



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, Vice Chairman
G. Leah Davis
Miller Radford
Jeanne Rast
Cliff Thomas

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

May 14, 2024 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Brian Wismer, Chairman
Lucy Dolan, Vice Chairman
G. Leah Davis
Miller Radford
Jeanne Rast
Cliff Thomas
Vacant (1)

3. Approval of Minutes

3.I. Minutes of April 9, 2024

Documents:

1. Minutes - 04-09-2024_draft

4. Old Business

4.I. 3558 Elm Street Combination Plat Review (Revision)

Background:

Derek Hutchinson on behalf of Terwilliger Pappas is requesting approval of a revised combination plat to combine 21 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3552-3560 Perkins St., and 3572 Perkins St., 0 Perkins St (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing a mixed-use, multifamily and retail development. The properties are zoned RMU, Residential Mixed Use. *The Planning Commission approved this item on April 9, 2024.*

Documents:

1. Plans - 3558 Elm Street_Combination Plat_04-30-2024
2. Planners Report 3558 Elm Hapeville Combination Plat May 2024

4.II. 3558 Elm Street Site Plan Review (Revision)

Background:

Derek Hutchinson on behalf of Terwilliger Pappas is requesting review of a revised site plan at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 and 14-0095-0001-028-7), 543-573 College St.(Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3552-3560 Perkins St., and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing a mixed-use, multifamily and retail development. The properties are zoned RMU, Residential Mixed Use. *The Planning Commission approved this item on April 9, 2024.*

Documents:

1. Plans - 3558 Elm Street_PC Site Plan Revision_4-30-2024
2. Planners Report Site Plan Review 3558 Elm May 2024

5. New Business

5.I. Chestnut Street, South Fulton Ave., Georgia Ave. (Pod C) Final Plat Review

Background:

D.R. Horton, Inc. is requesting final plat review for the properties located at 3602 S. Fulton Avenue., 647-651 Chestnut Street, and 3617-3633 Georgia Avenue, Parcel Identification Numbers 14- 0098-0021-050-4, 14-0098-0021-048-8, 14-0098-0021-049-6, 14-0098-0021-051-2, 14-0098-0021-052-0 and 14-0098-0021-047-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - Chestnut Street_Pod C_Final Plat_redacted
 2. Plans - Chestnut Street_Pod C Final Plat_V1
 3. Planner's Report Pod C Final Plat
 4. Engineer's Report - Asbury Park Townhomes_Pod C_V1
- 5.II. 1155 Virginia Avenue, Suite L Conditional Use Permit

Background:

Li Ying Jiang Lucas is seeking a Conditional Use Permit to operate a spa at 1155 Virginia Avenue, Suite L, Hapeville, Georgia 30354, Parcel Identification Number 14 0127 LL1198. 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.

Documents:

1. Application - 1155 Virginia Ave_Ste. L_CUP_Redacted
2. Plans - 1155 Virginia Avenue_Ste. L_CUP
3. Planners Report 1155 Virginia Suite L Conditional Use Permit Massage Spa

6. Next Meeting Date - June 11, 2024 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**

April 9, 2024 6:00 PM

MINUTES

1. Called to Order at 6:06 PM.

2. Roll Call

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

3. Approval of Minutes

4.I. Minutes of March 12, 2024

MOTION ITEM: Cliff Thomas made a motion to approve the minutes of March 12, 2024, as submitted. Lucy Dolan seconded the motion. Motion Carried: 3-1; Jeanne Rast abstained.

4. Old Business

4.I. 3309, 3319, and 3327 Dogwood Drive Rezoning Request

Background:

Daniel Kerr on behalf of Dogwood Assemblage LLC requested to rezone the properties located at 3309 Dogwood Drive, 3319 Dogwood Drive, 3327 Dogwood Drive (Parcel ID's: 14-0098-0016-010-5, 14-0098-0016-011-3, 14- 0098-0016-012-1) from V, Village to U-V, Urban Village for the purpose of constructing a residential townhome development.

The application requests rezoning of three parcels from V, Village to U-V, Urban Village as part of a larger 1.34-acre assemblage intended to redevelop the site to include 58 build to rent townhomes across 7 buildings. A previous rezoning application was presented to Mayor & Council in March 2022 as a fee simple townhome project. The approved site plan expired with no construction commencing between approval of the previous site plan and the 12-month expiration per City Code. As the ownership for the individual units differed from the project presented (from fee simple to build to rent with a master owner), the property was referred back for a rezoning hearing by the Mayor & Council.

In May 2023, the City Council passed a moratorium on all multi-family, single-family attached/townhome/patio home, triplex, and duplex projects while the City reviewed infrastructure, public safety, traffic, and zoning standards. The moratorium will likely be lifted in March 2024 with concurrent zoning amendments geared toward improving the quality of multifamily and townhome developments.

The current rezoning application, submitted in February 2024, includes the site plan submitted in 2022 with the original rezoning application. The elevations have been modified from the previous plan and must be reviewed by the Design Review Committee. The site plan will be reviewed for compliance with all applicable City Codes and Ordinances.

FINDINGS

The proposed zoning is required for the assemblage and development of the project in its entirety. The differences between V, Village and U-V, Urban Village are negligible for single-family attached dwellings, including build-to-rent. The site plan and revised elevations will be reviewed by the Planning Commission and Design Review Committee, respectively. The rezoning of the properties subject to the development of the site with a Planning Commission-approved site plan and Design Review Committee-approved elevations is recommended for Council approval and any conditions for the site the Council deems appropriate.

Public Comment:

Melvin Traynum, 3550 Atlanta Avenue.

MOTION ITEM: Cliff Thomas made a motion and recommended the Mayor & Council approve the request to rezone the properties located at 3309 Dogwood Drive, 3319 Dogwood Drive, 3327 Dogwood Drive, Parcel Identification Numbers 14-0098-0016-010-5, 14-0098-0016-011-3, 14-0098-0016-012-1 from V, Village to U-V, Urban Village. Lucy Dolan seconded the motion. **MOTION CARRIED: 4-0.**

4.II. 3309 - 3345 Dogwood Drive

Site Plan Review

Background:

Daniel Kerr on behalf of Dogwood Assemblage LLC requested site plan review to construct a townhome development to be located at 3309 Dogwood Drive (Parcel ID: 14-0098-0016-010-5), 3319 Dogwood Drive (Parcel ID: 14-0098-0016-011-3), 3327 Dogwood Drive (Parcel ID: 14-0098-0016-012-1), 3335 Dogwood Drive (Parcel ID: 14-0098-0016-013-9), and 3345 Dogwood Drive (Parcel ID: 14-0098-0016-029-5). The properties are zoned U-V, Urban Village.

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

The consolidated property is requesting rezoning for the assemblage of U-V, Urban Village (three parcels are currently V, Village zoning with the remainder U-V). The rezoning hearing is scheduled for April 16, 2024). The property is located within the A-D, Arts District Overlay, and is subject to the requirements for Neighborhood Conservation Area of the Architectural Design Standards.

FINDINGS

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

- Building height is measured from adjacent grade to highest roof point. Please provide full heights for compliance review.
- Timeline not provided.
- In some areas, with the planters, the sidewalk narrows to 5.5' instead of 10'. Plans indicate a new concrete sidewalk and planter systems will be installed to match city requirements for Dogwood Drive.
- The parking exceeds allowable per Code but is desirable for visitors and supported by Staff. A variance was granted by Board of Appeals October 2022 and staff supports maintaining the variance.
- Per the applicant (GDOT note on C2.00), GDOT granted a waiver for the driveway entrance.

The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. These are significantly different elevations from the previous submittal. Please note that during building design sprinklers will be required.

Once the Applicant has addressed all of the Planner's and Engineer's comments, the site plan is considered compliant.

MOTION ITEM: Jeanne Rast made a motion to approve the site plan request at 3309 – 3345 Dogwood Drive, subject to the deficiencies outlined in the staff reports and approval to maintain the waivers provided in the initial submittal. Lucy Dolan seconded the motion. MOTION CARRIED: 4-0.

5. New Business

5.1. 3558 Elm Street

Subdivision Plat Review

Background:

Derek Hutchinson on behalf of Terwilliger Pappas requested preliminary subdivision plat review to combine 21 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14- 0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 and 14-

0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3552-3560 Perkins St., and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing a mixed-use, multifamily and retail development. The properties are zoned RMU, Residential Mixed Use.

The applicant is requesting to combine 21 parcels into two (2) parcels for the purpose of constructing a mixed-use, multi-family and retail development with 310 apartments and 8,426 SF of retail sited on 9.08 acres along Elm Avenue and Porsche Drive/South Central. There will be six (6) three-story and four-story multifamily buildings, one four-story mixed-use building and two garage buildings in the rear. The site includes an amenity area, pool, and greenspace. The properties are a mix of vacant land and single-family residential uses.

FINDINGS

The applicant should add the zoning designation of adjacent parcels, address the 40' right of way on Elm Street (should be 50') and address any outstanding issues raised in the Engineer's report. Once the necessary revisions are made, the combination plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.

MOTION ITEM: Jeanne Rast made a motion to approve the combination plat at 3558 Elm Street, subject to the deficiencies outlined in the staff reports. Lucy Dolan seconded the motion. MOTION CARRIED: 4-0.

5.II. 3558 Elm Street

Site Plan Review

Background:

Derek Hutchinson on behalf of Terwilliger Pappas requested site plan review to construct at 3558-3668 Elm St. (Parcel ID's: 14- 0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3552-3560 Perkins St., and 3572 Perkins St., 0 Perkins St. (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing a mixed-use, multifamily and retail development. The properties are zoned RMU, Residential Mixed Use.

FINDINGS

The development summary table should be updated to reflect the new acreage percentages. The site plan should reflect the correct building heights (Building 1000 is 60' 10 5/8" and exceed 60' max as indicated on the site plan). and stories.

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

1. Provide dimensions for parking adjacent to right of way along Elm Street, Perkins Street, and College Street.
2. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
3. Address any outstanding issues on the Engineer's Report.

Staff recommends maintaining the following conditions approved with the previous site plan that did not include the additional acreage:

1. Increase in build-to line to accommodate transmission lines.
2. Waive street tree requirement along South Central/Porsche Ave.
3. Board of Appeals Variance for increased parking to 120% of on site parking.
4. Board of Appeals Variance for reduced parking width of full size spaces from 10' to 9'.

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

MOTION ITEM: Jeanne Rast made a motion to approve the site plan review for 3558 Elm Street, maintaining the approved variances, include a 10' travel lane on Elm Street, and subject to the deficiencies outlined in the staff reports. Lucy Dolan seconded the motion. MOTION CARRIED: 4-0.

6. Next Meeting Date: May 14, 2024 at 6:00 PM.

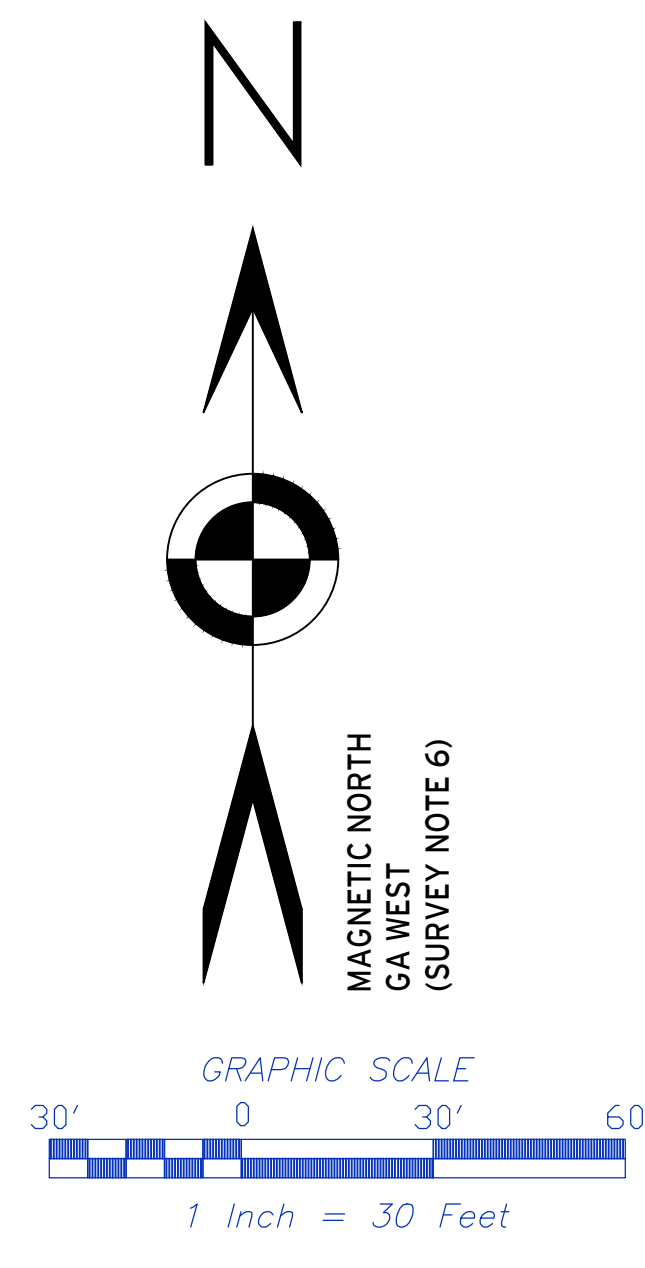
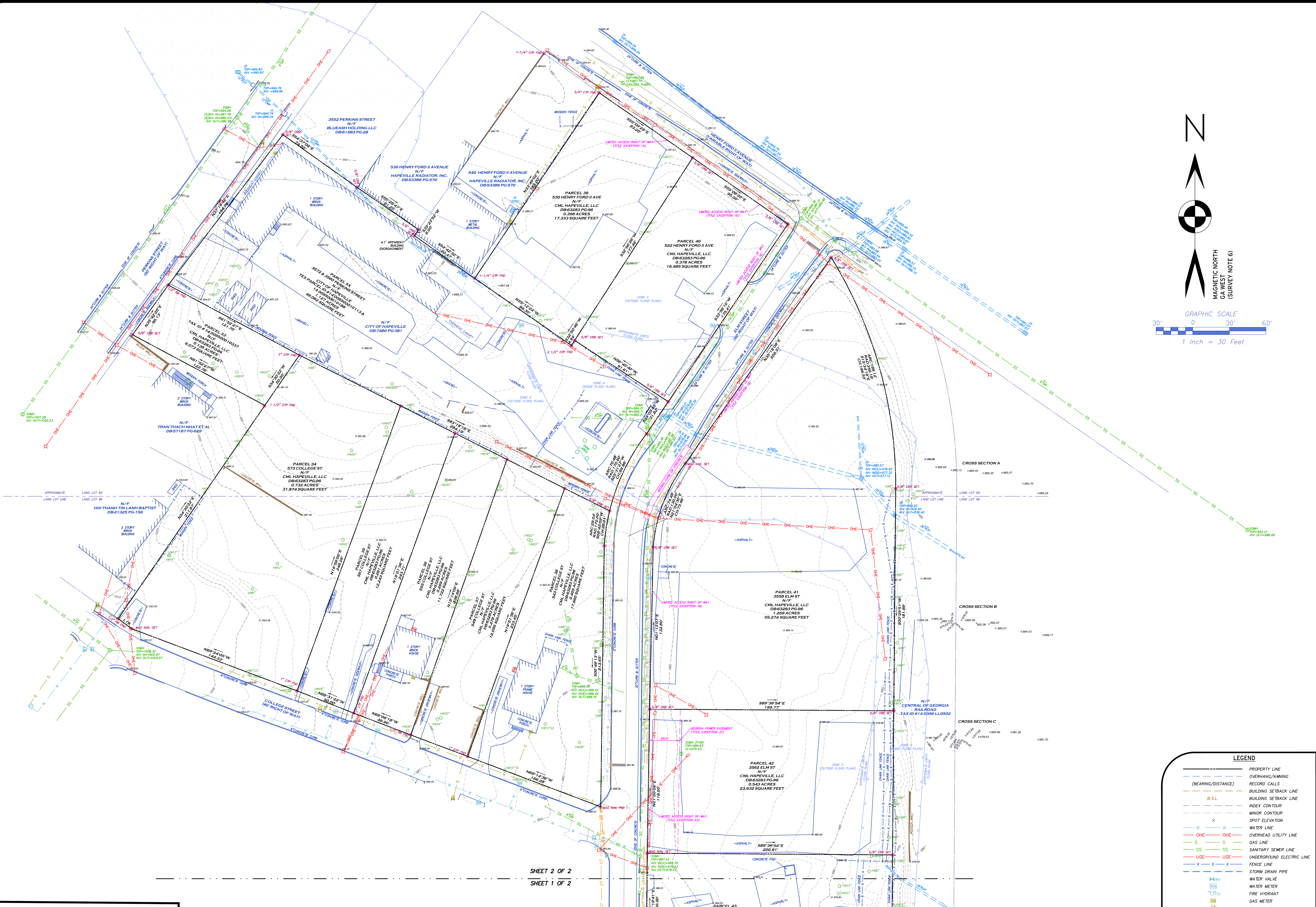
7. Adjourn

MOTION ITEM: Jeanne Rast made a motion to adjourn the meeting at 7:09 p.m. The motion was seconded by Cliff Thomas. Motion Carried: 4-0.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary



LEGEND	
---	PROPERTY LINE
---	OVERHANG/AVENUE
(BEARING/DISTANCE)	RECORD CALLS
---	BUILDING SETBACK LINE
---	B.S.L.
---	BUILDING SETBACK LINE
---	INDEX CONTOUR
---	MINOR CONTOUR
X	SPOT ELEVATION
W	WATER LINE
OHE	OVERHEAD UTILITY LINE
G	GAS LINE
SS	SANITARY SEWER LINE
UGE	UNDERGROUND ELECTRIC LINE
X	STORM DRAIN PIPE
WV	WATER VALVE
WM	WATER METER
FDH	FIRE HYDRANT
GM	GAS METER
GV	GAS VALVE
PM	POWER METER
SM	SANITARY SEWER MANHOLE
DI	DROP INLET
SWCB	SINGLE-WING CATCH BASIN
DWCB	DOUBLE-WING CATCH BASIN
JB	JUNCTION BOX
RB	REBAR
CRB	CAPPED REBAR
FND	FOUND
OTR	OPEN TOP PIPE
OW	MONITORING WELL
LP	LIGHT POLE
UP	UTILITY POLE
S	SIGN
T	TREE

SURVEYOR'S CERTIFICATION

TO MORT INVESTMENTS, LLC AND STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 7(A)(1), 8, 11-14, 16-19, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 28, 2021.

MITCHELL LOWERY 3109 REGISTERED LAND SURVEYOR

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-9186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A.: LSF-00102

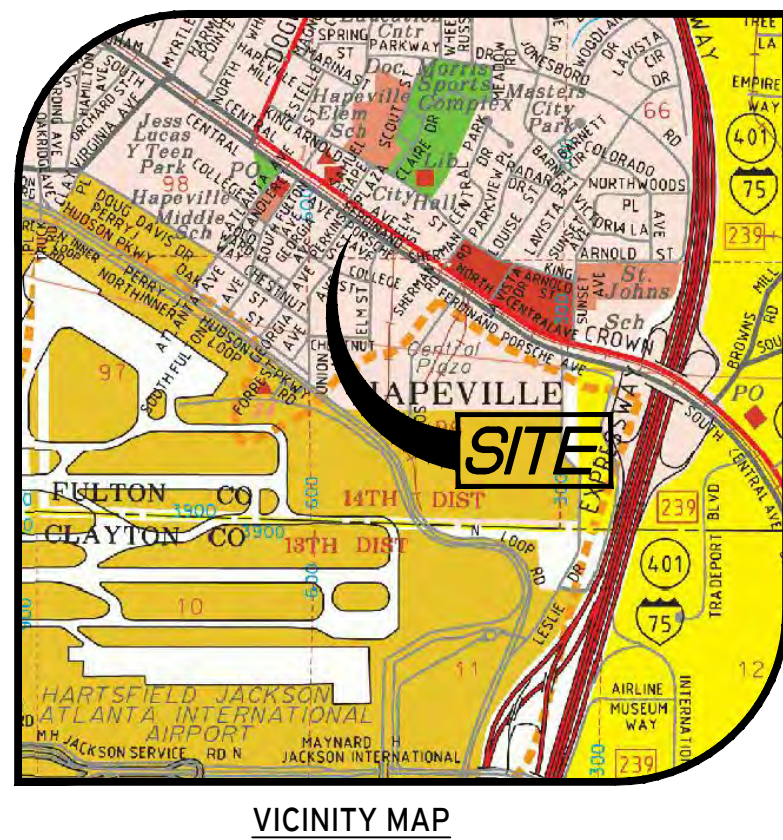
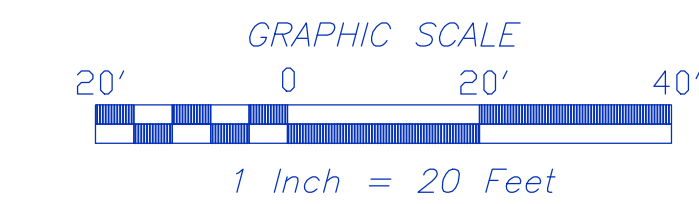
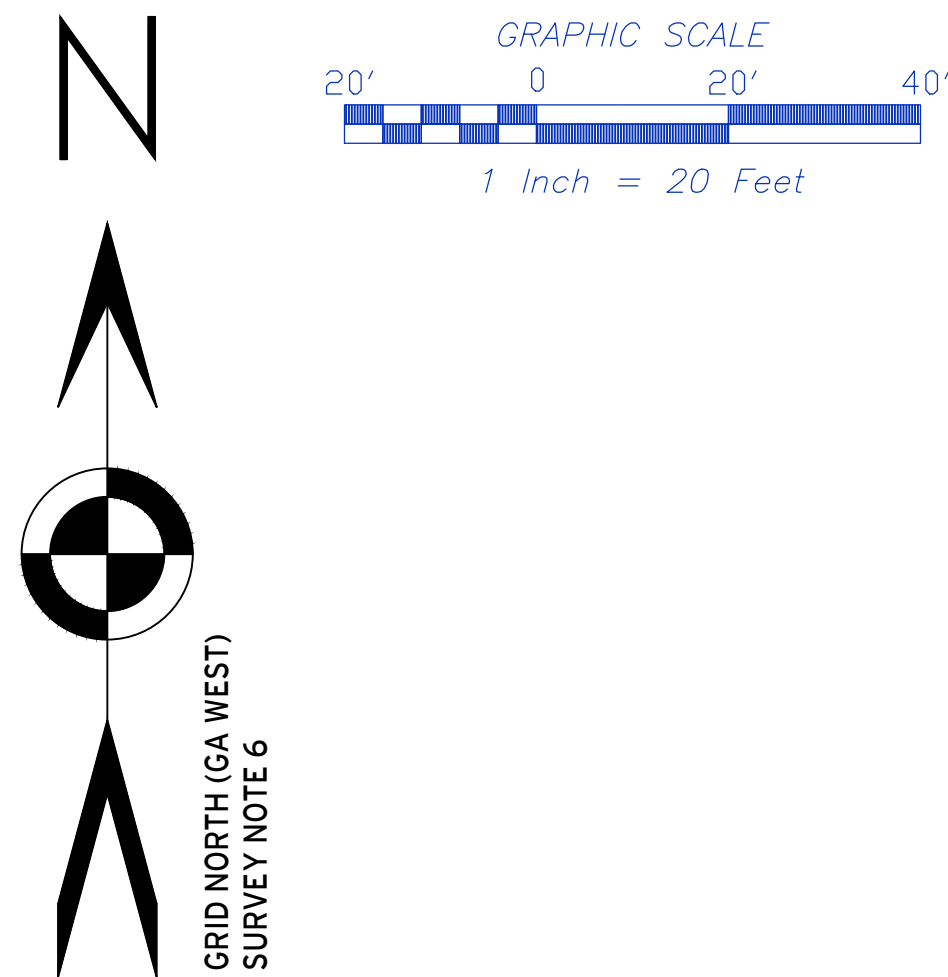
PREPARED FOR:
MIL CREEK RESIDENTIAL
MCRT INVESTMENTS, LLC
STEWART TITLE GUARANTY COMPANY

ALTA/NSPS LAND TITLE SURVEY OF:
VARIOUS PARCELS IN THE CITY OF HAPEVILLE

STATE: GEORGIA
COUNTY: FULTON
LAND LOTS: 95, 96
DISTRICT: 14

LOWERY & ASSOCIATES
LAND SURVEYING, LLC

DATE: MAY 4, 2021
JOB #: 213246
SCALE: 1"=30'
SHEET: 2 OF 2
DRAWN BY: J.L.T.



VICINITY MAP

SURVEY NOTES

- 1) PROPERTY SHOWN HEREON WAS SURVEYED FEBRUARY 28, 2024.
- 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 56,874' WITH AN ANGULAR ERROR OF 3.42 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 3) A SOKKIA IX TOTAL STATION, CARLSON BRX7 GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- 4) THIS PLAT HAS AN AVERAGE MAP CLOSURE OF 1" IN 354,282'.
- 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATION X AND A ON FLOOD INSURANCE RATE MAPS NO. 1312103366 WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013, FOR COMMUNITY NUMBER 130502, IN THE CITY OF HAPEVILLE, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- 6) CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A CARLSON BRX7 GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .05 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
- 7) NO EFFORT TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES WAS MADE DURING THE COURSE OF THIS SURVEY. PROFESSIONAL LAND SURVEYORS MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.
- 8) NO OBSERVED EVIDENCE OF CEMETERIES, GRAVESITES, AND/OR BURIAL GROUNDS AT TIME OF SURVEY.
- 9) PROPERTY SHOWN HEREON LIES WITHIN THE RECORD DESCRIPTION AS STATED IN GENERAL WARRANTY DEED RECORDED IN DEED BOOK 61325, PAGE 185, & DEED BOOK 53386, PAGE 570 FULTON COUNTY RECORDS.
- 10) NO ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON WERE OBSERVABLE AT TIME OF SURVEY.
- 11) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARLY MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 12) AT THE TIME OF THE SURVEY THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- 13) AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- 14) SUBJECT PROPERTIES HAS DIRECT ACCESS TO PORSCHE AVENUE & PERKINS STREET, BEING PUBLICLY DEDICATED RIGHTS OF WAY.
- 15) SUBJECT PROPERTY IS CONTIGUOUS TO ALL ADJACENT PROPERTIES AND RIGHTS OF WAY. NO GAPS, GORES, OR OVERLAPS ARE KNOWN TO EXIST.
- 16) AREAS SHOWN IN GRAY ARE FROM A PREVIOUS SURVEY DONE BY LOWERY & ASSOCIATES WITH A SURVEY DATE OF AUGUST 04, 2020. NO EXTRA SURVEYING WAS DONE IN THESE AREAS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 54°36'46" E	74.55'
L2	S 35°23'51" W	176.99'
L3	N 54°37'08" W	74.50'
L4	N 35°22'57" E	177.01'
L5	S 55°29'27" E	61.26'
L6	S 35°24'02" W	177.00'
L7	N 55°28'47" W	61.25'
L8	S 54°33'37" E	55.48'
L9	S 33°49'02" W	183.00'
L10	N 54°38'00" W	60.54'
L11	N 35°24'05" E	6.00'

SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED 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.



MITCHELL LOWERY GEORGIA RLS# 3109

PROFESSIONAL
LAND SURVEYORS, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30120
770-334-8186
WWW.PLS.US
INFO@PLS.US
GEORGIA C.O.A.: LSFO01380

PREPARED FOR:
TERWILLIGER PAPPAS

BOUNDARY / TOPOGRAPHIC SURVEY OF:
536, 540 PORSCHE AVENUE &
3552 PERKINS STREET
HAPEVILLE, GEORGIA 30354

COUNTY: FULTON
DISTRICT: 14TH

STATE: GEORGIA
LAND LOT: 95

REVISIONS

DATE: DESCRIPTION

PROFESSIONAL
LAND SURVEYORS



DATE: FEBRUARY 29, 2024
JOB #: 244739
SCALE: 1"=20'
DRAWN BY: H. FISHER



**Department of Planning & Zoning
PLANNER'S REPORT**

DATE: May 10, 2024
 TO: Adrienne Senter
 FROM: Lynn M. Patterson
 RE: Combination Plat Request 3558 Elm Street, May 2024

BACKGROUND

The City of Hapeville has received a revised Combination Plat application from Derek Hutchison (Terwilliger Pappas) to combine 20 parcels into two (2) parcels for the purpose of constructing a mixed-use, multi-family and retail development with 305* apartments and 8,426 SF of retail space sited on 8.80 acres along Elm Avenue and Porsche Drive/South Central. There will be six (6) three-story and four-story multifamily buildings, one four-story mixed-use building and two garage buildings in the rear. The site includes an amenity area, pool, and greenspace. The properties are a mix of vacant land and single-family residential uses.

The parcels are:

Address	Parcel Number	Acres
3668 Elm Street	14 0096000 50027	0.390
3660 Elm Street	14 0096000 50035	0.390
3656 Elm Street	14 0096000 50233	0.652
3652 Elm Street	14 0096000 50068	0.230
No address	14 0096000 50076	0.460
3648 Elm Street	14 0096000 50175	0.369
3562 Elm Street	14 0096000 50225	0.543
3558 Elm Street	14 0096000 50217	1.269
522 Porsche Ave	14 0095000 10097	0.378
530 Porsche Ave	14 0095000 10287	0.398
536 Porsche Ave	14 0095000 10279	0.240
540 Porsche Ave	14 0095000 10030	0.260
3572 & 3560 Perkins Street	14 0095000 10113	0.270
No address	14 0095000 10188	1.127
No address	14 0095000 10337	0.139
573 College Street	14 0095000 10311	0.732
557 College Street	14 0095000 10154	0.281
555 College Street	14 0095000 10147	0.269
549 College Street	14 0095000 10139	0.278
543 College Street	14 0095000 10121	0.405
Total		8.80

The parcels are zoned RMU, Residential Mixed Use.

Preliminary Plat

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

Meets Requirements

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

Meets Requirements

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

See Engineer report (STILL no zoning shown on adjacent parcels).

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

See Engineer report

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

See Engineer report

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

Meets Requirements

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

Meets Requirements

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

Meets Requirements

- (3) Within 30 days after submission of the *preliminary* plat, the planning commission will review the plat and indicate its approval, denial or approval subject to modifications as a basis for preparation of the final plat. If a plat is denied, reasons for the denial will be indicated in writing. If approved subject to modifications, the nature of the required modifications will also be indicated in writing.
- (4) Approval of the *preliminary* plat by the planning commission will not constitute acceptance of the final plat and will not be indicated on the *preliminary* plat.
- (5) Failure of planning commission to act on the *preliminary* plat within 30 days of the meeting at which the *preliminary* plat was first considered will be deemed approval of this plat.

- (6) One copy of the *preliminary* plat shall be retained by the planning commission secretary. The second copy will be returned to the subdivider with any notations at the time of approval or denial and the specific modifications, if any, required.
- (7) Approval of the *preliminary* plat shall lapse and become null and void unless a final plat based thereon is submitted within one year from the date of such approval. The planning commission may grant an extension of time not to exceed 180 days upon good cause shown.

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

(a) *Streets.*

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

Porsche Avenue is listed as Variable ROW. Indicates 35' proposed right of way to meet the 70's requirement.

Perkins is shown as 50' ROW and is correct.

STILL Elm Street is shown as 40' ROW should be 50' ROW.

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

Not applicable

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

- a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.
- b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.
- c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.
- d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
- e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on

each side if needed to provide parking without interference of normal passing traffic.

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

- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
- b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

- (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.

No alternative is available.

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

Streets not changed.

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

Not Applicable

- (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.

Not Applicable

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

Not Applicable

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

Not Applicable

- (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.

Not Applicable

- (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.

Not Applicable

- (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.

Not Applicable

- (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.

Not Applicable

- (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.

Not Applicable

(c) *Lots.*

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

Meets requirements.

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

Meets Requirements

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

Meets Requirements

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

Meets Requirements

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

Not Applicable

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

Not Applicable

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

Not Applicable

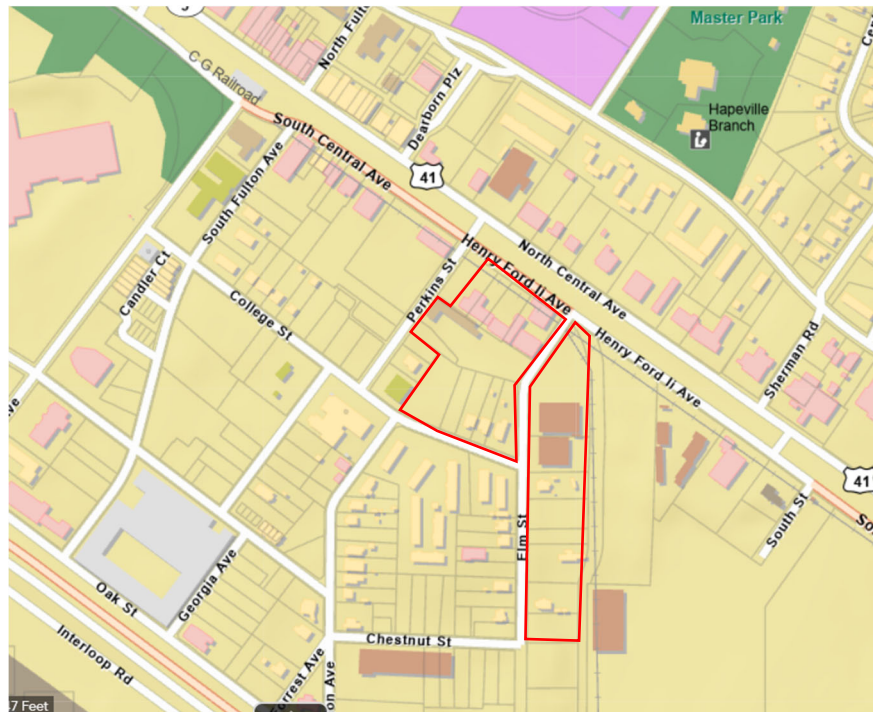
- (d) *Public use and service areas.* Due consideration shall be given to the allocation of areas suitably located and of adequate size for playgrounds and parks for local or neighborhood use as well as public service areas. Plats indicating dedication of park and playground areas to the city shall be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

- (1) *Public open spaces.* Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.
 - (2) *Easements for utilities.* Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, along side lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.
 - (3) *Community assets.* In all subdivisions, due regard shall be shown for all natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.
- (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.

A portion of the property is located in Flood Zone A. See map below.

FINDINGS

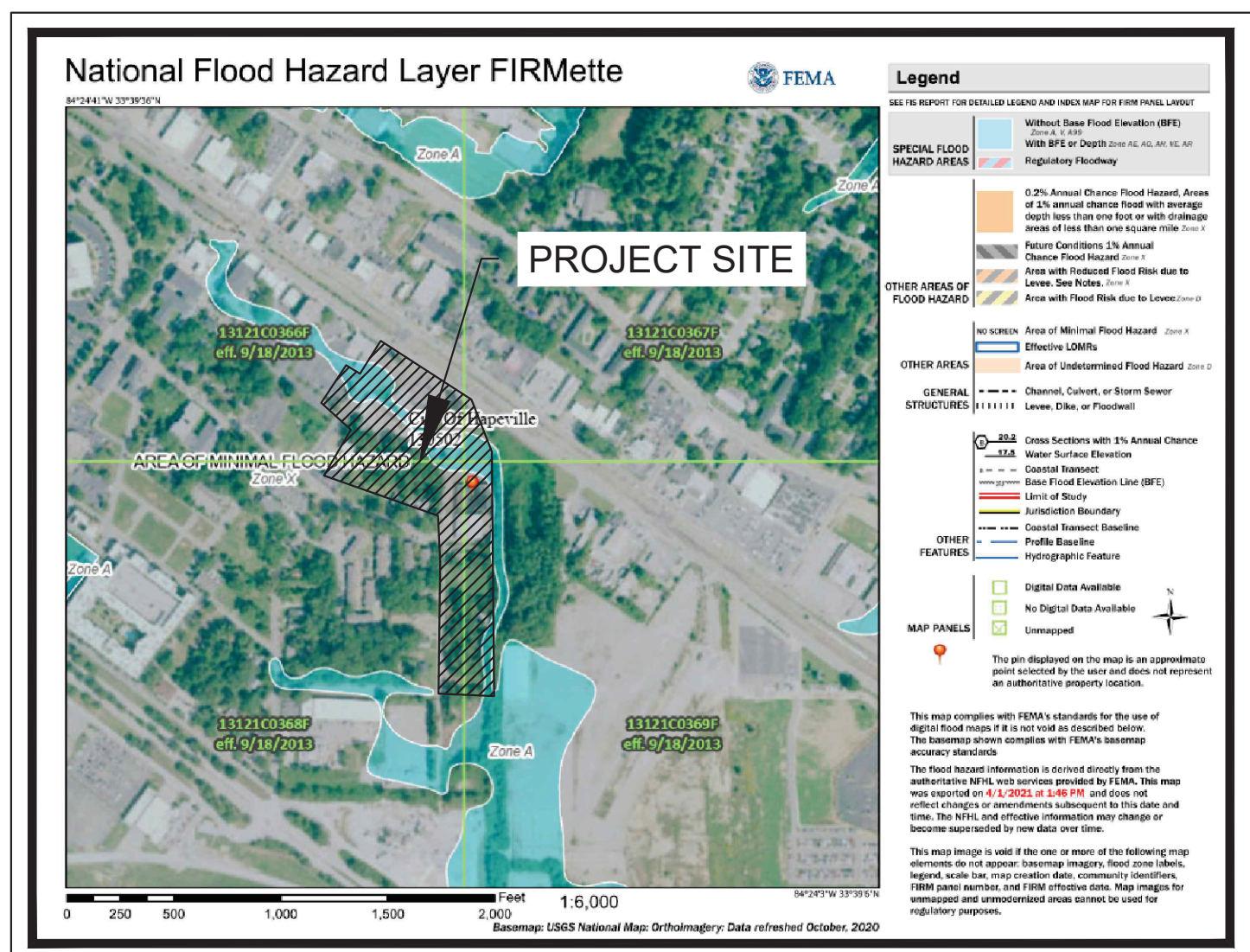
The applicant has not yet addressed the comments from the last submission - add the zoning designation of adjacent parcels, address the 40' right of way on Elm Street (should be 50') and address any outstanding issues raised in the Engineer's report. Once the necessary revisions are made, the combination plat may be approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.



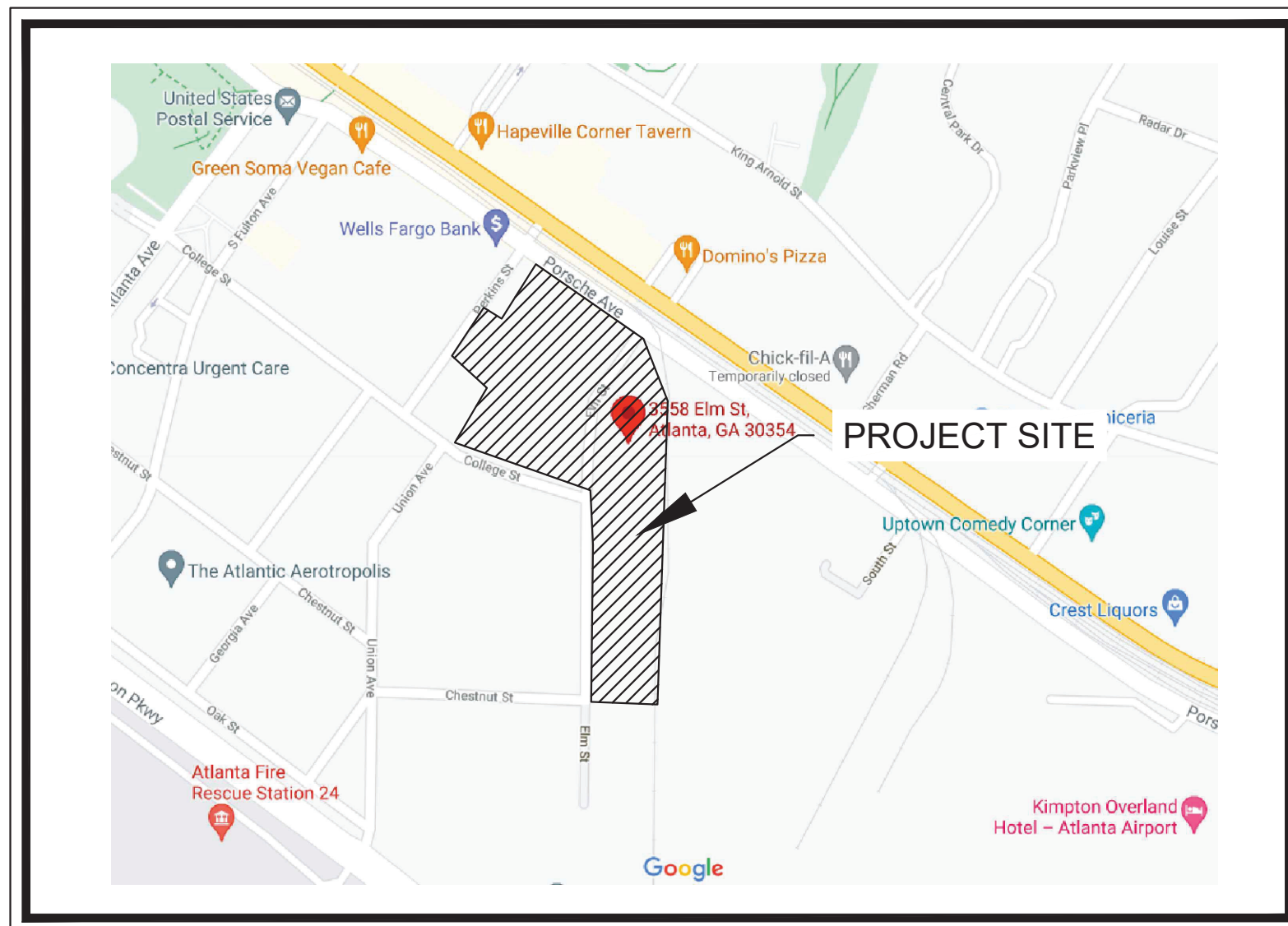
Location map
3558 Elm Combination Plat

CIVIL CONSTRUCTION DRAWINGS
FOR
SOLIS - HAPEVILLE

3558 ELM STREET HAPEVILLE, GA 30354



THE PROJECT SITE DOES LIE WITHIN FLOOD ZONE X AND A PER FIRM
PANEL 13121C0369F DATED 09/18/2013.



PROJECT NARRATIVE:

THE PROPOSED PROJECT IS A MULTIFAMILY REDEVELOPMENT OF APPROXIMATELY 8.80 ACRES IN HAPEVILLE, GEORGIA.

THE PROPOSED PROJECT WILL CONSIST OF 305 RESIDENTIAL UNITS, AMENITIES, STREETSCAPE IMPROVEMENTS, SURFACE PARKING, UTILITY INFRASTRUCTURE, STORMWATER MANAGEMENT INFRASTRUCTURE.

CIVIL SHEET INDEX		
REVISION NO.	SHEET NO.	SHEET TITLE
	C0.00	CIVIL COVER SHEET
	C0.80	EXISTING CONDITIONS PLAN
	C2.00	OVERALL SITE PLAN
	C3.00	OVERALL GRADING PLAN
	C3.10	OVERALL DRAINAGE PLAN
	C4.00	OVERALL UTILITY PLAN
	C5.10	EROSION CONTROL PLAN PHASE 1
	C5.20	EROSION CONTROL PLAN - PHASE 2
	C5.30	EROSION CONTROL PLAN - PHASE 3

PROJECT CONTACTS:

APPLICANT:	TERWILLIGER PAPPAS 3565 PIEDMONT RD SUITE 735 ATLANTA, GA 30305 PHONE: 678.218.3867 CONTACT: DEREK HUTCHINSON
ARCHITECT:	DYNAMIK DESIGN 5901 PEACHTREE DUNWOODY RD BUILDING C, SUITE 250 ATLANTA, GA 30328 PHONE: 678-506-6800 CONTACT: NATASHA COX
CIVIL ENGINEER:	KIMLEY-HORN & ASSOCIATES, INC. 1200 PEACHTREE ST NE SUITE 800 ATLANTA, GA 30309 PHONE: 404.201.6129 CONTACT: CONNOR GALLOWAY, P.E.
SURVEYOR:	LOWERY & ASSOCIATES LAND SURVEYING, LLC 317 GRASSDALE ROAD CARTERSVILLE, GA 30121 PHONE: 770-334-8186 CONTACT: MITCHELL LOWERY, RLS.

UTILITY PROVIDERS:

-POWER: GEORGIA POWER
-WATER: CITY OF HAPEVILLE
-SEWER: CITY OF HAPEVILLE
-GAS: ATLANTA GAS LIGHT

VARIANCE SUMMARY:

-HAPEVILLE CODE OF ORDINANCES: SEC 93-23-10
-HAPEVILLE CODE OF ORDINANCES: SEC 93-23-11
-HAPEVILLE CODE OF ORDINANCES: SEC 93-11-5.6 (3)

CITY OF HAPEVILLE NOTES:

1. SEC. 93-2-12 - ALL MULTIFAMILY HOUSING DEVELOPMENTS, WHICH ARE NOT UNDER SFA AND/OR CONDOMINIUM PROJECTS AND DO NOT INVOLVE UNITS FOR INDIVIDUAL SALE, ALL UNITS IN WHICH ARE OR WILL REMAIN IN ONE OWNERSHIP BY AN INDIVIDUAL, PARTNERSHIP OR CORPORATION, SHALL HAVE A MASONRY OR CONCRETE FIREWALL AND/OR FLOORS (AS DESCRIBED IN THE CITY BUILDINGS CODE, SECTIONS 602-607) WITH A FOUR-HOUR FIRE RATING. THE WALLS SHALL NOT ASS BE CONSPICUOUSLY IDENTIFIABLE TO UNITS. COMBUSTIBLE MEMBERS SHALL NOT EXTEND THROUGH THESE WALLS AND/OR FLOORS.
2. 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 ASS BE 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.

ZONING: RMU

LANDLOT: 95, 96
DISTRICT: 14TH
FULTON COUNTY COUNTY, GEORGIA

PROPERTY AREA = 8.80 ACRES
DISTURBED AREA = 9.70 ACRES

24-HOUR CONTACT
DEREK HUTCHINSON
TERWILLIGER PAPPAS
PHONE: 678.218.3867

NOTES:

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. NO IMPROVEMENTS, REVISIONS, OR ADDITIONS TO THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER OF THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. NO APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

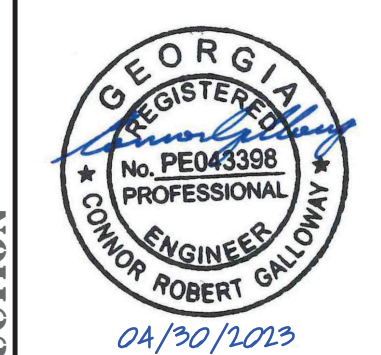


Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET NE, SUITE 800
ATLANTA, GEORGIA 30309
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

TERWILLIGER PAPPAS
3565 PIEDMONT RD, SUITE 735
ATLANTA, GA 30305

[illegible]

SOLIS HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354



GSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	03/01/2024
PROJECT NO.	017222022

TITLE
CIVIL COVER SHEET
SHEET NUMBER
C0.00

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

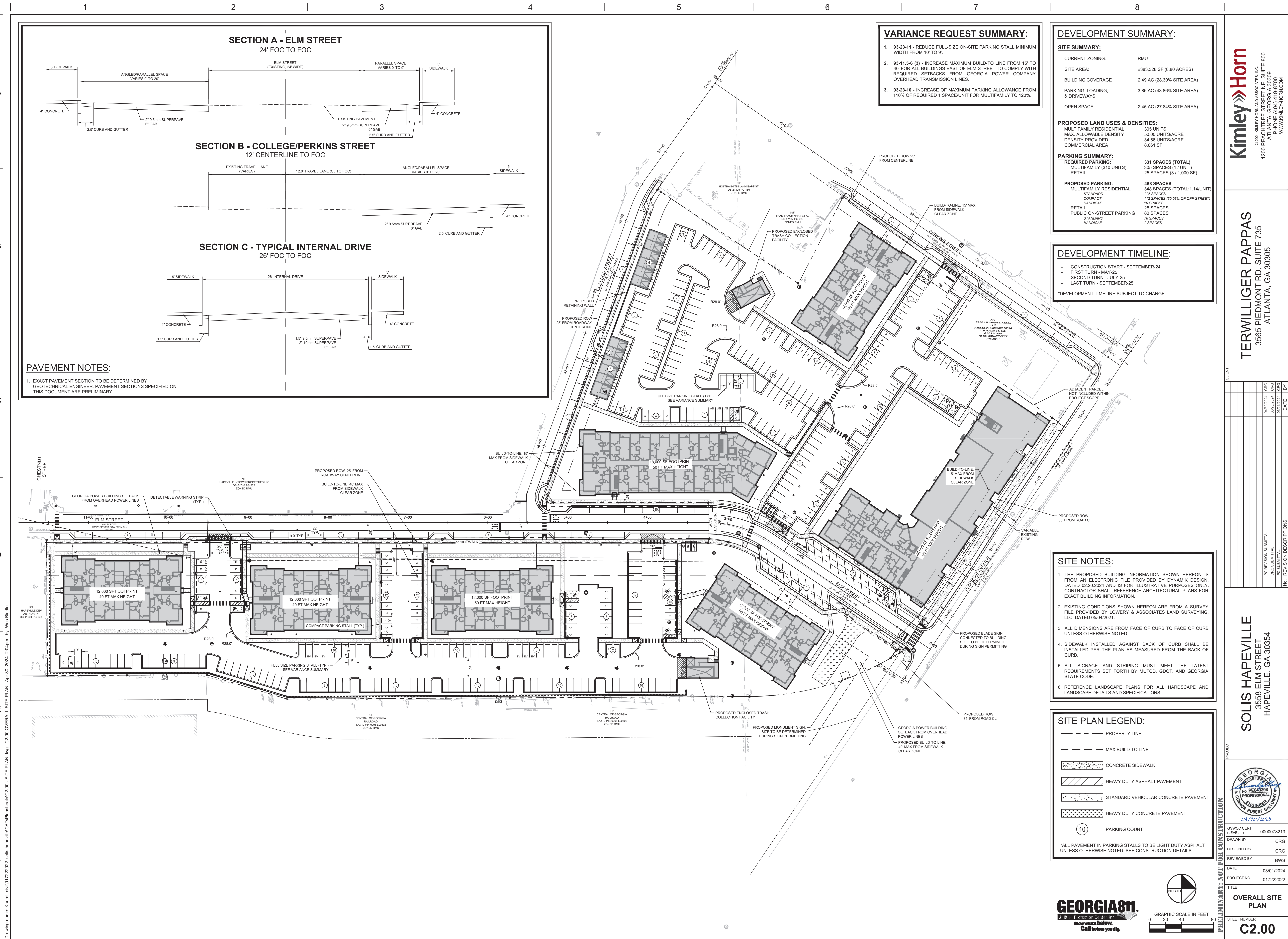
365

366

367

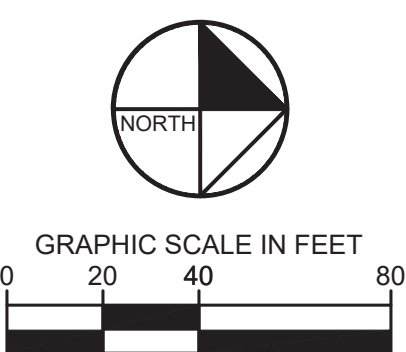
368

369



1. SITE AREA : 8.80 ACRES
DISTURBED AREA : 9.70 ACRES
2. CRITICAL SPOT GRADES ARE TO PAVEMENT GRADE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS AND CROSSWALKS WITH A 2.0% MAXIMUM CROSS SLOPE AND A 5.0% MAXIMUM RUNNING SLOPE. UNLESS NOTED AS A RAMP GRADES WITHIN ADA HANDICAP PARKING AREAS NOT TO EXCEED A 2% MAXIMUM SLOPE IN ANY DIRECTION.
4. ALL ROOF DRAIN PIPING SHALL BE PVC UNLESS OTHERWISE NOTED.
5. ALL ROOF DRAIN CLEANOUTS IN PAVED AREAS SHALL HAVE A BRASS CAP SET FLUSH WITH THE PROPOSED GRADE.
6. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENCE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
7. THIS PROJECT DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP COMMUNITY PLAN NUMBER 13021C0368F", DATED 09/18/2013.
8. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE FIELD LOCATED AND COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
9. CONTRACTOR TO FIELD VERIFY EXISTING INVERT FOR SANITARY SEWER AND STORM DRAINAGE SERVICE CONNECTIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCY PRIOR TO PROCEEDING.
10. NO GRADED SLOPE SHALL EXCEED 2%:1H
11. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL BE DESIGNED AND PERMITTED BY AN ENGINEER LICENSED IN THE STATE OF GEORGIA.
12. ALL WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE FALL PROTECTION THROUGH FENCING OR HANDRAIL AT A MINIMUM OF 42" TALL. REFERENCE LANDSCAPE PLANS FOR DETAILS.
13. THE INFILTRATION FOR THE STORMWATER SYSTEM IS BASED ON IN-SITU TESTING BY GEOTECHNICAL ENGINEER. THE SYSTEM IS BASED ON OBTAINING INFILTRATION RATES SIMILAR TO THE TEST VALUES PRE-CONSTRUCTION. AS SUCH, THE AREAS WHERE STORMWATER IS DIRECTED TO INFILTRATE ARE TO REMAIN RELATIVELY SOILS AND COMPACTION IS TO BE LIMITED TO ENSURE SOIL REMAINS SUITABLE FOR INFILTRATION FUNCTION. AS TESTED PRE-CONSTRUCTION, IF THESE AREAS ARE DISTURBED, COMPACTED, OR FILLED, THE ENGINEER IS TO BE NOTIFIED AS ADDITIONAL TESTING AND COORDINATION WOULD BE REQUIRED. INFILTRATION RATES CAN BE ACHIEVED. PREVIOUSLY RECORDED

— 950 —	EXISTING MAJOR CONTOUR
— 948 —	EXISTING MINOR CONTOUR
— 945 —	PROPOSED MAJOR CONTOUR
— 944 —	PROPOSED MINOR CONTOUR
× (S45.00)	PROPOSED SPOT GRADE
× (TG 945.00)	PROPOSED TOP GRADE AT WALL
× (BG 945.00)	PROPOSED BOTTOM GRADE AT WALL
× (TS 945.00)	PROPOSED TOP OF STAIR GRADE
× (BS 945.00)	PROPOSED BOTTOM OF STAIR GRADE
× (HP 945.00)	PROPOSED HIGH POINT GRADE
× (LP 945.00)	PROPOSED LOW POINT GRADE
× (TC 945.00)	PROPOSED TOP OF CURB GRADE
× (BC 945.00)	PROPOSED BOTTOM OF CURB GRADE
	DRAINAGE FLOW ARROW



SWCC CERT. (LEVEL II)	000007821
DRAWN BY	CR
DESIGNED BY	CR
REVIEWED BY	BW
DATE	03/01/2020
PROJECT NO.	01722202
TITLE	
OVERALL GRADING PLAN	
SHEET NUMBER	
C3 00	

SOLIS HAPEVILLE
3558 ELM STREET
HAPEVILLE GA 30354

[illegible]

TERWILLIGER PAPPAS
3565 PIEDMONT RD, SUITE 735
ATLANTA GA 30305

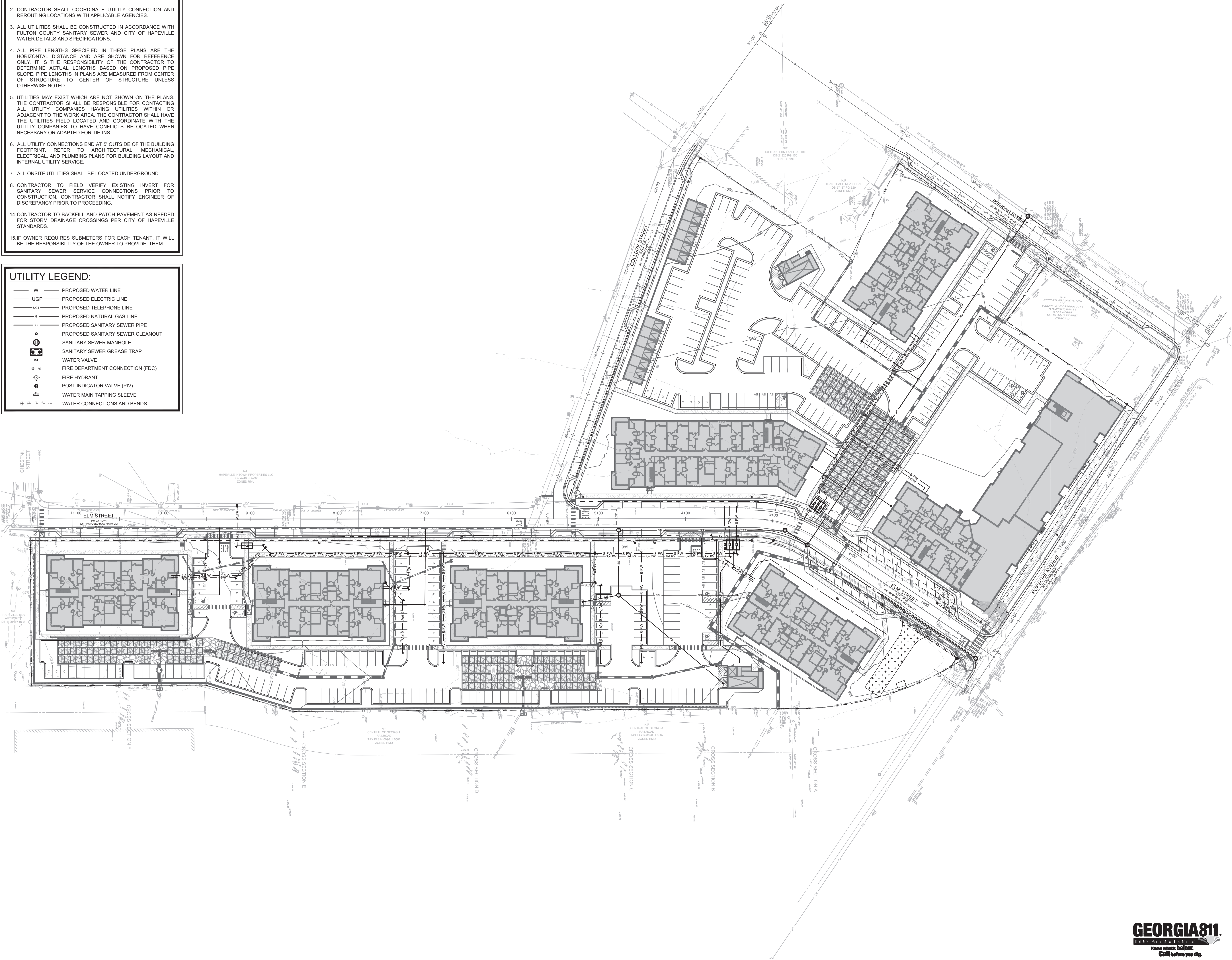
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET NE, SUITE 800
ATLANTA, GEORGIA 30309
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM

Drawing name: K:\amt_civil\017222022_solis_hapeville\CAD\Planworks\C4-00 - UTILITY PLAN.dwg C4-00 OVERALL UTILITY PLAN Apr 30, 2024 4:50pm by: Wes Biddis

A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z

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

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



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

GRAPHIC SCALE IN FEET
0 20 40 60

NORTH

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
SOLIS HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

CLIENT
TERWILLIGER PAPPAS
3565 PIEDMONT RD, SUITE 735
ATLANTA, GA 30305

DESIGNED BY CRG
DESIGNED BY CRG
DESIGNED BY BWS
DATE 03/01/2024
PROJECT NO. 017222022
TITLE
OVERALL UTILITY PLAN

REVISION DESCRIPTIONS

NO.	REVISION DESCRIPTIONS	DATE	BY
1	PC SUBMITTAL	03/01/2024	CRG
2	PC SUBMITTAL	03/01/2024	CRG
3	PC SUBMITTAL	03/01/2024	CRG
4	PC SUBMITTAL	03/01/2024	CRG
5	PC SUBMITTAL	03/01/2024	CRG
6	PC SUBMITTAL	03/01/2024	CRG
7	PC SUBMITTAL	03/01/2024	CRG
8	PC SUBMITTAL	03/01/2024	CRG
9	PC SUBMITTAL	03/01/2024	CRG
10	PC SUBMITTAL	03/01/2024	CRG
11	PC SUBMITTAL	03/01/2024	CRG
12	PC SUBMITTAL	03/01/2024	CRG
13	PC SUBMITTAL	03/01/2024	CRG
14	PC SUBMITTAL	03/01/2024	CRG
15	PC SUBMITTAL	03/01/2024	CRG
16	PC SUBMITTAL	03/01/2024	CRG
17	PC SUBMITTAL	03/01/2024	CRG
18	PC SUBMITTAL	03/01/2024	CRG
19	PC SUBMITTAL	03/01/2024	CRG
20	PC SUBMITTAL	03/01/2024	CRG
21	PC SUBMITTAL	03/01/2024	CRG
22	PC SUBMITTAL	03/01/2024	CRG
23	PC SUBMITTAL	03/01/2024	CRG
24	PC SUBMITTAL	03/01/2024	CRG
25	PC SUBMITTAL	03/01/2024	CRG
26	PC SUBMITTAL	03/01/2024	CRG
27	PC SUBMITTAL	03/01/2024	CRG
28	PC SUBMITTAL	03/01/2024	CRG
29	PC SUBMITTAL	03/01/2024	CRG
30	PC SUBMITTAL	03/01/2024	CRG
31	PC SUBMITTAL	03/01/2024	CRG
32	PC SUBMITTAL	03/01/2024	CRG
33	PC SUBMITTAL	03/01/2024	CRG
34	PC SUBMITTAL	03/01/2024	CRG
35	PC SUBMITTAL	03/01/2024	CRG
36	PC SUBMITTAL	03/01/2024	CRG
37	PC SUBMITTAL	03/01/2024	CRG
38	PC SUBMITTAL	03/01/2024	CRG
39	PC SUBMITTAL	03/01/2024	CRG
40	PC SUBMITTAL	03/01/2024	CRG
41	PC SUBMITTAL	03/01/2024	CRG
42	PC SUBMITTAL	03/01/2024	CRG
43	PC SUBMITTAL	03/01/2024	CRG
44	PC SUBMITTAL	03/01/2024	CRG
45	PC SUBMITTAL	03/01/2024	CRG
46	PC SUBMITTAL	03/01/2024	CRG
47	PC SUBMITTAL	03/01/2024	CRG
48	PC SUBMITTAL	03/01/2024	CRG
49	PC SUBMITTAL	03/01/2024	CRG
50	PC SUBMITTAL	03/01/2024	CRG
51	PC SUBMITTAL	03/01/2024	CRG
52	PC SUBMITTAL	03/01/2024	CRG
53	PC SUBMITTAL	03/01/2024	CRG
54	PC SUBMITTAL	03/01/2024	CRG
55	PC SUBMITTAL	03/01/2024	CRG
56	PC SUBMITTAL	03/01/2024	CRG
57	PC SUBMITTAL	03/01/2024	CRG
58	PC SUBMITTAL	03/01/2024	CRG
59	PC SUBMITTAL	03/01/2024	CRG
60	PC SUBMITTAL	03/01/2024	CRG
61	PC SUBMITTAL	03/01/2024	CRG
62	PC SUBMITTAL	03/01/2024	CRG
63	PC SUBMITTAL	03/01/2024	CRG
64	PC SUBMITTAL	03/01/2024	CRG
65	PC SUBMITTAL	03/01/2024	CRG
66	PC SUBMITTAL	03/01/2024	CRG
67	PC SUBMITTAL	03/01/2024	CRG
68	PC SUBMITTAL	03/01/2024	CRG
69	PC SUBMITTAL	03/01/2024	CRG
70	PC SUBMITTAL	03/01/2024	CRG
71	PC SUBMITTAL	03/01/2024	CRG
72	PC SUBMITTAL	03/01/2024	CRG
73	PC SUBMITTAL	03/01/2024	CRG
74	PC SUBMITTAL	03/01/2024	CRG
75	PC SUBMITTAL	03/01/2024	CRG
76	PC SUBMITTAL	03/01/2024	CRG
77	PC SUBMITTAL	03/01/2024	CRG
78	PC SUBMITTAL	03/01/2024	CRG
79	PC SUBMITTAL	03/01/2024	CRG
80	PC SUBMITTAL	03/01/2024	CRG
81	PC SUBMITTAL	03/01/2024	CRG
82	PC SUBMITTAL	03/01/2024	CRG
83	PC SUBMITTAL	03/01/2024	CRG
84	PC SUBMITTAL	03/01/2024	CRG
85	PC SUBMITTAL	03/01/2024	CRG
86	PC SUBMITTAL	03/01/2024	CRG
87	PC SUBMITTAL	03/01/2024	CRG
88	PC SUBMITTAL	03/01/2024	CRG
89	PC SUBMITTAL	03/01/2024	CRG
90	PC SUBMITTAL	03/01/2024	CRG
91	PC SUBMITTAL	03/01/2024	CRG
92	PC SUBMITTAL	03/01/2024	CRG
93	PC SUBMITTAL	03/01/2024	CRG
94	PC SUBMITTAL	03/01/2024	CRG
95	PC SUBMITTAL	03/01/2024	CRG
96	PC SUBMITTAL	03/01/2024	CRG
97	PC SUBMITTAL	03/01/2024	CRG
98	PC SUBMITTAL	03/01/2024	CRG
99	PC SUBMITTAL	03/01/2024	CRG
100	PC SUBMITTAL	03/01/2024	CRG

SHEET NUMBER
C4.00

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET NE, SUITE 800
ATLANTA, GEORGIA 30309
PH: 404.525.1100
WWW.KIMLEY-HORN.COM

A

B

C

D

E

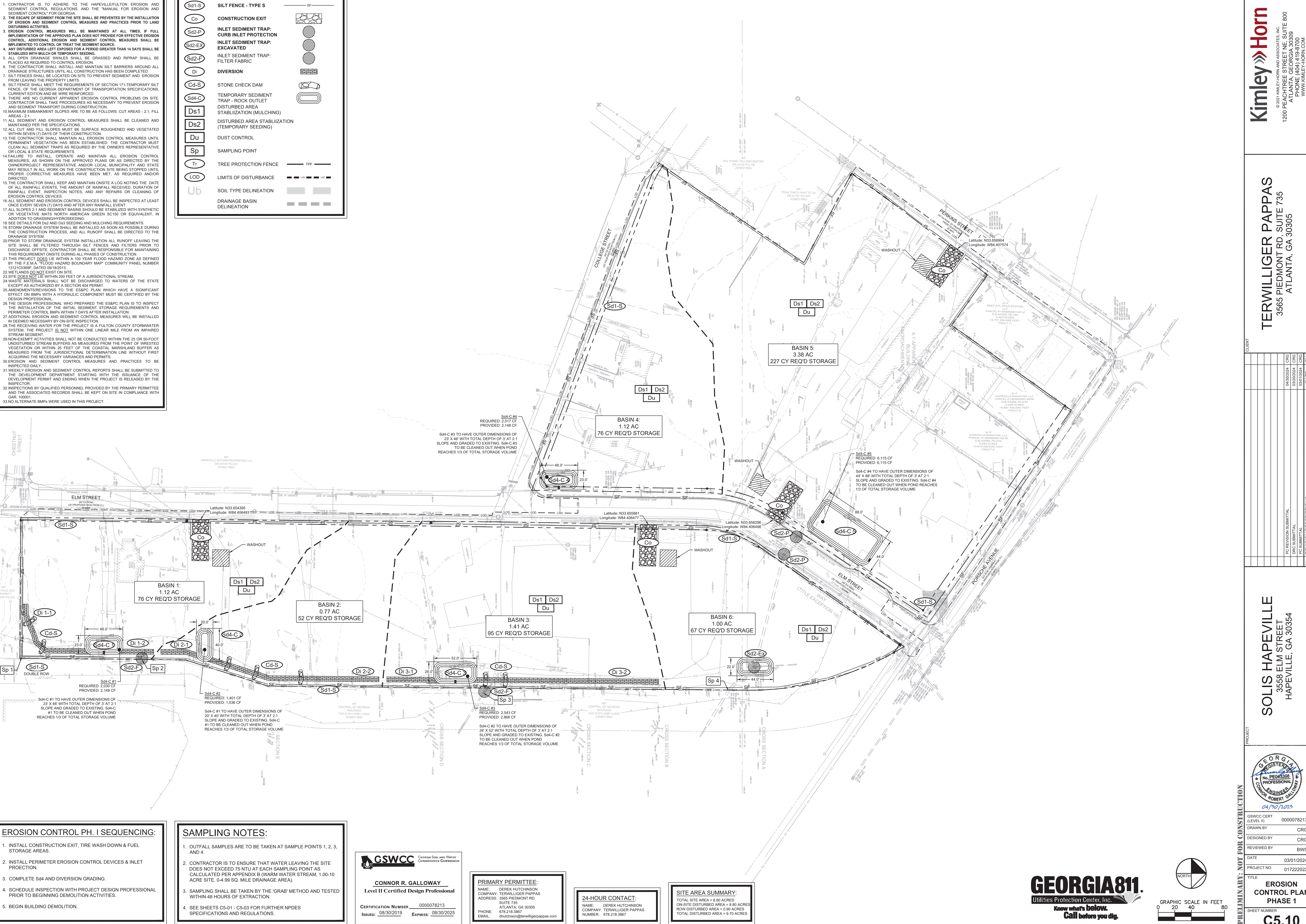
F

EROSION CONTROL NOTES:

1. CONTRACTOR IS TO ADHERE TO THE HAPEVILLE/FULTON EROSION AND SEDIMENT CONTROL REGULATIONS, AND THE "MANUAL FOR EROSION AND SEDIMENT CONTROL" FOR GEORGIA.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBING ACTIVITIES.
3. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIPRAP SHALL BE PLACED AS REQUIRED TO CONTROL EROSION.
6. THE CONTRACTOR SHALL INSTALL AND MAINTAIN SILT BARRIERS AROUND ALL DRAINAGE STRUCTURES UNTIL ALL CONSTRUCTION HAS BEEN COMPLETED.
7. SILT FENCES SHALL BE LOCATED ON SITE TO PREVENT SEDIMENT AND EROSION FROM LEAVING THE PROPERTY LIMITS.
8. SILT FENCE SHALL MEET THE REQUIREMENTS OF SECTION 171-TEMPORARY SILT FENCE OF THE GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, CURRENT EDITION AND BE WIRE REINFORCED.
9. THERE ARE NO CURRENT APPARENT EROSION CONTROL PROBLEMS ON SITE. CONTRACTOR SHALL TAKE PROCEDURES AS NECESSARY TO PREVENT EROSION AND SEDIMENT TRANSPORT DURING CONSTRUCTION.
10. MAXIMUM EMBANKMENT SLOPES ARE TO BE AS FOLLOWS: CUT AREAS - 2:1, FILL AREAS - 2:1.
11. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE CLEANED AND MAINTAINED PER THE SPECIFICATIONS.
12. ALL CUT AND FILL SLOPES MUST BE SURFACE ROUGHENED AND VEGETATED WITHIN SEVEN (7) DAYS OF THEIR CONSTRUCTION.
13. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED. THE CONTRACTOR MUST CLEAN ALL SEDIMENT TRAPS AS REQUIRED BY THE OWNER'S REPRESENTATIVE OR LOCAL & STATE REQUIREMENTS.
14. FAILURE TO INSTALL, OPERATE AND MAINTAIN ALL EROSION CONTROL MEASURES, AS SHOWN ON THE APPROVED PLANS OR AS DIRECTED BY THE OWNER/PROJECT REPRESENTATIVE AND/OR LOCAL MUNICIPALITY AND STATE MAY RESULT IN ALL WORK ON THE CONSTRUCTION SITE BEING STOPPED UNTIL PROPER CORRECTIVE MEASURES HAVE BEEN MET, AS REQUIRED AND/OR DIRECTED.
15. THE CONTRACTOR SHALL KEEP AND MAINTAIN ON-SITE A LOG NOTING THE DATE OF ALL RAINFALL EVENTS, THE AMOUNT OF RAINFALL RECEIVED, DURATION OF RAINFALL EVENT, INSPECTION NOTES, AND ANY REPAIRS OR CLEANING OF EROSION CONTROL DEVICES.
16. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED AT LEAST ONCE EVERY SEVEN (7) DAYS AND AFTER ANY RAINFALL EVENT.
17. ALL SLOPES 2:1 AND SEDIMENT BASINS SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS NORTH AMERICAN GREEN SC150 OR EQUIVALENT, IN ADDITION TO GRASSING/HYDROSEEDING.
18. SEE DETAILS FOR Ds2 AND Ds3 SEEDING AND MULCHING REQUIREMENTS.
19. STORM DRAINAGE SYSTEM SHALL BE INSTALLED AS SOON AS POSSIBLE DURING THE CONSTRUCTION PROCESS, AND ALL RUNOFF SHALL BE DIRECTED TO THE DRAINAGE SYSTEM.
20. PRIOR TO STORM DRAINAGE SYSTEM INSTALLATION ALL RUNOFF LEAVING THE SITE SHALL BE FILTERED THROUGH SILT FENCES AND FILTERS PRIOR TO DISCHARGE OFFSITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THIS REQUIREMENT ON-SITE DURING ALL PHASES OF CONSTRUCTION.
21. THIS PROJECT DOES LIE WITHIN A 100 YEAR FLOOD HAZARD ZONE AS DEFINED BY THE F.E.M.A. "FLOOD HAZARD BOUNDARY MAP" COMMUNITY PANEL NUMBER 13121C0389F, DATED 08/16/2013.
22. METHANOL DOES NOT EXIST ON SITE.
23. SITE DOES NOT LIE WITHIN 200 FEET OF A JURISDICTIONAL STREAM.
24. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
25. AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.
26. THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
27. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN DEEMED NECESSARY BY ON-SITE INSPECTION.
28. THE RECEIVING WATER FOR THE PROJECT IS A FULTON COUNTY STORMWATER SYSTEM. THE PROJECT IS NOT WITHIN ONE LINEAR MILE FROM AN IMPAIRED STREAM SEGMENT.
29. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.
30. EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES TO BE INSPECTED DAILY.
31. WEEKLY EROSION AND SEDIMENT CONTROL REPORTS SHALL BE SUBMITTED TO THE DEVELOPMENT DEPARTMENT STARTING WITH THE ISSUANCE OF THE DEVELOPMENT PERMIT AND ENDING WHEN THE PROJECT IS RELEASED BY THE INSPECTOR.
32. INSPECTIONS BY QUALIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE AND THE ASSOCIATED RECORDS SHALL BE KEPT ON SITE IN COMPLIANCE WITH GAR. 100001.
33. NO ALTERNATE BMPs WERE USED IN THIS PROJECT.

EROSION CONTROL LEGEND:

Sd1-S	SILT FENCE - TYPE S	SF
Co	CONSTRUCTION EXIT	
Sd2-P	INLET SEDIMENT TRAP: CURB INLET PROTECTION	
Sd2-Ex	INLET SEDIMENT TRAP: EXCAVATED	
Sd2-F	INLET SEDIMENT TRAP: FILTER FABRIC	
Di	DIVERSION	
Cd-S	STONE CHECK DAM	
Sd4-C	TEMPORARY SEDIMENT TRAP - ROCK OUTLET	
Ds1	DISTURBED AREA STABILIZATION (MULCHING)	
Ds2	DISTURBED AREA STABILIZATION (TEMPORARY SEEDING)	
Du	DUST CONTROL	
Sp	SAMPLING POINT	
Tr	TREE PROTECTION FENCE	TPF
LOD	LIMITS OF DISTURBANCE	---
Ub	SOIL TYPE DELINEATION	
	DRAINAGE BASIN DELINEATION	



EROSION CONTROL PH. I SEQUENCING:

1. INSTALL CONSTRUCTION EXIT, TIRE WASH DOWN & FUEL STORAGE AREAS.
2. INSTALL PERIMETER EROSION CONTROL DEVICES & INLET PROTECTION.
3. COMPLETE Sd4 AND DIVERSION GRADING.
4. SCHEDULE INSPECTION WITH PROJECT DESIGN PROFESSIONAL PRIOR TO BEGINNING DEMOLITION ACTIVITIES.
5. BEGIN BUILDING DEMOLITION.

SAMPLING NOTES:

1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINTS 1, 2, 3, AND 4.
2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU AT EACH SAMPLING POINT AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0.4-9.9 SQ. MILE DRAINAGE AREA).
3. SAMPLING SHALL BE TAKEN BY THE 'GRAB' METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
4. SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.

GSWCC GEORGIA SOIL AND WATER CONSERVATION COMMISSION

CONNOR R. GALLOWAY
Level II Certified Design Professional

CERTIFICATION NUMBER 0000078213
ISSUED: 08/30/2019 EXPIRES: 08/30/2025

PRIMARY PERMITTEE:
NAME: DEREK HUTCHINSON
COMPANY: TERWILLIGER PAPPAS
ADDRESS: 3565 PIEDMONT RD SUITE 135 ATLANTA, GA 30305
PHONE: 678.218.3867
EMAIL: dhutchison@terwilligerpappas.com

24-HOUR CONTACT:
NAME: DEREK HUTCHINSON
COMPANY: TERWILLIGER PAPPAS
NUMBER: 678.218.3867

SITE AREA SUMMARY:
TOTAL SITE AREA = 8.80 ACRES
ON-SITE DISTURBED AREA = 8.80 ACRES
ROW DISTURBED AREA = 0.90 ACRES
TOTAL DISTURBED AREA = 9.70 ACRES

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

GRAPHIC SCALE IN FEET
0 20 40 80

PRELIMINARY: NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
CONROR ROBERT GALLOWAY
04/190/1019

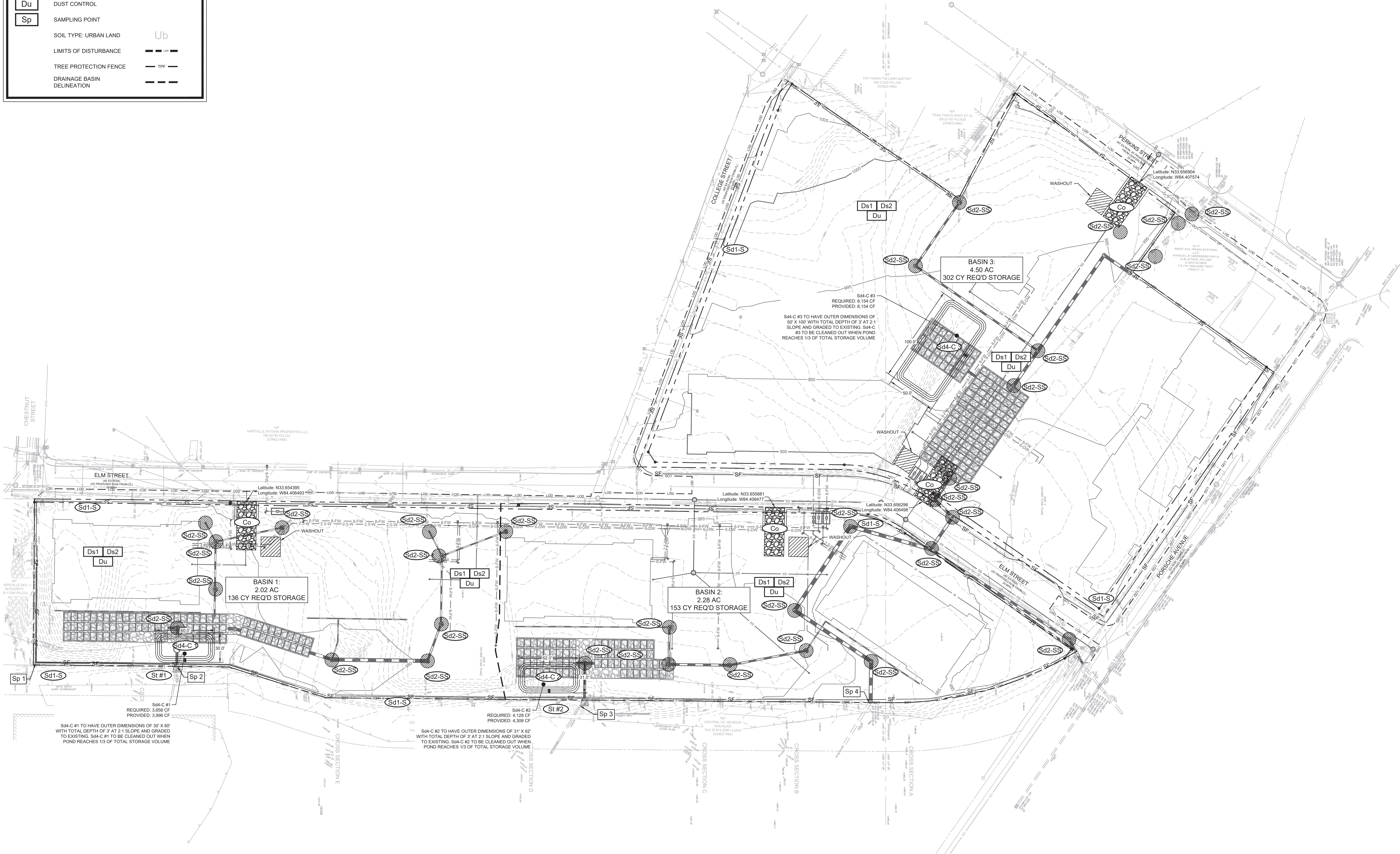
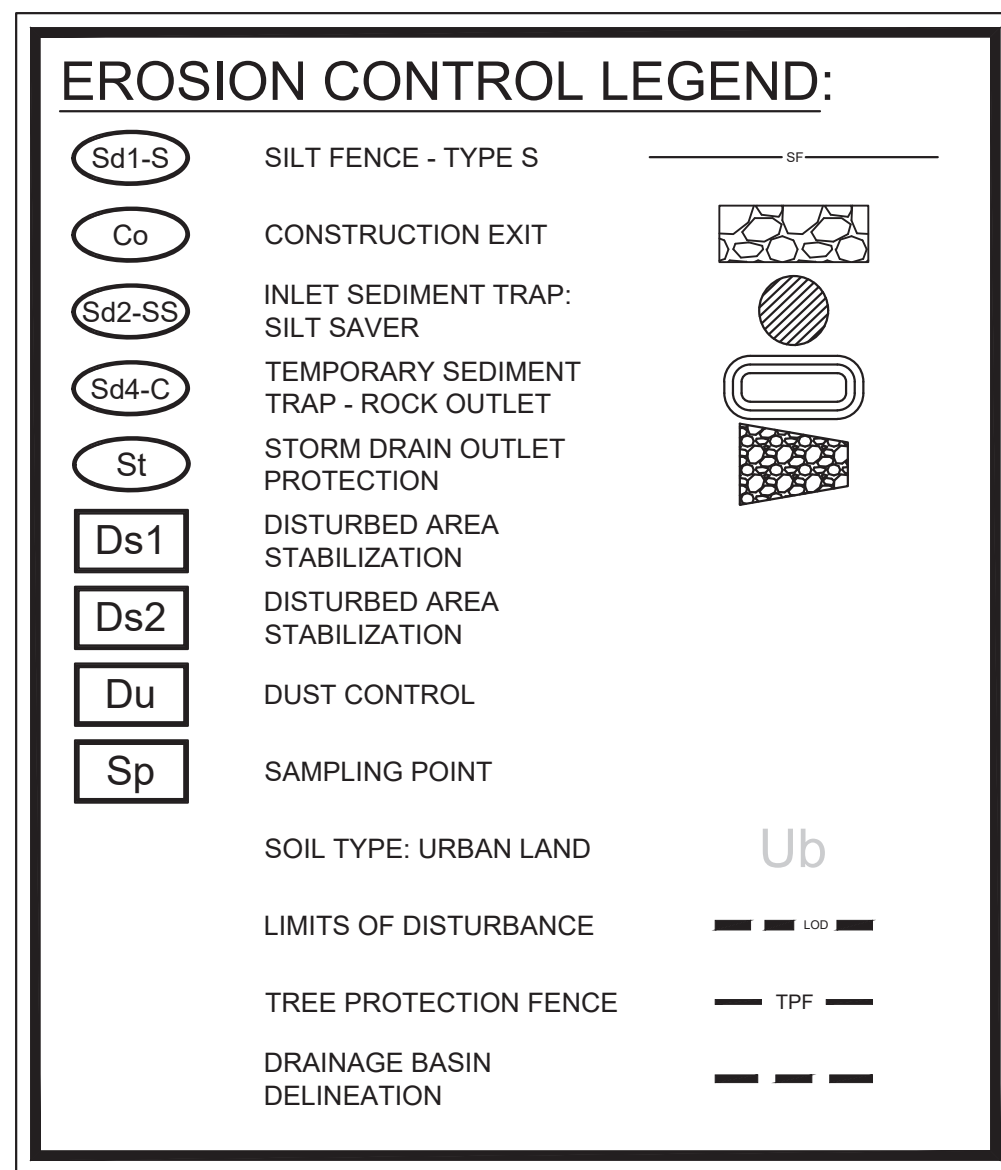
GSWCC CERT. (LEVEL II) 0000078213
DRAWN BY CRG
DESIGNED BY CRG
REVIEWED BY BWS
DATE 03/01/2024
PROJECT NO. 017222022
TITLE **EROSION CONTROL PLAN PHASE 1**
SHEET NUMBER **C5.10**

SOLIS HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

CLIENT	DATE	BY
TERWILLIGER PAPPAS	03/01/2024	CRG
3565 PIEDMONT RD, SUITE 135	03/01/2024	CRG
ATLANTA, GA 30305	03/01/2024	CRG
REVISION DESCRIPTIONS		
NO.		

TERWILLIGER PAPPAS
3565 PIEDMONT RD, SUITE 135
ATLANTA, GA 30305

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET NE, SUITE 800
ATLANTA, GEORGIA 30309
PH: 404.525.1100
WWW.KIMLEY-HORN.COM



EROSION CONTROL PH. 2 SEQUENCING

1. BEGIN MASS GRADING ON PROJECT SITE.
2. INSTALL UNDERGROUND UTILITIES INCLUDING: SANITARY SEWER, WATER, AND GAS.
3. INSTALL INLET/OUTLET EROSION PROTECTION.
4. CONTRACTOR TO COORDINATE REMOVAL OF SD4 WHEN NEEDED FOR SITE GRADING PROGRESS AND INSTALL INLET/OUTLET PROTECTION WITH EXCAVATED INLETS
5. INSTALL STORMWATER DETENTION SYSTEM.
6. BEGIN FOUNDATION AND VERTICAL CONSTRUCTION.

SAMPLING NOTES:

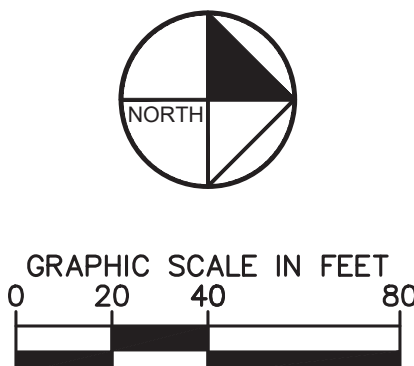
1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINTS 1, 2, 3, AND 4.
2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU AT EACH SAMPLING POINT AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0.4-99 SQ. MILE DRAINAGE AREA).
3. SAMPLING SHALL BE TAKEN BY THE 'GRAB' METHOD AND TESTED WITHIN 48 HOURS OF EXTRACTION.
4. SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.



PRIMARY PERMITTEE:
NAME: DEREK HUTCHINSON
COMPANY: TERWILLIGER PAPPAS
ADDRESS: 3565 PIEDMONT RD
SUITE 735
ATLANTA, GA 30305
PHONE: 678.218.3867
EMAIL: dhutchison@terwilligerpappas.com

24-HOUR CONTACT:
NAME: DEREK HUTCHINSON
COMPANY: TERWILLIGER PAPPAS
NUMBER: 678.218.3867

SITE AREA SUMMARY:
TOTAL SITE AREA = 8.80 ACRES
ON-SITE DISTURBED AREA = 8.80 ACRES
ROW DISTURBED AREA = 0.90 ACRES
TOTAL DISTURBED AREA = 9.70 ACRES



PRELIMINARY: NOT FOR CONSTRUCTION



SSWCC CERT. (LEVEL II)	0000078213
DRAWN BY	CRG
DESIGNED BY	CRG
REVIEWED BY	BWS
DATE	03/01/2024
PROJECT NO.	017222022

EROSION
CONTROL PLAN
PHASE 2

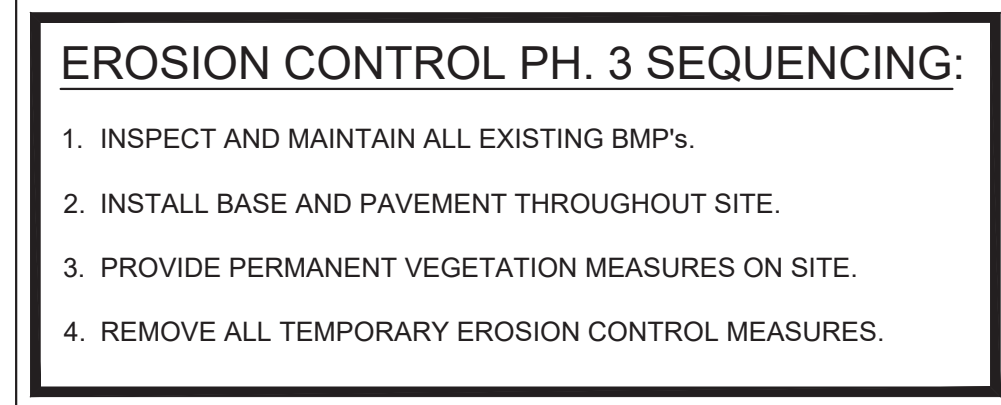
SHEET NUMBER

C5.20

TERWILLIGER PAPPAS
3565 PIEDMONT RD, SUITE 735
ATLANTA, GA 30305

SOLIS HAPEVILLE
3558 ELM STREET
HAPEVILLE, GA 30354

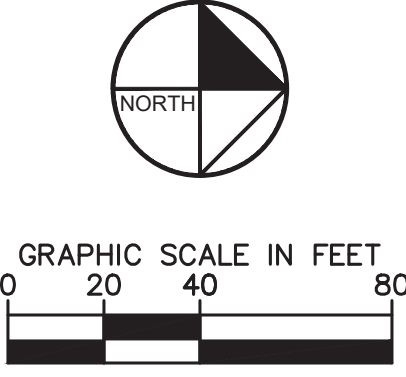
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
1200 PEACHTREE STREET NE, SUITE 800
ATLANTA, GEORGIA 30309
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM



1. OUTFALL SAMPLES ARE TO BE TAKEN AT SAMPLE POINTS 1, 2, 3 AND 4.
2. CONTRACTOR IS TO ENSURE THAT WATER LEAVING THE SITE DOES NOT EXCEED 75 NTU AT EACH SAMPLING POINT AS CALCULATED PER APPENDIX B (WARM WATER STREAM, 1.00-10 ACRE SITE, 0.4-99 SQ. MILE DRAINAGE AREA).
3. SAMPLING SHALL BE TAKEN BY THE 'GRAB' METHOD AND TESTS WITHIN 48 HOURS OF EXTRACTION.
4. SEE SHEETS C5-01 - C5-03 FOR FURTHER NPDES SPECIFICATIONS AND REGULATIONS.



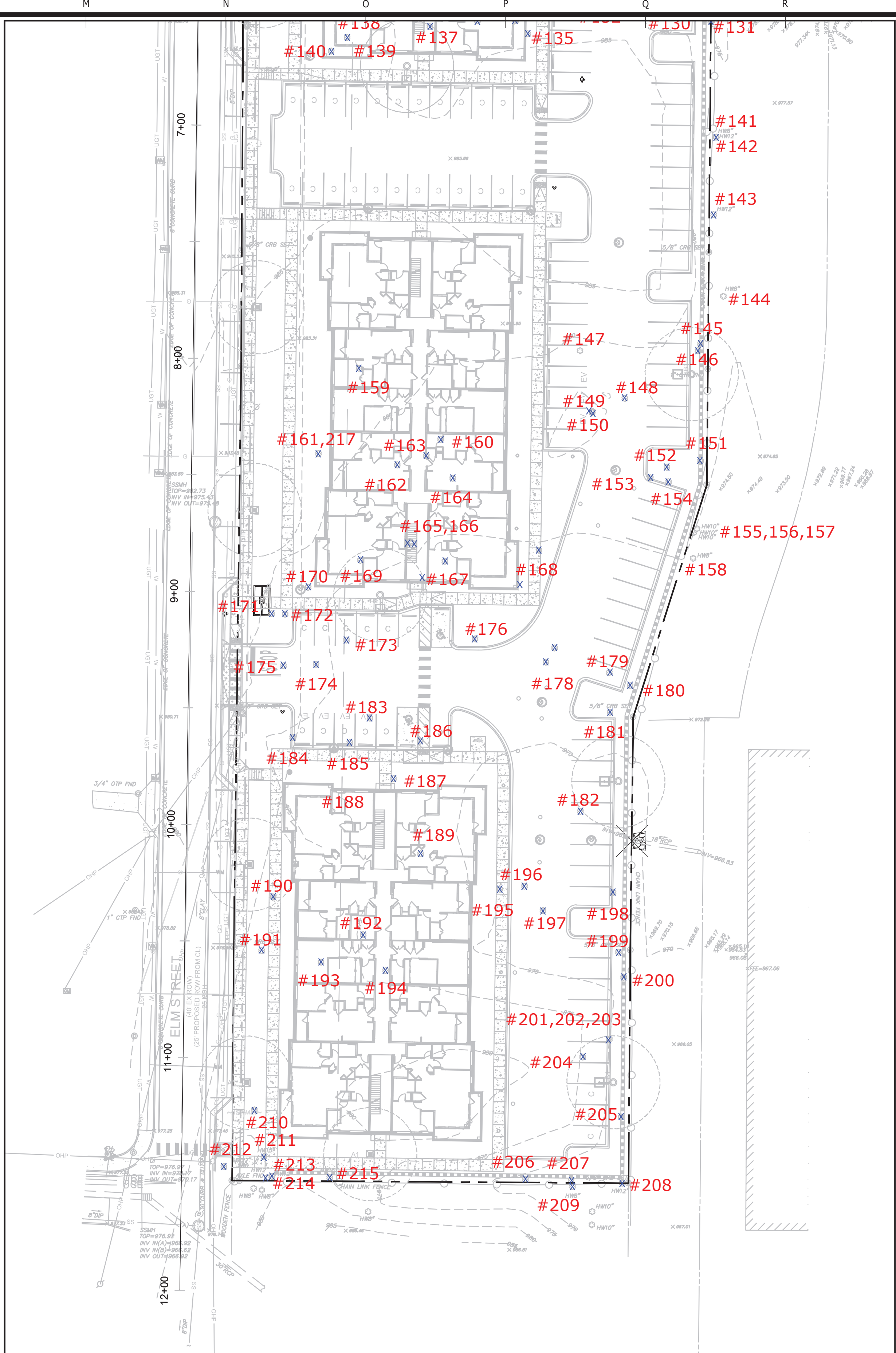
SITE AREA SUMMARY:
TOTAL SITE AREA = 8.80 ACRES
ON-SITE DISTURBED AREA = 8.80 ACRES
ROW DISTURBED AREA = 0.90 ACRES
TOTAL DISTURBED AREA = 9.70 ACRES



TITLE
**EROSION
 CONTROL PLAN
 PHASE 3**
 SHEET NUMBER
C5 30

[illegible]

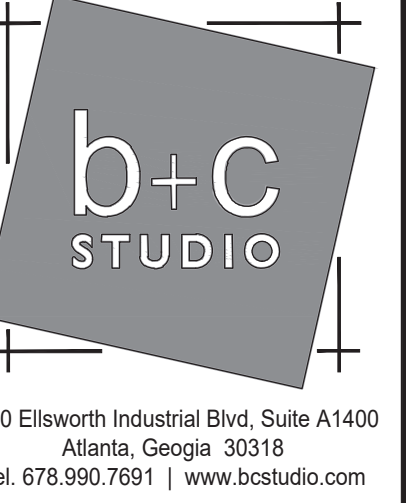
Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
200 PEACHTREE STREET NE, SUITE 800
ATLANTA, GEORGIA 30309
PHONE (404) 419-8700
WWW.KIMLEY-HORN.COM



AREA SOUTHEAST

TREE NOTES:
 1) ALL TREE LOCATIONS ARE APPROXIMATE.
 2) LIMIT OF DISTURBANCE MUST BE MARKED AND IDENTIFIED IN THE FIELD BY A SURVEYOR PRIOR TO CONSTRUCTION.
 3) ALL TREES TO BE REMOVED MUST BE IDENTIFIED, MARKED, AND VERIFIED IN THE FIELD AFTER LIMIT OF DISTURBANCE HAS BEEN MARKED.

NOTES:
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. SECTION 93-29-8



PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS, OTHER MATERIAL CONTAINED WITHIN THIS SET IS THE PROPERTY OF B+C STUDIO (B+C Studio, Inc.). NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF B+C STUDIO. B+C STUDIO ASSUMES NO LIABILITY FOR ANY LANDSCAPE OR ORSCAPE ELEMENT CONSTRUCTED FROM THIS PLAN. OWNER / CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONSTRUCTION TECHNIQUES INDICATED HEREIN PRIOR TO PROCEEDING WITH CONSTRUCTION. SCALES INDICATED HEREON ARE FOR REFERENCE ONLY, AS THE REPRODUCTION PROCESS MAY ALTER THE ACCURACY OF THE ORIGINAL DRAWINGS. PLEASE VERIFY ALL SCALES.



E	DESCRIPTION	REV.
1/24	INITIAL PC SUBMITTAL	
10/24	INITIAL DRC SUBMITTAL	
10/24	PC RESUBMITTAL	
-		
-		



EVILLE

TERWILLIGER PAPPAS
3565 PIEDMONT ROAD, 2ND PIEDMONT CENTER
SUITE 735, ATLANTA, GEORGIA 30305
PH. 404.500.5822

SOLIS HAPEVILLE

3558 ELM STREET
HAPEVILLE, GA 30354



LANDSCAPE
DEVELOPMENT PLANS
TREE SURVEY

OBJ. NO: 02-TPA-HAP
SIGN: TA
AWN: JS
CHECKED: TA
DATE: 02/26/2024

TCRP1.0



SYMBOL	CODE	QTY	COMMON NAME	CONT	SIZE	CAL	REMARKS
TREES							
	AB4	39	AERYN TRIDENT MAPLE	B & B	14'-15' HT	4" CAL	
	AR4	3	AUTUMN GLORY MAPLE	B & B	15'-16' HT	4" CAL	
	AAB	16	DOWNY SERVICEBERRY	B & B	12' HT MIN.	3" CAL MIN.	SINGLE TRUNK
	IO4	6	ILEX OPACA	B & B	12' HT MIN.	4" CAL	
	CV	10	WHITE FRINGETREE	B & B	12' HT MIN.	3" CAL MIN.	
	INR4	21	NELLE R. STEVENS HOLLY	B & B	12' HT MIN.	4" CAL	SINGLE TRUNK
	LA	24	ARNOLD TULIP POPLAR	B & B	12' HT MIN.	3" CAL MIN.	
	PO4	5	AMERICAN SYCAMORE	B & B	14' HT MIN.	4" CAL	
	QN4	23	NUTTALL OAK	B & B	15'-16' HT	4" CAL	
	WO	19	KINGPIN WILLOW OAK	B & B	14'-15' HT	4" CAL	
	TA4	14	AMERICAN LINDEN	B & B	14' HT MIN.	4" CAL	
	UA4	13	WINGED ELM	B & B	14' HT MIN.	4" CAL	
SHRUBS							
	ABE3	152	ROSE CREEK ABELIA	3 GAL			
	AJ	20	JAPANESE LAUREL	7 GAL			
	CHPR3	99	PROSTRATE PLUM YEW	3 GAL			
	CLJA7	103	CLEYERA	3 GAL			
	DIM3	191	DISTYLUM	3 GAL			
	DER3	57	AUTUMN FERN	3 GAL			
	HMN7	7	NIKKO BLUE HYDRANGEA	3 GAL			
	HPL3	24	LIMELIGHT HYDRANGEA	3 GAL			
	ICN3	179	NEDDLEPOINT HOLLY	3 GAL	2' HT. MIN		
	IPA7	339	ANISE TREE	3 GAL			
	LCB7	214	BURGUNDY LOROPETALUM	3 GAL	2' HT. MIN		
	LOR3	189	CRIMSON FIRE LOROPETALUM	3 GAL			
	LCP3	160	DAYDREAM LOROPETALUM	3 GAL			
	MSA3	64	ADAGIO EULALIA GRASS	3 GAL			
	MUCA3	516	PINK MUHLY	3 GAL			
	PVN3	32	NORTHWIND SWITCH GRASS	3 GAL			
	PLO7	137	OTTO LUYKEN LAUREL	3 GAL			
	TA	54	NORTH POLE® ARBORVITAE	B & B	6' HT		
GROUND COVERS							
	AGO	59	GOLDEN VARIEGATED SWEETFLAG	1 GAL	15" O.C.		
	BZS	6,213	BLUE ZINGER SEDGE	1 GAL	18" O.C.		
	SOD	33,820 SF	BERMUDA GRASS				
	JC	878	SHORE JUNIPER	3 GAL	36" O.C.		

1320 Ellsworth Industrial Blvd, Suite A1400
Atlanta, Georgia 30318
Tel. 678.990.7691 | www.bcastudio.com

Landscape Architecture, Design, + Planning

THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS, AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF b+c STUDIO (b+c STUDIO, INC.) AND MAY NOT BE REPRODUCED, COPIED, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF b+c STUDIO. b+c STUDIO ASSURES NO LIABILITY FOR ANY LANDSCAPE OR HARDSCAPE ELEMENTS CONSTRUCTED FROM THIS PLAN. OWNER / CONTRACTOR MUST VERIFY ALL DIMENSIONS AND CONSTRUCTION TECHNIQUES INDICATED HEREIN PRIOR TO PROCEEDING WITH CONSTRUCTION. SCALES AS STATED HEREON ARE FOR REFERENCE ONLY. AS ANIMAL REPRODUCTION PROCESSES MAY ALTER THE ACCURACY OF THE ORIGINAL DRAWINGS, PLEASE VERIFY ALL SCALES.

DATE	DESCRIPTION	REV.

SOLIS

LANDSCAPE DEVELOPMENT PLANS

PROJ. NO: 02-TPA-HAP
DESIGN: TA
DRAWN: JS
CHECKED: TA
DATE: 02/26/2024

SHEET NUMBER:

TERWILLIGER PAPPIAS
3565 PIEDMONT ROAD, 2ND FLOOR CENTER
SUITE 735, ATLANTA, GEORGIA 30305
PH: 404.500.3822



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

DATE: May 10, 2024
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 3558 Elm Street May 2024**

BACKGROUND

The City of Hapeville has received a revised site plan application from Derek Hutchison (Terwilliger Pappas) to develop a mixed-use project consisting of 305* multifamily units, approximately 8,426 SF of retail space, a clubhouse, pool and amenities located along Elm Street and South Central/Porsche Avenue. A consolidation plat is being reviewed to aggregate 20 parcels into two parcels to serve as the development site.

The revised plan includes four (4) 4-story multi-family buildings, two (2) 3-story buildings, one (1) 4 story mixed use, and two single story garage buildings. The mixed use building enfronting Porsche Ave includes 8,426 SF first floor retail.

A traffic study requested at the January 2023 Planning Commission meeting was completed and no turn lane was recommended.

The property is zoned RMU, Residential Mixed Use and is subject to the design requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.5. - RMU ZONE (RESIDENTIAL MIXED USE)

Sec. 93-11.5-1. - Intent.

The RMU district is established in order to:

- (1) Ensure development that is consistent with neo-traditional planning practices, which are often defined by pedestrian-oriented buildings, interconnected streets, a mix of uses and housing types, and a compact walkable scale.
- (2) Help create a compact, dense, and distinguishable core area;
- (3) Provide for an urban form allowing mid-rise structures;
- (4) Encourage multiple uses within the same structure; and
- (5) Include street oriented activity and pedestrian amenities at the street level of structures.

Sec. 93-11.5-3. - Permitted uses.

The following are permitted within the RMU zone:

- (3) Retail; sales, with a maximum floor area of 6,000 square feet, including:
 - a. Antique shops.
 - b. Book stores.
 - c. Baking shops.
 - d. Florist shops.
 - e. Hobby shops (offering new merchandise).
 - f. Jewelry stores (offering new or estate merchandise).

- g. Opticians and optical stores.
- h. Photography stores.
- (4) Retail; sales, with a maximum floor area of 15,000 square feet, including:
 - a. Retail; drugstores and pharmacies.
- (5) Personal services, with a maximum floor area of 6,000 square feet, including:
 - a. Barbershops, beauty shops, and hair salons.
 - b. Laundry and dry cleaning establishments, excluding coin operated laundry, with a maximum floor area of 2,000 square feet.
 - c. Tailor shops.
 - d. Travel agencies.
- (6) Restaurants or carry-out restaurants but not including drive-through/drive-in restaurants with a maximum size of 6,000 square feet. Such restaurants shall be allowed to operate no more than six billiard tables upon the premises. Drive-through or drive-in restaurants may be allowed through special permit. The desired configuration for a drive-through or drive-in restaurant in this district is not a stand-alone building but rather part of a larger development and the site plan specifically addresses pedestrian orientation and safety.
- (7) Coffee shops, cafes, pastry shops, and similar establishments, with a maximum floor area of 4,000 square feet.
- (13) Apartments, subject to the density restrictions in subsection (16)
- (16) Residential density limitations shall be as follows:
 - a. The maximum permitted residential density of a master planned development zoned RMU shall not exceed:
 - (i) Twenty units/acre for single-family detached;
 - (ii) Thirty-six units/acre for single-family attached patio/townhomes and live-work units;
 - (iii) Fifty units/acre for multifamily.

In no case shall the maximum combined residential density exceed 75 units per acre, calculated based on the total acreage of the project, including multiple parcels or city blocks.
 - b. The residential density of individual parcels or blocks within a master planned development may be greater or less than 75 units per acre, provided the project's combined average maximum permitted residential density shall not exceed a combined total of 75 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant; and
 - c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

Meets density requirements

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

Dimensional Requirements for **RMU Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Multifamily/ Condominium	20	2,000			600	100	0/15	0/15	0	0	6 b.	M 1/ DU		
Non residential	20	2,000				100	0/15	0/15	0	0	6 b.	m	d, e, i. j. k.	

b. Buildings over 40 feet in height must be approved by the building official and fire chief to ensure that fire safety design standards are met.

d. One parking space for every unit in a hospital, hotel, motel, boardinghouse, or similar establishment. One off-street loading space for every 10,000 square feet of building.

e. One parking space for every three seats in an auditorium, church, theater, or similar establishment.

i. Three parking spaces for every 1,000 square feet of enclosed commercial/office floor area.

j. One parking space for every three seats in an auditorium, church, theater, or similar establishment.

k. Three parking spaces for every 1,000 square feet of enclosed restaurant floor area; and three parking spaces for every 1,000 square feet of unenclosed restaurant floor area when such floor area exceeds 300 square feet.

m. Reference subsection [93-11.5-3](#)(18) Residential density limitations.

25 parking spaces are required for the retail space.

Sec. 93-11.5-2. - Definitions.

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

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

Day spa: A business location where massages by certified masseurs, makeovers, body wrapping, hair removal, saunas, manicures, pedicures, and nonsurgical cosmetic procedures are performed. Any combination of at least three or more of the above-listed uses shall occur at the location for said location to be considered a day spa. All such businesses shall comply with applicable state licensing regulations.

Dwelling, live-work: A one-family attached dwelling unit of at least two stories that contains a commercial component of not more than the lesser of 600 square feet in floor area or 40 percent of the dwelling's total floor area. Said commercial component shall be limited to the ground floor of the dwelling unit, shall be covered by separate lease; shall be adjacent to the supplemental area; shall be limited to the permitted business and professional offices/agencies, retail and restaurant uses contained in [section 93-11.5-3](#); and shall be the place of employment for no more than two persons, one of whom shall be a resident thereof. For the purposes of this article, a live-work dwelling shall not be a single structure containing a multifamily dwelling unit and a commercial use arranged vertically unless both dwelling and commercial use share a common kitchen, utilities, and common deed or lease.

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

Master planned development: Any alteration of the natural environment which requires approval of a site plan, construction drawings, or issuance of a development permit in accordance with [section 93-2-16](#). Buildings and structures within master planned developments may be constructed in multiple phases over several years, provided they are in conformance with the intent of the approved master plan.

Supplemental area: The privately held area between the back of the required sidewalk clear zone and the build-to line. Supplemental zones shall only be required along existing public streets.

Buildings along Elm are set further back than 15' as there are transmission lines overhead. A variance was approved as part of the previous submittal.

Sec. 93-11.5-6. - Area, placement, and buffering requirements.

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

- (1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in [article 22.1](#) and set forth herein. Generally, no lot shall have a minimum frontage of less than 20 feet; however, single-family residential lots shall have a minimum frontage of 30 feet.

Compliant

- (2) *Front yard.* See subsection (3) below.

Compliant

- (3) *Build-to line.* **The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process.** In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, their relationship to existing and proposed parks and plazas, the location of existing mature trees, and the supplemental area of adjacent structures. Where the build-to line is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

Buildings along Elm are set further back than 15' as there are transmission lines overhead. A variance was approved as part of the previous submittal.

- (4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (9) for residential zone buffers.

Compliant

- (5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (9) for residential zone buffers.

Compliant

- (6) *Distance between buildings.* The minimum distance between two buildings on a single lot or on contiguous property shall only be limited by applicable public safety and fire codes.

Compliant

- (7) *Height regulations.* For those structures zoned RMU, the maximum permitted height shall not exceed the lesser of six stories or 96 feet.

Compliant. The tallest building, along Porsche Ave is 60' 10 5/8".

- (8) *Sprinkling standards.* All proposed development shall meet applicable sprinkling standards set forth by the National Fire Protection Association (NFPA) and all state and city codes and ordinances.

Fire Marshal

- (9) *Residential buffer.* Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:

- a. A minimum 15-foot landscaped buffer located within the U-V zone along the district line. Said buffer shall comply with the buffer requirements of [chapter 93, article 29](#). Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.
- b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
- c. The tree spacing and wall placement requirements of subsections a. and b. above may be adjusted by the planning and zoning manager where the applicant wishes to preserve existing specimen trees within the required buffer. This may include alternative

arrangements that minimize the impacts of the screening requirements on the health of existing trees.

Not applicable. No single-family detached use adjacent.

Sec. 93-11.5-7. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

(1) The following may not be located in the supplemental area:

- a. Recreational areas and facilities such as swimming pools or tennis courts;
- b. Fences and walls, except up to four feet in height for outdoor dining;
- c. Service elements such as dumpsters, loading docks and similar elements; and
- d. Mechanical features.

Compliant

(2) Adjacent to ground floor retail or restaurant uses the supplemental area:

- a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;
- b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, brick, slate, or stamped or colored concrete, but not asphalt;
- c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, lighting, outdoor dining, merchandise display and potted plants.
- d. Eating places shall be permitted to have an outdoor dining area subject to compliance with the following provisions:

(i) The outdoor dining area shall not be located in the sidewalk clear area nor shall it obstruct pedestrian movement, fire lanes, access to any business, or areas designated for access by the physically impaired. Outdoor dining within the public right-of-way may not be surrounded by fences or walls and shall utilize movable tables and chairs.

(ii) The number of seats in the outdoor dining area shall not exceed fifty (50) percent of the number of indoor seats within the eating place.

(iii) Compliance with applicable state and county health regulations.

Compliant

(3) This section shall not be deemed to permit signage or structural alterations such as canopies or walls regulated elsewhere in this chapter.

(4) Adjacent to ground-floor dwelling units, excluding live-work dwellings, the supplemental area:

- a. Shall be landscaped, except for area used for stoops, porches, wheelchair ramps, or walkways;
- b. Shall be planted with canopy trees, as established in [chapter 93, article 29](#), an average of 30 feet on-center as measured parallel to the front lot line.
- c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.

Compliant

(5) The supplemental area, when adjacent to ground-floor live-work dwellings or other uses, or when not adjacent to a building, shall be subject to subsections (2) and (4).

Sec. 93-11.5-8. - Sidewalk requirements.

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

(1) *Sidewalk landscape area requirements.*

- a. The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.

Compliant

- b. The landscape area may be paved adjacent to on-street parking when located adjacent to ground floor retail, and shall be landscaped in all other areas.

Compliant

- c. Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of [chapter 93, article 29](#), shall be limbed up to a minimum height of seven feet, and shall be

of an appropriate street tree species found in appendix A, attached to the ordinance from which [chapter 93, article 29](#) was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.

Porsche Ave - no street trees along Building 1000 requires approval as alternate by Planning Commission. Approved previously.

d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as determined by the city.

e. The landscape area shall be maintained by the adjacent property owner.

f. Where tree grates are provided they may encroach into the sidewalk clear area a maximum depth of two feet and the landscape area may be reduced by a corresponding depth.

(2) Sidewalk clear area requirements.

a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic control boxes, traffic signs, awnings, canopies, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.

b. No awning or canopy shall extend more than five feet over the clear area.

c. The sidewalk clear area shall comply with the standards established in [chapter 81](#) (City of Hapeville Architectural Design Standards), [section 81-1-6](#) of the Hapeville Code of Ordinances.

Compliant

d. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

(3) Paving materials to remain continuous. Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.

Compliant

Sec. 93-11.5-9. - Parking and curb cut requirements.

In addition to the requirements of [article 23](#) of this chapter, off-street parking and loading, the following requirements shall apply within the RMU district:

(1) See [article 22-1](#) for minimum parking space requirements.

1 per dwelling unit; 3 per 1,000 SF of retail/commercial. 335 spaces required (369 on site allowed as 110% of minimum); 385 onsite spaces are provided. 359 onsite residential; 26 retail. There are an 85 additional on-street parking spaces. As 385 spaces are provided on-site, this exceeds the 110% minimum and would require a variance. A variance was previously approved for 120% of minimum (May 25, 2023) parking spaces per unit or 420 spaces.

(2) See [section 93-23-7](#) of the Hapeville Code of Ordinances for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:

a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are limited or not available, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes the use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.

b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:

(i) A to-scale map indicating location of proposed parking spaces;

- (ii) Hours of business operation of nonresidential parking users;
- (iii) Copies of the legal instrument that authorizes the use of shared parking facilities, which shall be filed with the department of economic development.

c. Where authorized shared parking exists, and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city planning and zoning manager with a valid legal instrument reflecting the modified parking arrangements.

d. A change to any of the conditions identified in this subsection, except as identified in subsection (2)c. above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.

(3) Developments are permitted a maximum of two driveway curb cuts per block face. For the purposes of this Section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

Compliant

(4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue or Atlanta Avenue where access can be provided from a side or rear street.

Compliant

(5) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.

Compliant

(6) Carports shall be prohibited.

Compliant

(7) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.

Not applicable

(8) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of subsection [81-1-6\(e\)](#) of the Hapeville Code of Ordinances.

Not applicable

(9) Bicycle or moped parking spaces are required as follows: All nonresidential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape area a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area and at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

(10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure. Dumpsters shall not be permitted between a primary building and a public street.

Compliant

Sec. 93-11.5-10. - Greenspace and open space requirements.

In addition to the requirements of [chapter 93, article 29](#), and [section 93-23-18](#) of this Code, master planned developments in excess of two acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets, but may include the following:

- (1) Parks;
- (2) Playgrounds;
- (3) Trails;
- (4) Gardens;
- (5) Undeveloped space designated or habitat restoration and preservation;

(6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

Compliant (2.5 acres or 27.5%)

ARTICLE 23. - OFF-STREET PARKING AND LOADING

Sec. 93-23-1. - Purpose and intent.

The purpose of this article is to ensure the reasonable provision of off-street parking and loading facilities within the city. The requirements contained herein are minimum standards only, and are intended to protect and promote the health, safety and welfare of the present and future inhabitants of the city.

Sec. 93-23-2. - Entrance and exit points.

1. Curb breaks shall not be more than 20 feet for one way entrances, 24 feet for two way entrances or shared driveways, or 36 feet for entrances with three lanes, unless otherwise permitted by the City of Hapeville Community Services department. Aprons may be flared up to an additional two feet on either side.

Compliant. Fire Marshal requires 26'.

2. All sidewalk paving materials shall be continued across any intervening driveway at the same prevailing grade and cross slope as on the adjacent sidewalk clear area. Other than on driveways serving single-family detached or two-family dwellings, a corresponding interior sign or painted bar on the driveway shall be provided adjacent to the sidewalk paving as it intersects the driveway which shall communicate that vehicles must stop or yield for the intervening sidewalk.

Compliant

3. In no case shall there be less than 50 feet from the closest sides of any two-driveway curblines.

Compliant

4. Curb breaks shall be located at least 25 feet from the nearest intersection of two curblines as measured along one of the curblines.

Compliant

5. Business establishments on contiguous lots are encouraged to consolidate entrance and exit points.

Compliant

6. Suitable provisions, including a five-foot-wide planted buffer strip between the right-of-way and parking area shall be made to prevent entrance or exit from other than at designated entrance or exit points.

Compliant

Sec. 93-23-3. - Setbacks from property lines.

Off-street parking and loading spaces and their respective maneuvering areas shall be set back not less than five feet from all property lines, except where those spaces and areas for adjacent properties abut, or are in contiguous use, there need not be any setback.

Compliant

Sec. 93-23-4. - Maneuvering areas.

All off-street parking and loading spaces shall be provided with adequate off-street maneuvering areas.

Verify with Engineer and Fire Marshal

Sec. 93-23-6. - Reduction in area and number of parking spaces.

No open area in an off-street parking area shall be encroached upon by buildings, storage or any other use; nor shall the number of parking spaces and/or off-street loading spaces be reduced except upon approval of the board of appeals, and then only after proof that, by reason of diminution in floor area, seating area, number of employees or change in other factors controlling the regulation of the number of parking spaces, the proposed reduction is reasonable and consistent with the intent of this chapter.

Not applicable

Sec. 93-23-7. - Mixed uses.

In the case of mixed uses, the total requirements for off-street parking and off-street loading space shall be the sum of the requirements of the various uses computed separately as specified herein. Off-street parking and off-street loading space for one use shall not be considered as providing the required off-street parking or off-street loading space for any other use.

Compliant.

Sec. 93-23-8. - Uses not specifically mentioned.

In the case of a use not specifically mentioned herein, the requirements for off-street parking space and off-street loading space for a use which is so mentioned, and to which that use is most similar, shall apply.

Not applicable

Sec. 93-23-9. - Issuance of certificate of occupancy.

No certificate of occupancy shall be issued for any building or group of buildings unless and until all required off-street parking and loading facilities are in place and ready to use.

Sec. 93-23-10. - Off-street parking requirements according to district and uses.

At the time of the erection of any building or structure hereinafter listed, or at the time any such building or structure is enlarged or increased in capacity by adding dwelling units, guestrooms, floor area, seats, beds, members or employees, there shall be provided for such new construction, enlargement or increased capacity only, off-street automobile parking space and off-street loading spaces in accordance with the minimum requirements established for each zone. The maximum number of off-street automobile parking spaces shall be 110 percent of the requirement for uses proposed at the time of development approval.

Compliant

Sec. 93-23-11. - Size of off-street parking spaces, including parking spaces for compact automobiles, and parking spaces for automobiles of the physically handicapped.

- (a) Of the total number of parking spaces required for any nonresidential use having 20 or more off-street parking spaces, a maximum of 70 percent shall be "full-size" as described in the table below, and a minimum of 30 percent shall be "compact size" as described in the table below:

Minimum Full-Size Space Dimensions

Type of Space	Width of Space	Length of Space
Parallel at curb to angle of 29 degrees	8.5 feet	22 feet
Angle of 30 degrees to 60 degrees	9 feet	18 feet
Angle of 61 degrees to 90 degrees	10 feet	18 feet

Minimum Compact-Size Parking Space Dimensions

Type of Space	Width of Space (feet)	Length of Space (feet)
Parallel at curb to angle of 29 degrees	8	19
Angle of 30 degrees to 60 degrees	8.5	15
Angle of 61 degrees to 90 degrees	9	15

Code requires 30% of nonresidential use parking be compact spaces. 79 of the total on-site parking spaces (386) meet this requirement and are compliant.

- (b) There shall be adequate interior passageways, drives and maneuver areas, as determined by the building official, to accommodate each space and to connect each space with a public street.

Compliant, verify with Engineer and Fire Marshal

- (c) In addition to the above-stated requirements, parking space for automobiles of the physically handicapped shall be provided in accordance with the following standards.
- (1) Access to buildings generally.
 - a. Accessibility to such building shall be provided from rights-of-way in parking areas by means of a pathway leading to at least one entrance generally used by the public. Such pathway shall have been cleared of all obstructions relating to construction activity, prior to the opening of the building to

the general public. Where curbs exist along such pathway, as between a parking lot surface and a sidewalk surface, inclined curb approaches or curb cuts having a gradient of not more than one foot in 12 feet and a width of not less than four feet shall be provided for access by wheelchairs.

- b. A parking lot servicing each entrance pathway shall have a number of level parking spaces as set forth in the following table, identified by abovegrade signs as being reserved for physically handicapped persons. Each parking space so reserved shall be not less than 12 feet in width.

Compliant

Parking Spaces for Handicapped

Total Spaces and Lot	Required No. of Reserved Spaces
Up to 25	1
26 to 50	2
51 to 75	3
75 to 100	4
100 to 150	5
150 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
Over 1,000	20, plus 1 for each 100 over 1,000

8 handicap spaces provided.

- (2) Location. Parking spaces for the physically handicapped shall be located as close as possible to elevators, ramps, walkways and entrances.

Compliant

Sec. 93-23-12. - Location.

If the required off-street parking spaces cannot reasonably be provided on the same lot as the building it serves, the board of appeals may permit that space to be provided on other off-street property. That property shall be within 400 feet of the premises to which it is appurtenant, as measured along the nearest pedestrian walkway. If the property providing the additional parking contains more than ten parking spaces, the parking area of that property shall be brought into compliance with the requirements of section 93-23-18 and chapter 93, article 29.

Not applicable

Sec. 93-23-13. - Joint use of required off-street parking spaces.

No part of an off-street parking area required for any building or use for the purpose of complying with the provisions of this chapter shall be included as a part of an off-street parking area similarly required for another building or use unless the type of structure indicates that the periods of usage of that structure will not be simultaneous with each other, as determined by the board of appeals.

Not applicable.

Sec. 93-23-14. - Size of off-street loading spaces.

Each off-street loading space shall have minimum dimensions of 15 feet in height, 15 feet in width, and 60 feet in length. However, upon sufficient demonstration in a specific instance that a particular loading space will be used exclusively by shorter or lower trucks, the board of appeals may reduce the minimum length or height.

No off-street loading spaces are required in the Arts Overlay District

Sec. 93-23-15. - Location of off-street loading spaces.

All required off-street loading spaces shall be located on the same lot as the building which they are intended to serve, or on an adjacent lot when shared with the use occupying the lot.

No off-street loading spaces are required in the Arts Overlay District

Sec. 93-23-16. - Drive-in establishments.

There shall be no drive-in establishments in which customers are served while located on a public right-of-way. In the case of a drive-in establishment where customers are served while occupying automobiles parked off a public right-of-way, that establishment shall provide on the premises sufficient parking space which, in the judgment of the building official, the chief of police and the city engineer will accommodate the largest number of automobiles being served or waiting to be served at any one time. This required space shall be appropriately arranged for the purpose and in no case shall it be less than the minimum space as specified in this chapter.

Not applicable

Sec. 93-23-17. - Continuing character of obligation.

The schedule of requirements for off-street parking space and off-street loading space applicable to newly erected or altered structures shall be a continuing obligation of the owner of the real estate on which any such structure is located, so long as the structure is in existence and its use requiring vehicle parking or vehicle loading facilities continues, and it shall be unlawful for an owner of any building affected by this chapter to discontinue, change or dispense with, or to cause the discontinuance or change of the required vehicle parking or loading space apart from the discontinuance, sale or transfer of the structure, without establishing alternative vehicle parking or loading space which meets the requirements of and is in compliance with this chapter, or for any person, firm or corporation to use that building without acquiring the land for vehicle parking or loading space which meets the requirements of and is in compliance with this chapter.

Not applicable

Sec. 93-23-18. - Landscape requirements for vehicular use areas.

- (a) *Intent.* The objective of this section is to provide space for the use of landscape beautification and natural plant growth for developments where off-street parking and open lot sales, displays, and service areas are provided. The intent is to improve and protect the appearance, environmental and ecological condition, character, design, and value of the total urban area, thereby promoting the public health, safety, and welfare.
- (b) *Areas subject to the requirements of this section.* Vehicular use areas, except those less than ten parking spaces, parking garages, and public rights-of-way shall conform to the minimum landscaping requirements hereinafter provided.
- (c) *Procedure for the development of vehicular use areas.*
 - (1) *Permit requirements.* No building grading, or tree removal permit shall be issued until approval of a required landscape plan for vehicular use areas. Prior to submission of building plans, the requirements of this section must be met. In cases where a vehicular use area is located on a lot other than that of the principal building, building plans may be submitted for review.
 - (2) *Submission of a required survey and proposed landscape plan.*
 - a. The applicant or his authorized agent shall submit to the planning and zoning department three copies of each survey and landscape plan at a scale no greater than one inch equals 50 feet. The proposed landscaping may be superimposed on the proposed site plan or on a separate sheet, provided all drawing are the same scale.
 - b. Each survey and landscape plan shall include the following:
 - 1. Name, signature, address, and telephone number of property owner, surveyor, and or designer;
 - 2. North arrow and scale;
 - 3. All dimensions; and
 - 4. All required information and data listed on drawings.
 - (3) *Survey.* The required survey shall include the following information:
 - a. Legal description of the property.
 - b. All trees and survey data as defined in this chapter.
 - c. Existing structures, buildings, parking spaces, accessways, and public streets.
 - d. Aboveground and belowground utility lines and easements.
 - e. Existing natural features and topography at one-foot contour intervals. In areas where slopes are 20 percent or greater, a five-foot contour interval may be substituted.
 - (4) *Landscape plan.* The proposed landscape plan shall include the following information:
 - a. All trees, natural features, man-made appurtenances and structures to be retained upon the site and all topographic changes.
 - b. All proposed landscaping improvements and planting or landscaping areas identified. The grade, spacing, size, and name of proposed landscape materials shall be listed on the plan.
 - c. Comments regarding site preparation, tree preservation, methods of installation, and methods of maintenance shall be listed on the plan in accordance with chapter 93, article 29.
 - d. Required plans shall identify all vehicular use areas, aisles, driveways, sidewalks, wheel stops, and or curbs and other vehicular use controls. The location of the curb cuts, median openings on abutting streets, lighting, underground irrigation system, hose bibs, proposed planting areas, decorative and or screening walls, and related buildings shall be shown.
- (d) *Landscape requirements.* All vehicular use areas subject to these regulations shall be required to have the following maintained perimeter and interior landscaped areas:

- (1) *Tree requirements.* Interior and exterior tree plantings are to be provided in accordance with chapter 93, article 29. Trees must be planted in interior portions of parking lots so that no parking space is more than 50 feet from a parking lot tree.
- (2) *Perimeter landscape requirements.*
 - a. **All exterior perimeters of all vehicular use areas shall have a perimeter landscaped area with no horizontal dimension less than five feet. A decorative masonry wall, earth berm, natural landscaping screen in accordance with the buffer requirements of chapter 93, article 29 and or combinations of the above shall be installed in such a manner as to screen the vehicular use area from adjacent properties or public rights-of-way. Screening areas shall be maintained at a minimum height of three feet.**
 - b. Where other provisions of this chapter required a six-foot screening wall of masonry construction, such screening wall may totally or in part be substituted with a natural landscape screen and or earth berm upon approval of the planning commission. Such natural screening shall be at least three feet in height at time of planting and maintained at a height of five feet with a visibility obstruction of at least 75 percent.
 1. i. **When abutting a public street right-of-way, landscaped areas along a public street shall have a minimum dimension of five feet and a minimum average dimension of ten feet from the right-of-way line to the vehicular use area.**

Elm Street, College Street, and Perkins Street Parking should provide dimensions and heights at time of planting.

- ii. In addition, the requirements of section 93-2-7 shall be met.
2. **When abutting adjacent properties. Required perimeter landscaped areas which would abut adjacent, existing nonresidential properties may be allocated as additional interior or other additional perimeter landscaping.**
- (3) *Permitted modification to the landscaping requirements.*
 - a. In cases where the landscaped area requirements of subsection (d)(2) may exceed 20 percent of the vehicular use area, the applicant may be allowed to reduce dimensions of landscaped areas other than those abutting a public street right-of-way or adjacent to the residential uses or zones to equal a 20 percent maximum provided a method of vegetative and or masonry screening is maintained and is approved by the planning and zoning department.
 - b. In instances where proposed innovative designs, landscaping techniques, and site amenities are believed to fulfill the intent of subsection (a) above, the strict requirements of this section may be waived by the planning commission.
 - c. In instances where healthy plant material exists, the requirements outlined in subsections (d)(2) of this section may be adjusted thereby allowing credit for the preservation of existing plant material. The planning commission may make such adjustments so long as the intent of this section is preserved.
 - d. Open lot sales of vehicles may be excluded from the perimeter screening requirements adjacent to public rights-of-way by the planning commission, provided the tree requirements and area requirements are met.
- (4) *Landscape installation requirements.* All landscaping shall be installed in accordance with accepted good planting procedures.
 - a. *New plant materials.*
 1. All separate landscaped areas shall have a minimum variety of two living plant materials other than trees; total landscaping areas required shall include a minimum variety of three landscape materials other than trees.
 2. Paving (other than walks) and artificial plants shall not be permitted within landscaping areas.
 3. Trees, hedges, and shrubs must meet the requirements of chapter 93, article 29.
 4. Lawn grass and ground covers. Grass may be sodded, plugged, sprigged, or seeded except that solid

sod shall be used in swales or other areas subject to erosion. In areas where plant materials other than solid sod or grass is used, a fast-growing grass seed shall be sown for immediate effect and protection until coverage is otherwise achieved. Grass sod shall be clean and reasonably free of weeds and noxious pests or disease. Ground covers which present a finished appearance and reasonable complete coverage at time of planting may be used in lieu of grass sod.

- b. *Existing plant materials.* Existing living plant materials to be preserved shall be in accordance with of this chapter and chapter 93, article 29.
 - c. *Earthwork.* Earth berms shall be of variable height and slope. Swales and ponds shall be permitted for onsite retention of stormwater provided they are approved by the city's planning and zoning department.
 - d. *Encroachment.* Landscaped areas, walls, structures, and walks shall require appropriate protection from vehicular encroachment by utilizing wheelstops, curbs, posts, wood, brick-work, and/or other devices. Placement of these devices shall be located at least two and one half feet from walks, walks, and structures and may be placed one foot from landscaped areas to prevent a vehicular overhang of no more than one and one half feet of landscaping area may be counted as part of the required depth of each parking space.
 - e. *Maintenance.* The owner or his agent shall be responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat, and orderly appearance and shall be kept free from refuse and debris. The owner shall replace all landscaped materials required if, for any reason, they die or are severely damaged within one year of the final approval of the installation. The owner is thereafter responsible to maintain the landscaping in a healthy manner.
 - f. *Planting bed.* The planting bed for all landscaping materials shall be free of weeds, debris, and noxious material and shall consist of a healthy plant growth medium. The planting bed soil shall provide adequate support, drainage, and nutrients for the plants and thus may require the incorporation of sand, peat, and or topsoil into the soil. Such planting soil shall be placed throughout the planting hole for each plant, and this hole shall be at least twice as wide as the width of the plant ball and one and one half as deep as the depth of the plant ball.
- (e) *City review of landscape plan.* The planning and zoning department shall approve or reject the required landscape plan. The decision of the planning and zoning department shall be deemed final administrative action, but may be appealed to the board of appeals provided such appeal is made in writing at least 30 days prior to the next regular board of appeals meeting. Developments which require site plan approval by the planning commission shall be reviewed and approved by the planning commission for compliance to this section.
- (f) *Certification of compliance.* Upon completion of the landscape improvements, the site shall be inspected for compliance to the approved landscape plan. A certificate of compliance must be issued before a certificate of occupancy can be issued for any related structures. When occupancy of a related building is desired prior to completion of the required landscaping, a temporary certificate of occupancy may be issued if a financial guarantee in the amount equal to 100 percent of the cost for landscaping improvements is provided and acceptable in form to the city attorney.

REQUIREMENTS

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

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
- (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall

be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

- (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

- (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

- a. The locations, size and height of all existing and proposed structures on the site.

The plans show the location of 7 multifamily, mixed use and garage buildings of which 1 has a retail component on the first floor.

The multi family buildings are located both within and beyond the 0' to 15' setback lines. The buildings along Elm Street have been set back to accommodate the overhead transmission lines.

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

Compliant

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

1 per dwelling unit; 3 per 1,000 SF of retail/commercial. 335 spaces required (369 allowed as 110% of minimum); 385 spaces provided on site and 85 additional on-street. A variance was approved in May 25, 2023 for the original site plan (this is expanded to include additional property) for an increase to 120% of parking minimums and also a reduced full size space from 10' to 9' wide.

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

Compliant

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

See Arborist Report

- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

Provided

- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Provided

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

Compliant

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

Provided

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

Provided. See engineer's report.

- k. Location and size of all signs.

A sign permit application will be required for all signs and the proposed signs must be compliant with the City's sign ordinance.

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

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

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

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

- (4) *Project data.*

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

The total site area is 9.08 acres or +/- 395,524 SF. The minimum lot size is 2,000 SF. The site plan should be updated as the provided square footage is incorrect.

- b. Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas, and others.

Building coverage (2.51 acres, 109,335 SF), parking loading and driveways (3.30 acres, 143,748 SF) for total of 5.81 acres or 253,083 SF or 63.9% Maximum is 100%. (20% open space required, 27.5% provided).

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

Total dwelling units: 310 units. 50 units per acre allows for 450 units maximum.

- d. Floor area in nonresidential use by category.

Approximately 8,246 SF for Retail

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

Compliant

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

Compliant

- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

FINDINGS

The development summary table should be updated to reflect the new acreage percentages. The site plan should reflect the correct building heights (Building 1000 is 60' 10 5/8" and exceed 60' max as indicated on the site plan). and stories.

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

1. Provide dimensions for parking adjacent to right of way along Elm Street, Perkins Street, and College Street.
2. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
3. Address any outstanding issues on the Engineer's Report.

Staff recommends maintaining the following conditions approved with the previous site plan that did not include the additional acreage:

1. Increase in build-to line to accommodate transmission lines.
2. Waive street tree requirement along South Central/Porsche Ave.
3. Board of Appeals Variance for increased parking to 120% of on site parking.
4. Board of Appeals Variance for reduced parking width of full size spaces from 10' to 9'.

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

24-PC-05-11

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant D.R. Horton, Inc

Mailing Address 8800 Roswell Road

Telephone [REDACTED] Mobile [REDACTED]

Email jmbraga@drhorton.com

Property Owner (s) D.R. Horton, Inc

Mailing Address 8800 Roswell Road, Bldg. B, Ste. 100, Atlanta, Ga. 30350

Telephone [REDACTED] Mobile [REDACTED]

Address/Location of Property:

3602 South Fulton Ave, 651 Chestnut St, 647 Chestnut St, 3633 Georgia Ave, 3627 Georgia Ave and 3617 Georgia Ave

Present Zoning Classification: RMU (Mixed Use)

Present Land Use: Vacant developed land. (Residential)

Parcel ID #: 14 0098002 10470, 10488, 10496, 10504, 10512, 10520

I hereby make application to the City of Hapeville, Georgia for the above referenced property. I hereby affirm that the information provided here and above is true, complete and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any action taken on this application. I understand that the City of Hapeville, Georgia, reserves the right to enforce any and all ordinances regardless of any action or approval on this application. I further understand that it is my/our responsibility to fully comply with all City of Hapeville Codes and Ordinances. I hereby acknowledge that all requirements of the City of Hapeville shall be met. I am able to read and write in English or this document has been read and explained to me and I have fully and voluntarily completed this application. I also understand that false statements or writings made to the City of Hapeville, Georgia are deemed a felony pursuant to O.C.G.A. 16-10-20 and I/we may be prosecuted for a violation thereof.

Megan McAfee Assistant Secretary
Applicant's signature D.R. Horton, Inc

Date: 4/9/24

Sworn to and subscribed before me

This 9th day of April, 2024.

Kimberly M. Lucas
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

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

Pod C is approximately 2.07 acres, which has been developed with streets, sewer, utilities, curb, etc for a 29 lot subdivision. Owner is seeking final plat approval for the community.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

3602 South Fulton Ave, 651 Chestnut St, 647 Chestnut St, 3633 Georgia Ave, 3627 Georgia Ave and 3617 Georgia Ave

Tax Parcels 14 0098002 10470, 10488, 10496, 10504, 10512, 10520

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 THS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant:

D.R. Horton, Inc

Address of Applicant:

8800 Roswell Road, Bldg. B, Ste. 100, Atlanta, Ga. 30350

Telephone of Applicant:

[REDACTED]

Megan McAfee
Assistant Secretary Signature of Owner
D.R. Horton, Inc

Megan McAfee
Assistant Secretary Print Name of Owner
D.R. Horton, Inc

Personally Appeared Before Me this 9th day of April, 2024.

Kimberly M. Lucas
Notary Public



HAPEVILLE – POD C
PROPERTY LINE DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 97 OF THE 14TH DISTRICT, CITY OF HAPEVILLE, FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY OF GEORGIA AVENUE (45' R/W) AND THE NORTHEASTERLY RIGHT-OF-WAY OF CHESTNUT STREET (40' R/W);
SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY, NORTH 53 DEGREES 01 MINUTES 02 SECONDS WEST, 327.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SOUTH FULTON AVENUE (40' R/W);
THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 14 DEGREES 28 MINUTES 59 SECONDS EAST, 258.30 FEET TO A POINT;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY, NORTH 53 DEGREES 24 MINUTES 46 SECONDS WEST, 425.64 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY;
THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, SOUTH 36 DEGREES 53 MINUTES 53 SECONDS EAST, 241.58 FEET TO THE TRUE POINT OF BEGINNING;

SAID TRACT OR PARCEL CONTAINING 2.076 ACRES (90,449 SQUARE FEET)

FILE NAME: K:\21002729-Hapeville, GA Townhomes\0100\Survey\Final\Pods\21002729 Pod C 1P.dwg LAST SAVED BY: owner 4/8/2024 3:13 PM PLOTTED BY: Aon Sooner 4/8/2024 PAPER ARCH D (36.00 X 24.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STYLE: BASE-STANDARD.ctb

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT FILING INFORMATION

FINAL PLAT FOR HAPEVILLE TOWN HOMES POD C

SURVEY NOTES

- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON; THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
- EASEMENTS AND RIGHTS OF WAY OF WHICH THE SURVEYOR HAS KNOWLEDGE OF ARE SHOWN HEREON; OTHERS MAY EXIST OF WHICH THE SURVEYOR HAS NO KNOWLEDGE OF AND OF WHICH THERE IS NO OBSERVABLE EVIDENCE. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.
- NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON GEORGIA WEST ZONE - NAD 83 ADJUSTED 2011, USING GLOBAL POSITIONAL SYSTEM (GPS) AND OBTAINED BY RTK OBSERVATIONS ON 8/29/2019 USING THE TRIMBLE VRS SYSTEM. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
- FIELD CLOSURE:** THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 19,943 FEET AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE METHOD METHOD.
- PLAT CLOSURE:** THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 431,421 FEET.
- EQUIPMENT USED FOR MEASUREMENT: ANGULAR/LINEAR: TRIMBLE S6 ROBOTIC TOTAL STATION TRIMBLE R10 GPS RECEIVER.
- FLOOD NOTE:** ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR HENRY COUNTY, GEORGIA, COMMUNITY-PANEL NUMBER 13121C0368F, DATED 9/18/2013, NO PORTION OF THE SUBJECT PROPERTY IS IN A FLOOD HAZARD ZONE AND LIES WITHIN A SPECIAL FLOOD HAZARD AREASUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT.

SITE DATA

POD C	2.076 AC
POD C OPEN SPACE REQUIRED	20% (0.42 AC)
POD C OPEN SPACE PROVIDED	20% (0.42 AC)
POD C DENSITY:	29 LOTS (13.969 LOTS/ACRE)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)
PROPOSED BUILDING HEIGHT	44'

- NOTE:
- OPEN SPACE INCLUDES UN-DEVELOPED AREA, DEED-RESTRICTED PARCELS AND TOWNHOME FRONT PLAZA AREAS
 - ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
 - PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURSDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT SIDE	0' MIN / 15' MAX
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)
MINIMUM LOT SIZE	1,200 SQUARE FEET

PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN
----------------------	-----------

LEGEND

	BENCHMARK
	FOUND MONUMENT
	FOUND BOUNDARY MARKER
	IRON PIN SET
	CONCRETE R/W MONUMENT
	SUBJECT BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	RIGHT OF WAY LINE
	LAND LOT LINE
	EASEMENT LINE
	EXISTING FENCE
	SANITARY MANHOLE
	SANITARY CLEAN OUT
	SANITARY SEWER
	DOUBLE WING CATCH BASIN
	SINGLE WING CATCH BASIN
	JUNCTION BOX
	DROP INLET
	HEADWALL
	RIP RAP
	STORM SEWER
	CONCRETE PAVEMENT
	SIGN
	UTILITY POLE
	GUY ANCHOR
	OVERHEAD UTILITY
	UNDERGROUND WATER
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	FIRE DEP. CONN.
	VRS
	IRRIGATION CONTROL VALVE

ABBREVIATIONS

CB	=	CHORD BEARING
CD	=	CHORD DISTANCE
CMP	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
CPP	=	CORRUGATED PLASTIC PIPE
DB	=	DEED BOOK
DIP	=	DUCTILE IRON PIPE
DP	=	DEED PAGE
EL	=	ELEVATION
EX	=	EXISTING
FDC	=	FIRE DEPARTMENT CONNECTION
FIP	=	FOUND IRON PIPE
FIR	=	FOUND IRON ROD
HDE	=	HIGH DENSITY POLYETHYLENE
HYD	=	HYDRANT
INV	=	INVERT
IPS	=	IRON PIN SET
M	=	MEASURED
MH	=	MANHOLE
N-F	=	NOW OR FORMERLY
NAD	=	NORTH AMERICAN DATUM
NAVD	=	NORTH AMERICAN VERTICAL DATUM
PB	=	PLAT BOOK
PG	=	PAGE
PID	=	PARCEL IDENTIFICATION NUMBER
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
PVC	=	POLYVINYL CHLORIDE
R	=	RECORD
RCP	=	REINFORCED CONCRETE PIPE
RLS	=	REGISTERED LAND SURVEYOR
RTK	=	REAL-TIME KINEMATIC
R/W	=	RIGHT-OF-WAY
SQ FT	=	SQUARE FEET
VRS	=	VIRTUAL REFERENCE STATION
W	=	WITH

CHESTNUT ST CITY OF HAPEVILLE, FULTON COUNTY, GA TAX PARCELS: 14 0098002 10470, 10488, 10496, 10504, 10512, 10520

DEVELOPMENT TEAM

OWNER

D.R. HORTON
8800 ROSWELL ROAD
BLDG. B, STE. 100
ATLANTA, GA 30350
PHONE: 470-771-0829
CONTACT: JASON BRAGA

CIVIL ENGINEER

ATWELL, LLC
1850 PARKWAY PLACE
SUITE 650
MARIETTA, GA 30067
PHONE: (770) 423-0807
CONTACT: DAN GIBBS

SURVEYOR

ATWELL, LLC
1850 PARKWAY PLACE
SUITE 650
MARIETTA, GA 30067
PHONE: (770) 423-0807
CONTACT: KEVIN KOZLOWICZ

GOVERNING AGENCIES AND UTILITY CONTACTS

ZONING

CITY OF HAPEVILLE
3468 NORTH FULTON AVENUE
HAPEVILLE, GA 30354
PHONE: (404)-205-0123
CONTACT: LYNN PATTERSON

WATER

CITY OF HAPEVILLE
3474 NORTH FULTON AVENUE
HAPEVILLE, GA 30354
PHONE: (404) 669-2122
CONTACT: LEMUEL EUBANKS

WATER

FULTON COUNTY WATER
9750 SPRULL ROAD
ALPHARETTA, GA 30022
PHONE: (404) 612-7518
CONTACT: ABDUL AKBAR

POWER

GEORGIA POWER COMPANY
823 JEFFERSON STREET
ATLANTA, GA 30318
PHONE: (404) 506-4569
CONTACT: IKE COLLINS

GAS

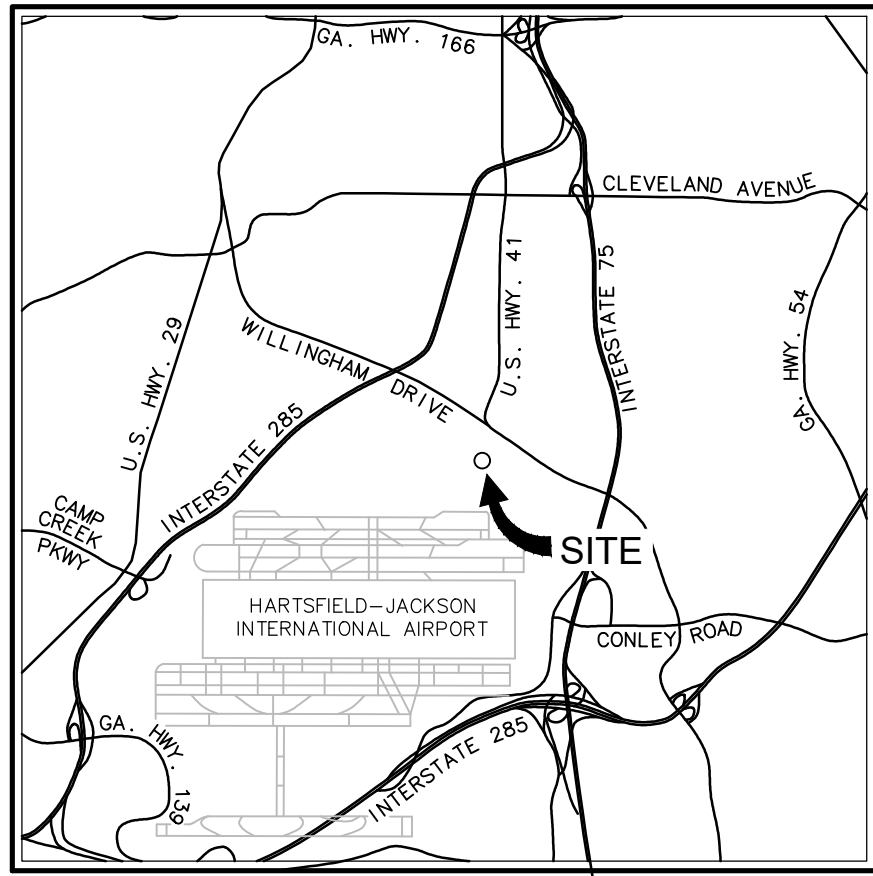
SOUTHERN COMPANY GAS
10 PEACHTREE STREET NE
ATLANTA, GA 30309
PHONE: (404)-584-3474
CONTACT: REGGIE TERRELL

COMMUNICATION

AT&T
208 S. AKARD STREET
DALLAS, TX 75202
PHONE: (305)-409-1542
CONTACT: ANGELO HINES

COMMUNICATION

CENTURYLINK
100 CENTURYLINK DRIVE
MONROE, LA 71203
PHONE: (808)-723-8010



VICINITY MAP
NOT TO SCALE

OWNER'S ACKNOWLEDGEMENT & DEDICATION

(STATE OF GEORGIA)
(FULTON COUNTY)
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES BY THIS DECLARATION TO THE USE OF THE PUBLIC FOREVER ALL STREETS, EASEMENTS, SANITARY SEWERS AND APPURTENANCES, POTABLE WATER MAINS AND APPURTENANCES, STORM DRAINS AND APPURTENANCES, AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN.

SIGNATURE OF SUBDIVIDER DATE SIGNED

PRINTED OR TYPED NAME OF SUBDIVIDER

SIGNATURE OF OWNER DATE SIGNED

PRINTED OR TYPED NAME OF OWNER

FINAL SURVEYOR'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. 2659

DATE OF EXPIRATION _____

CERTIFICATION OF 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

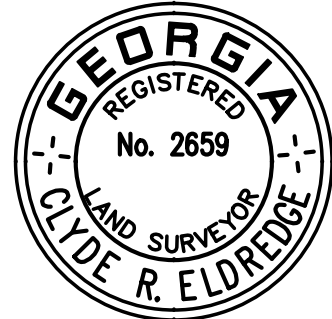
CHAIRMAN, PLANNING COMMISSION DATE

CITY ENGINEER DATE

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

CLYDE R. ELDREDGE DATE April 8, 2024
GEORGIA REGISTERED LAND SURVEYOR REGISTRATION NUMBER 2659



Know what's below.
Call before you dig.

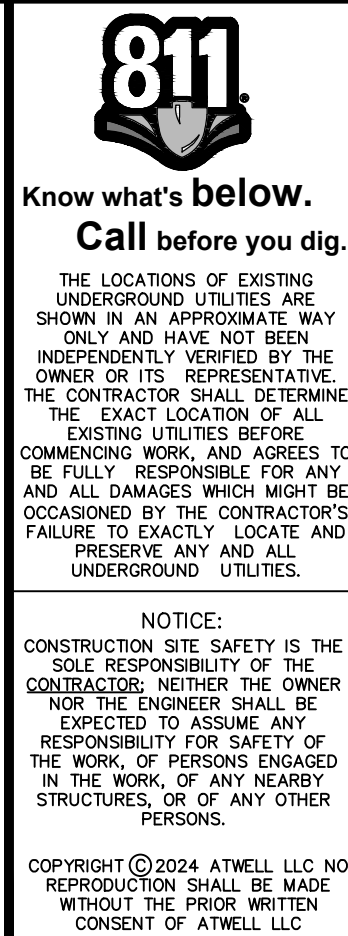
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

COPYRIGHT (C) 2024 ATWELL, LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL, LLC.

ATWELL
866.850.4200 www.atwell-group.com
1850 PARKWAY PLACE, SUITE 650
MARIETTA, GA 30067
PHONE: 770.423.0807

CLIENT	LOCATED IN	LAND LOT 97	14TH DISTRICT	CITY OF HAPEVILLE FULTON COUNTY, GEORGIA
D.R. HORTON	FINAL PLAT OF HAPEVILLE TOWNHOMES POD C	DATE 4/8/2024		
		REVISIONS		
DWG. DAS	CH. CAE	P.M. KMK		
CODE	---			
JOB	21002729			
SHEET NO.	1 OF 2			



CLIENT	D.R. HORTON
	FINAL PLAT OF HAPEVILLE TOWNHOMES POD C

Page 55 of 81



PLANNER'S REPORT

DATE: April 17, 2024
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Subdivision Review for Hapeville Townhomes Pod C (Chestnut/South Fulton/Georgia Avenue)
Tax Parcels 14 0098002 10470, 14 0098002 10488, 14 0098002 10496, 14 0098002 10504, 14 0098002 10512, and 14 0098002 10520

BACKGROUND

D. R. Horton, Inc. submitted a final subdivision plat application for Hapeville Townhomes Pod C, a consolidated parcel located on Chestnut Avenue located between South Fulton and Georgia Avenue comprised of Tax Parcels 14 0098002 10470, 14 0098002 10488, 14 0098002 10496, 14 0098002 10504, 14 0098002 10512, and 14 0098002 10520. The property is located in the RMU, Residential Mixed Use zoning district.

CODE REQUIREMENTS

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.

Compliant

- 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.

Engineer's Report

- c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.

Compliant

- d. Location and description of monuments.

Engineer's Report

- e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.

Property owner along Georgia Avenue not provided.

- f. Date, title, name and location of subdivision, graphic scale and true north point.

Compliant

- g. Location map showing site in relation to area.

Compliant

- 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

Compliant

- h. 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.

Not shown

- 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 _____

Not signed

- 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

Compliant

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.

RECOMMENDATION

Upon completion of the deficiencies outlined in the Planner's Report and from the City Engineer's Report, the Planning Commission may approve the final plat.

May 8, 2024

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

Re: Hapeville Townhomes Pod C Final Plat
Final Plat Review No. 1
K&W Ref. No. 24005

Dear Ms. Senter:

As requested, I have reviewed the Final Plat for the Hapeville Townhomes Pod C Site to be located on Chestnut Street, within a RMU Zoning District. This review is for compliance with the Final Plat requirements of Chapter 90-1-2 of the City ordinances. My comments are as follows:

1. 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.
2. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with a flat top) per Section 90-1-4.(a)(1)a. of the Code of Hapeville have been placed at all points where the street line intersects the exterior boundaries of the property and at angle points along each street.
3. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
4. The Final plat should include the size and material of the water lines and location of appurtenances.
5. The 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 should be provided on the plat per 90-1-2.f.4.i of the City Code.
6. Certification by land surveyor or engineer to accuracy of survey and plat and placement of monuments. Not signed.
7. Dimensions should be added to show the additional ROW width being provided along S. Fulton Ave, Chestnut St, and Georgia Ave.
8. It appears that all lots have a lot width of 20' which is less than the 30' required by Section 93-22.1-1. This is in violation of Section 90-1-3(c)(2).
9. Per Section 90-1-4(a)(13) 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.
10. 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.

11. CAD file should be provided for City records.

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

Sincerely,
KECK & WOOD, INC.



Aaron Humphrey, P.E.
Project Engineer

C.C. Greg Sistrunk (Keck+Wood)

24-PC-05-09

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

Name of Applicant Li Ying Jiang Lucas
Mailing Address: 309 Mangham Rd. Griffin, GA 30224
Telephone _____ Mobile # _____ Email _____
Property Owner(s) MNG II, LP and Midtown National Group LP
Mailing Address 3350 Riverwood Pkwy SE ST 450, GA 30339
Telephone _____ Mobile # _____
Address/Location of Property: 1155 Virginia Ave. STE L, 30354
Parcel I.D. # (INFORMATION MUST BE PROVIDED): 140127LL1198
Present Zoning Classification: U-V Size of Tract: 1.80 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) S

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.

Li Ying Jiang Lucas
Applicant's signature

Date: 03-25-2024

Sworn to and subscribed before me

This 25 day of MARCH, 2024

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.)

See Attachment

We plan to run a massage spa in this location. With ^{existing} ~~existing~~ 7 rooms, 1 break room , 2 small storages and 1 shower room .no changes will be made to the layout But fresh ups, new paint, new flooring,new reception Counter.ect

Our service will provided by well trained massage therapist. 2-5 people will work in store. Service include: Swedish ,sports, lymphatic drainage, Parental,trigger point ,Himalayan salt hot stone massage, cupping and foot reflexology . Skin polishing body scrubbing .

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:

1155 Virginia Avenue, Ste. L
Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Li Ying Jiang Lucas

Address of Applicant 309 Mangham Rd. Griffin, GA 30224

Telephone of Applicant [REDACTED]


Signature of Owner

John Bosman
Print Name of Owner

Personally Appeared Before Me this _____ day of _____, 20____.

Notary Public

*see attached
Notary Acknowledgment*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On March 28, 2024 before me, Giovanna Delia, Notary Public, personally appeared John Boseman, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

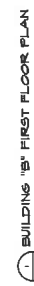
I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.





Notary Public in and for
said County and State



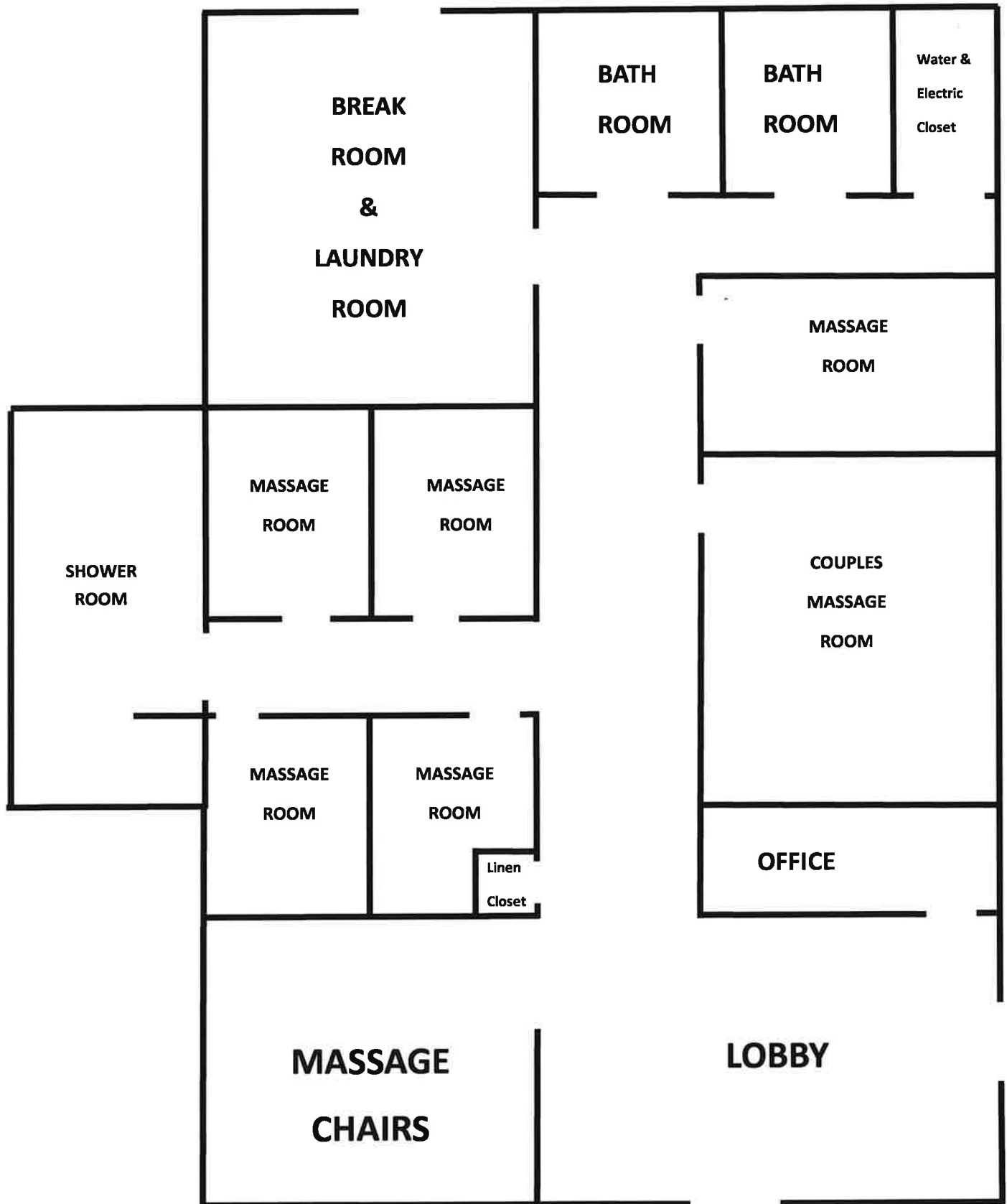


EXHIBIT "A"

LEGAL DESCRIPTION

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

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

SUBJECT TO AND TOGETHER WITH the existing 31' Joint Access Easement as shown on said Survey, and also that certain Reciprocal Easement Agreement, as established by Grantor, dated December, 2007, recorded at Deed Book _____, page _____, Fulton County Records.



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

To: Adrienne Senter
From: Lynn M. Patterson
Date: April 18, 2024
RE: Conditional Use Permit – 1155 Virginia Ave, Suite L, Parcel
14 0127 LL 1198

BACKGROUND

The City of Hapeville received a request for a Conditional Use Permit from Yi Ling Jiang Lucas to operate a massage spa **(no business name provided)** at 1155 Virginia Ave, Suite L. Per the application, the following services will be provided: Swedish, sports, lymphatic drainage, parental (*sic*) assuming prenatal, trigger point, Himalayan salt hot stone, cupping and foot reflexology massages along with skin polishing and body scrubbing. The space will include 7 treatment rooms, 2 break rooms, 2 small storage rooms, and 1 shower room.

The application indicates parking will be provided on the site and shared with the other businesses in the multi-tenant development. A previous tenant operating a day spa had previously been operating in the space.

The property is located in the U-V, Urban Village 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 below.

CODE

ARTICLE 11.2. - U-V ZONE (URBAN VILLAGE)

Sec. 93-11.2-5. - Conditional uses.

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

- (8) Spas. For the purpose of this section, a spa shall be defined as a business location where massages by certified masseurs, makeovers, body wrapping, hair removal, saunas, manicures, pedicures and non-surgical cosmetic procedures are performed. Any combination of at least three or more of the above listed uses shall occur in the location.

ARTICLE 3.2 – Conditional Uses

Sec. 93-3.2-1. - Permit required.

Zoning districts established herein permit certain uses which are allowable therein provided they meet specified conditions, as set forth therein and here. No such use shall be permitted until a conditional use permit has been issued authorizing such use. The procedures for granting such permits shall be the same as for amendments to the zoning ordinance or zoning map.

Sec. 93-3.2-2. - Review of applications.

Those conditions specified in the zoning district regulations shall be considered to be the minimum standards which must be met before the conditional use application may be considered by the planning commission for review and recommendation and the mayor and council for decision. In deciding upon whether or not a conditional use meets the minimum standards and promotes the health, safety, morals, or general welfare of the city, the mayor and council shall utilize the applicable standards of review of [section 93-25-6](#).

Sec. 93-3.2-3. - Issuance of permit.

If the mayor and council, after applying the evidence to the standards of review, have been convinced that the allowance of the conditional use will promote the health, safety, morals, or general welfare of the city, a conditional use permit may be granted, subject to those provisions that may be imposed by the mayor and council.

Sec. 93-3.2-4. - Procedures regarding delays in use of condition.

If a building permit, grading permit or occupation tax permit has not been issued and construction (if any is necessary) begun within a 12-month period after such conditional use is approved, the conditional use is invalid and prior zoning district regulations are automatically reinstated. Prior to the 12 month expiration, the applicant may request an extension from the Planning Commission and City Council of the conditional use for a period of 12 months by only one such period at a time.

Sec. 93-3.2-5. - Special use permit procedures.

Mayor and Council may in considering a special use permit following a public hearing impose reasonable conditions deemed necessary to the protection or benefit of owners of adjacent and nearby properties to ensure compatibility of the proposed development or use with surrounding uses. The decision of mayor and council concerning consideration of a special use shall be given to the applicant in writing, by certified U.S. mail to the address indicated in the application. Aggrieved applicants shall have 30 calendar days from the date of receipt of the notice in which to petition the superior court of Fulton County for writ of certiorari.

Sec. 93-3.2-6. - Special use permit criteria and standards.

(a) *Special use permit criteria.* Special uses are compatible uses of land or the improvement of structures within a zoning district that reasonably require special consideration and therefore, are not allowed "by right." The following standards shall be considered in evaluating the appropriateness of all proposed special uses of property:

- (1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns public health, safety or general welfare;
The use of the property as a wellness spa has no foreseeable negative impact regarding adjacent properties or the surrounding area.

- (2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance;
The property previously housed a massage day spa.

- (3) Compatibility with adjacent properties and other land uses in the vicinity;
The area has been designated as medium intensity mixed-use in the future land use map, the zoning is Urban Village. The intent of the district is to

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

A massage day spa is consistent with this intent and is compatible with adjacent properties and other land uses.

- (4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity;
There are no expected nuisance or hazardous characteristics associated with this use.

- (5) Impact on traffic movement, availability of off-street parking, options for buffering or protective screening, hours and manner of operation, lighting, signs and access to the property;

There are no expected negative impacts on traffic movement, off street parking, operations, access to the property, etc.

- (6) Conformance of the special use to other requirements of the ordinance.
Not applicable.

RECOMMENDATION

Please update application with the name of the business.

The proposed use of a massage spa is compatible with the U-V Zoning District and meets the intent of the district. The conditional use application is recommended for approval.

Subject property: 3396 Dogwood Drive

