building, and safety codes.

vii) Construction and Design Requirements

- (1) All accessory structures must be placed on a permanent foundation. Structures not placed on a permanent foundation are considered Temporary Structures and are subject to regulations found in this chapter.
- (2) The accessory structure must complement the principal structure in terms of architectural design, materials, roof pitches, and other details. All accessory structures are required for review by the Design Review Committee.
- (3) Where applicable, access to the second story of an accessory building must be located within the interior of the ground floor space.
- (4) Commercial Outdoor Cooking Facilities are considered an accessory structure to the principal commercial structure. Commercial Outdoor Cooking Facilities must be (1) associated with a permitted, permanent food establishment, (2) be located within a permanent structure or surrounded by opaque stained or painted fencing or walls with overhead protection; (3) have floor surfaces that are smooth, easily cleanable and of durable construction; and (4) meet all fire, building, and health codes. Commercial Outdoor Cooking Facilities may not exceed 20% of the square footage of the permanent food establishment.

(5) Placement

- (a) All accessory buildings and structures shall be located on the same lot as the principal structure to which they are accessory.
 - (b) Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal structure shall comply with the setback requirements of the principal structure to which it is accessory. Accessory buildings located more than 20 feet from the principal structure may be placed five feet from a side or rear lot line unless otherwise directed by the Fire Marshal. In addition to these yard requirements, the horizontal separation of accessory buildings from the structure on the same lot and the horizontal separation from all structures on adjacent lots shall be at least 10 feet.
 - (c) Accessory buildings on a corner lot shall comply with the setback for the principal structure. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.
 - (d) Accessory structures may not adversely affect nor reduce the number of parking spaces for the principal structure that are required by city ordinance or exceed impervious surface limits.
 - (e) Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the reconstruction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along the existing and established building line. All other standards of the chapter shall remain in effect.
- c) Accessory uses and structures on a residential lot shall comply with the following standards and all other applicable regulations of this zoning ordinance:

- i) Accessory buildings in lots developed for residential use shall be permitted in R-0, R-AD, R-1, R-2, R-3, R-4, R-5, R-I, R-SF, V, U-V, RMU or C-R zoning districts.
- ii) The accessory use or structure shall contribute to the comfort, convenience or necessity of the occupants of the principal use or structure served.
- iii) The accessory use or structure shall be subordinate in area, extent and purpose to the primary use or structure served.
- iv) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.
- v) General Restrictions, Restrictions on Number, Size and Height
 - (a) No accessory structure shall have a ground floor area greater than that of the principal residential structure. Square footage of the accessory building is limited to the schedule presented in Table A—Accessory building allowance based on dwelling unit size, or Table B—Accessory building allowance based on lot size (owner's option). The floor area of an accessory structure shall be calculated to include all conditioned floor area. If allowed, when more than one accessory building is erected, the "maximum accessory building size" controls the sum of the floor areas of those buildings.

Table A—Accessory Building Allowance Based on Dwelling Unit Size

Dwelling unit ground floor area in square feet	Accessory building size
800	320
1,000	400
1,200	480
1,400	560
1,600	640
2,000	800
2,400	960
3,000	1,200
3,600	1,440
4,000	1,600

Table B—Accessory Building Allowance Based on Lot Size

Lot size in square feet	Accessory building size based on variable percentage of lot size
2,400	240
4,000	360
6,750	540
7,000	560
8,500	595
10,000	650
21,780	1,089
32,670	1,307
43,560	1,525
54,450	1,634

T

- (b) Outdoor residential cooking facilities, gazebos, arbors, pool equipment shelters, arbors, fireplaces, residential greenhouses and waste receptacle enclosures shall be exempt in calculating the maximum number of accessory structures on a lot.
- (c) The number of accessory buildings may vary depending on the size of the lot. Table C—Maximum number of accessory buildings establishes the schedule for number of accessory buildings allowed on a building lot.

Table C—Maximum Number of Accessory Buildings

Lot size	Maximum number of accessory buildings
Up to one-half acre	1
Up to one acre	2
Over one acre	3

- (d) The height of an accessory building shall not exceed 25 feet or the height of the principal residential structure measured from the average adjacent grade to the peak or ridgeline of the roof, whichever is less.

(2) Permitting

- (a) No accessory building shall be erected or placed on a lot that does not contain a principal dwelling. Building permits may be issued for the principal dwelling and an accessory structure; however, a certificate of occupancy must be issued for the principal dwelling prior to issuance of a certificate of occupancy for an accessory structure.
- (b) A building permit shall be required for the construction, erection or set-up of any accessory building in excess of 100 square feet or any accessory structures which include mechanical, electrical, or plumbing.
- (c) A separate certificate of occupancy shall be required for the construction, erection or set up of any accessory building intended for human occupancy such as an accessory dwelling unit, home office or any accessory building in excess of 144 square feet.
- (d) All accessory structures must meet all applicable fire, building, and safety codes.

(3) Construction and Design Requirements

- (a) Accessory buildings shall be architecturally compatible with the principal dwelling on the lot and meet Architectural Design Standards.
- (b) All accessory structures in excess of 80 square feet must be placed on a slab or permanent foundation.
- (c) All accessory structures must meet all applicable building, fire, and safety codes.
- (d) *Second story access.* Where applicable, access to the second story of an accessory building must be located within the interior of the ground floor space.
- (e) When an accessory building is attached to the principal dwelling by a breezeway, passageway, deck, or similar means, the accessory building shall comply with the setback requirements of the principal dwelling to which it is accessory. In order to qualify as an attached garage or accessory building, therefore eliminating the need for compliance with these accessory building standards, the attached accessory building must share a common

wall with the principal dwelling that is a minimum of 80 percent of the wall length of the accessory building or 20 feet, whichever is greater. Such common wall must be an integral part of the principal dwelling. An attached garage or accessory building shall comply in all respects with the standards applicable to the principal dwelling.

- (f) Additional construction and design requirements for Accessory Dwelling Units requirements are found in 93-2-26. Accessory Dwelling Units (ADUs).

(4) Placement

- (a) Accessory buildings shall be located on the same lot as the principal dwelling to which they are accessory.
- (b) Accessory buildings shall be allowed in rear yards only. An accessory building located within 20 feet of the principal dwelling shall comply with the setback requirements of the principal dwelling to which it is accessory. Accessory buildings located more than 20 feet from the principal dwelling may be placed five feet from a side or rear lot line.
- (c) Accessory buildings on a corner lot shall comply with the setback for the principal dwelling. No accessory building on a corner lot that adjoins a residentially used or zoned lot to the rear shall be located within 25 feet of the rear property line. This 25-foot setback will not be required when the adjoining yard is a rear yard.
- (d) All accessory buildings must be located a minimum of ten feet from the principal dwelling and all other accessory buildings on the lot or on neighboring lots. This distance shall be measured from outside wall to outside wall.
- (e) Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in Table D—Distance from dwelling for very large accessory buildings. All distances shall be measured from outside wall to outside wall.

Table C—Distance from Dwelling for Very Large Accessory Buildings

Percent of dwelling unit ground floor area	Distance from dwelling
40 percent	10 feet
50 percent	30 feet
60 percent	50 feet
70 percent	70 feet
80 percent	80 feet
90 percent	90 feet
100 percent	100 feet

- (f) Notwithstanding standards of this chapter to the contrary, nothing shall prohibit the reconstruction of accessory buildings that are legal, nonconforming structures that have been in existence for a minimum of 20 years along that established building line. That building line shall be the minimum setback for re-building of the accessory building on the lot. All other standards of the chapter shall remain in effect.

3) Temporary Accessory Structures

- a) Factory-fabricated, transportable buildings that are designed to arrive at the site ready for occupancy, except for minor unpacking and connection to utilities, and designed for removal to and installation at other sites, may be placed on a property to serve as the following:

-
- i) Temporary offices used for on-site apartment leasing, real estate sales office, and model sales home;
 - ii) Temporary offices used during the expansion or rehabilitation of an existing non-residential use;
 - iii) Temporary offices for construction and security personnel during the construction of a development for which the city has issued a grading permit or building permit;
 - iv) Construction storage during active construction phase. See Temporary Storage Structures and Uses below for additional requirements.
- b) Temporary structures allowed under Section 93-2-5(5) may be located anywhere on site, except within the following areas:
- i) Existing vegetated buffers or within the buffer setbacks.
 - ii) Areas designated for future vegetated buffers whether or not vegetation currently exists.
 - iii) Other areas designated on the site and/or subdivision plan for open space, vehicular use, or ingress/egress.
 - iv) Required parking areas
- c) *Other requirements.*
- i) The temporary structure shall be factory-fabricated and transportable.
 - ii) Underskirting shall be installed around all temporary structures requiring site plan approval.
 - iii) In addition to any other off-street parking required on the site, off-street parking shall be provided in accordance with the requirements set forth in article 22.1.
- d) All permits required by applicable building, electrical, plumbing, and mechanical codes shall be obtained from the community services department prior to installation of the temporary structure.
- e) Foundation plantings installed in accordance with section 93-23-18 shall be required for temporary structures intended for use as temporary offices, except when located on a paved surface or parking lot.
- f) A sketch plan containing sufficient information to show compliance with the above standards shall be submitted to and approved by the community services department prior to installation of the temporary structure.
- g) Temporary structures are not to include retail sales of new or used merchandise, or other uses not permitted within the zoning district where the structure is located.
- h) Temporary offices used for on-site apartment leasing, real estate sales office, and model sales home are permitted until construction allows for a model/sales office to be opened onsite as determined by the community services director, at which time the temporary office shall be removed.
- i) Temporary structures used during renovation of legally conforming or nonconforming structure shall be permitted so long as there is an active construction permit on file with the department of community services, not to exceed time limits established in the applicable code sections below. All other temporary structures under this section may remain on the site for no more than 12 months. This period may be renewed for up to two 12-month periods, for good cause shown, upon approval of a written request submitted to the community services director 30 days prior to the expiration of the permit. In no event, however, shall such extensions allow the temporary structure to remain on the site for more than three years.
- j) All temporary and portable storage units and structures, construction trailers and the like, shall be constructed, altered, repaired, enlarged, placed, moved or demolished in accordance with applicable City building codes. The issuance of building permits, where required, verifying such compliance shall be administered by the community services director.
- k) *Temporary storage structures and uses.*

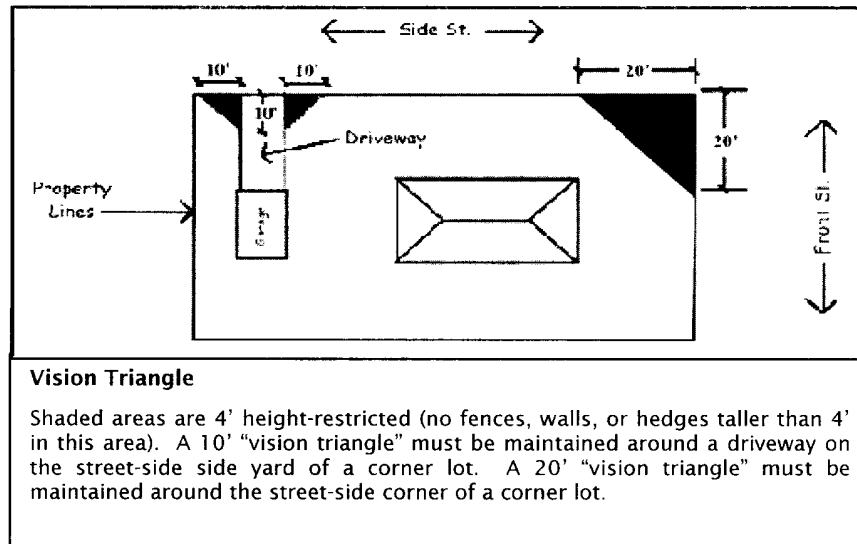
-
- i) With the exception of temporary storage structures for construction materials, enclosed portable storage units and structures intended only for temporary storage may be used following the receipt of a building permit, payment of the required fee, where applicable, and subject to the following provisions:
 - (1) The building permit submittal package must contain a site plan designating the proposed location of the temporary storage structure on the lot.
 - (2) Temporary storage structures and portable storage units shall not be placed on any street or alley right-of-way or public property. These structures must be placed on the lot in which the use is intended.
 - (3) Within all zoning districts, enclosed portable storage units and structures intended only for storage may be used for temporary storage of items related to the primary use located on the property for a period not to exceed 30 days. This period of time may be extended to 45 days upon request to and written approval of the community services director. This does not apply to storage for construction related activities. Registration shall be required for each such use of any temporary storage structures.
 - (4) Where practical, such structures shall not be located within front yard areas.
 - (5) No portable storage units shall be used to store any chemical, hazardous, flammable or combustible materials.
 - l) Prohibited Accessory and Temporary Structures
 - i) Manufactured homes, mobile homes, shipping containers, freight trailers, box cars, trailers or any other structure or vehicle that was not originally fabricated for use as an accessory building shall be prohibited.

Fences and freestanding walls. Height limitations for fences and freestanding walls:

1. Fences and freestanding walls (other than retaining walls) cannot be located within any public right-of-way, and must comply with the following height restrictions:

In the R-SF, R-1, R-2, R-3, R-4, R-5, and R-O zoning districts, the following shall apply:

 - a. A fence in any front yard area shall not exceed four feet in height.
 - b. A fence in any side or rear yard area shall not exceed 6 feet in height, or eight feet in height on the property line that abuts an I-1, I-2, C-1, C-2 or C-T zoning district.
2. In the C-R, V, and UV zoning districts, the following shall apply:
 - a. A fence in any front yard area shall not exceed four feet in height.
 - b. A fence in any side or rear yard area shall not exceed 6 feet in height, or eight feet in height on the property line that abuts a residential or C-T zoning district.
3. In the C-1 and C-2, zoning districts, a fence in any yard area shall not exceed six feet in height, or eight feet in height on the property line that abuts a residential or C-T zoning district.
4. In the I-1 and I-2 zoning districts, a fence in any yard area shall not exceed eight feet in height.
5. In all zoning districts, fences or freestanding walls shall not obstruct visibility at street intersections (see section 93-2-7 and vision triangle diagram).



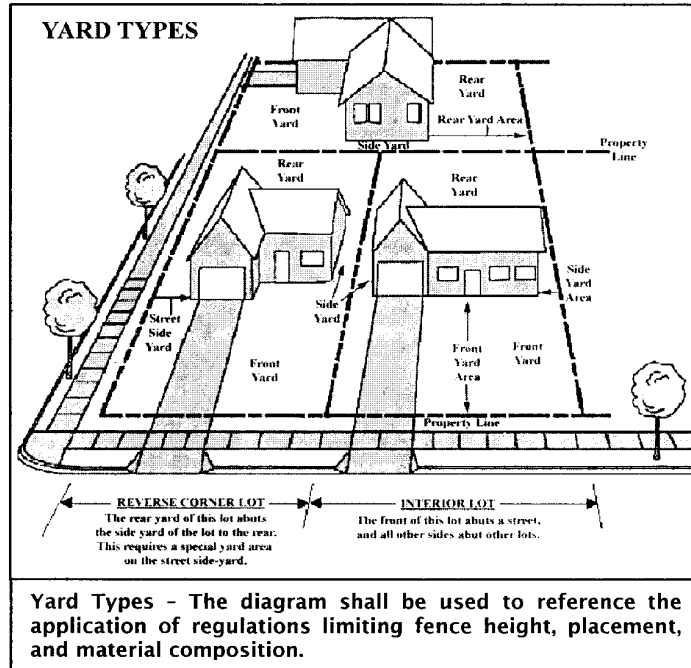
(3) *Materials and landscaping.*

- a. Fences in the front yards of R-SF, R-1, R-2, R-3, R-4, R-5, and R-O zoning districts must be constructed of ornamental metal, masonry, wood, vinyl, or other ornamental material specifically made for fence construction.
- b. Fences in the C-R, V, and UV zoning districts must be constructed of ornamental metal, masonry, wood, or other ornamental material specifically made for fence construction.
- c. Fences in the C-1 and C-2 zoning districts must be constructed of ornamental metal, masonry, wood, or other ornamental material specifically made for fence construction. The erection of any fence over four feet in height in these districts shall include a landscaped strip between the fence and the street right-of-way. The landscaped strip shall be a minimum of three feet wide and comply with the buffer requirements of chapter 93, article 29. Such landscaping shall be approved by the department of community services prior to the issuance of a building permit.
- d. Fences in the I-1 and I-2 zoning districts must be constructed of ornamental metal, masonry, wood, or other ornamental material specifically made for fence construction. The erection of any fence over four feet in height in these districts shall include a landscaped strip between the fence and the street right-of-way. The landscaped strip shall be a minimum of three feet wide and comply with the buffer requirements of chapter 93, article 29. Such landscaping shall be approved by the department of community services prior to the issuance of a building permit.

(4) *General fence regulations.*

- a. Reserved.
- b. The use of chain-link material is permitted only in rear yard areas on interior lots not adjacent to public right-of-ways. Fences along public right-of-ways must be constructed from ornamental metal, ornamental masonry, wood, or other ornamental material specially made for fence construction.
- c. On corner lots, chain-link fences are not permitted along the property line where it abuts a neighbor's front property line or along the frontage adjacent to the public right-of-way.
- d. It shall be unlawful to erect a fence of materials not specifically designed for fence construction. Materials prohibited for fence construction include, but are not limited to, tin roofing material, plastic roofing material, doors, or automobile parts.
- e. All fences shall be lawfully constructed, kept in good repair, and maintained in sound condition.

- f. Fences required for swimming pools shall comply with Georgia State Minimum Standards Swimming Pool Code, 1994 Edition, Georgia Swimming Code Amendments, 2000.
- g. Portions of fences with separations between slats of less than 50%, shall be constructed with the framing supports fronting the interior of the lot along those sections.



Sec. 93-2-6. Distance between buildings.

All accessory buildings shall be at least 10 feet from principal buildings. All multifamily buildings shall be at least 20 feet apart unless otherwise required by the Fire Marshal. All single-family attached buildings shall be at least 20 feet from any other principal building.

ARTICLE 3. NONCONFORMING USES AND STRUCTURES

93-1-2 Definitions.

Use, Nonconforming. A use or activity that was lawful prior to the adoption, revision or amendment of the zoning ordinance but that fails by reason of such adoption, revision or amendment to conform to the present requirement of the zoning district.

Structure, Nonconforming. A structure of building that was lawful prior to the adoption, revision or amendment of the zoning ordinance but that fails by reason of such adoption, revision or amendment to conform to the present requirement of the zoning district.

Sec. 93-3-1. Purpose and applicability.

In order to avoid individual hardship whenever reasonable and not in conflict with the general welfare of the city and for purposes herein outlined, the following provisions apply to all zones.

(Code 1981, § 8-5-41)

Sec. 93-3-1.2. Reserved.

Note(s)—Ord. No. 2016-19 , § 2, adopted August 2, 2016, relocated the provisions of the former section 93-3-1.2, which pertained to the zoning map and derived from Ord. No. 2007-09, § 1, adopted July 3, 2007 and Ord. No. 2016-12 , § 2, adopted April 5, 2016, to section 93-3-1-2.

Sec. 93-3-2. Nonconforming uses and structures permitted.

Except as herein specified in section 93-3-11, the lawful use of any building or land existing at the time of the enactment of the chapter may be continued without interruption, although such use does not conform to the provisions of this chapter. The use may be continued provided that, with proof, properties that have been developed for a minimum of 20 years may be used in the manner as originally and lawfully developed.

Nonconforming conditions, including parking, floor area, and sidewalk width requirements may be allowed subject to the unaltered continuation of the nonconforming use, however, no expansion on the building footprint or floor area may be made. A nonconforming structure may not be expanded without approval from the Board of Appeals.

Sec. 93-3-3. Unsafe structures.

Any nonconforming structure or portion thereof declared unsafe by a proper authority may be restored to a safe condition unless otherwise prevented by law.

(Code 1981, § 8-5-43)

Sec. 93-3-4. Construction approved prior to chapter.

Nothing contained in this chapter shall require any change in plans, construction or designated use of a building for which a building permit has been heretofore issued and the construction of which has begun.

(Code 1981, § 8-5-44)

Sec. 93-3-5. Restoration.

Any nonconforming building or use which is damaged or destroyed, by fire or other such causes, may be restored or replaced to the extent of its existence immediately prior to such damage or destruction, provided that required permits for such restoration or replacement are secured within 12 months, work on restoration or replacement is initiated within a period of one year from the date of the damage or destruction, and such restoration or replacement complies with any nuisance abatement requirements. In addition, with the exception of single-family detached dwellings, such restoration or replacement shall be brought into compliance with current building, architectural, and zoning code structural and dimensional requirements.

(Code 1981, § 8-5-45; Ord. No. 75-3, 4-1-1975; Ord. No. 86-5, 7-1-1986; Ord. No. 87-20, 7-7-1987; Ord. No. 2013-04, § 1, 4-2-2013; Ord. No. 2014-05, § 1, 5-6-2014)

Sec. 93-3-6. Abandonment.

Whenever a nonconforming use has been discontinued for a period of three months, that use shall not thereafter be reestablished, and any future use shall be in conformity with the provisions of this chapter. The following factors may be utilized to determine whether a nonconforming use has been discontinued:

- (1) Dilapidation or significant disrepair such as broken windows, peeling paint, roof deterioration, or other conditions or deficiencies that constitute a code violation; or
- (2) Unkempt lawn or poor maintenance of plants, trees, or other landscape materials; or
- (3) Poorly maintained parking surfaces or driveways; or
- (4) Inoperable or unregistered vehicles or vehicles otherwise in disrepair; or
- (5) Disconnection of electrical power or public water service at the request of the owner or from failure to pay for a period of 90 days
- (6) Failure of the owner to maintain an occupational tax permit, as applicable; or,
- (7) Revocation of a certificate of occupancy for a period of six months.

Notwithstanding any such abandonment, a property that has been developed for a minimum of twenty years at the time of abandonment may conform to the parking, floor area, and sidewalk requirements as originally developed upon its re-use.

Sec. 93-3-7. Change to another nonconforming use not allowed.

No nonconforming use may be changed to another nonconforming use.

Sec. 93-3-8. Changes.

Once changed to a conforming use, no building or land shall be permitted to revert to a nonconforming use.

Sec. 93-3-9. Enlargement.

A nonconforming use shall not be enlarged, expanded or extended either on the same or adjoining property.

Sec. 93-3-10. Zone changes.

Approval of a rezoning by the mayor and council shall automatically adjust the minimum and maximum setbacks to the extent necessary to render such existing structures conforming.

Sec. 93-3-11. Reserved.**Sec. 93-3-12. Demolition of nonconforming structures initiated by the owner.**

Destruction or removal of buildings which preexisted rezoning shall reinstate the development standards of the then applicable zoning regulations.

City of Hapeville 2024 Meeting Schedule Hapeville Planning Commission 2024

All Planning Commission Meetings are scheduled for 6:00PM at the Municipal Annex located at 700 Doug Davis Drive unless otherwise posted.

	Submittal Deadline	Meeting Date
January	December 1, 2023	Tuesday, January 16, 2024
February	January 2, 2024	Tuesday, February 13, 2024
March	February 1, 2024	Tuesday, March 12, 2024
April	March 1, 2024	Tuesday, April 9, 2024
May	April 1, 2024	Tuesday, May 14, 2024
June	May 1, 2024	Tuesday, June 11, 2024
July	June 3, 2024	Tuesday, July 9, 2024
August	July 1, 2024	Tuesday, August 13, 2024
September	August 1, 2024	Tuesday, September 10, 2024
October	September 2, 2024	Tuesday, October 8, 2024
November	October 1, 2024	Tuesday, November 19, 2024
December	November 1, 2024	Tuesday, December 10, 2024

Submittal of partial or incomplete applications will not be considered for placement on the Planning Commission agenda until the application is accepted as complete. Meeting dates and deadlines are subject to final review and approval by the Planning & Economic Development Manager.