



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.

Cliff Thomas, Chairman
Jeanne Rast, Vice Chairman
Carol Cobb
G. Leah Davis
Lucy Dolan
Miller Radford
Brittany Williams

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

February 10, 2026 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

Cliff Thomas, Chairman
Jeanne Rast, Vice Chairman
Carol Cobb
G. Leah Davis
Lucy Dolan
Miller Radford
Brittany Williams

3. Election of Officers

- 3.I. Election of Vice Chairman
- 3.II. Election of Chairman

4. Approval of Minutes

- 4.I. Minutes of October 14, 2025
Documents:
 - 1. Minutes - 10-14-2025_draft

5. New Business

- 5.I. 3264 Springhaven Drive Final Plat Review - Phase 4 (Units 24-32)

Background:

Alex Popham representing Stillwood Development LLC is requesting final plat review for the property located at 3264 Springhaven Drive (Phase 4) Units 24-32, Parcel Identification Number 14-0098-0009-048-4. The properties are zoned P-D, Planned Development.

Documents:

- 1. Application - 3264 Springhaven Drive_Phase 4_Lots 24-32_Redacted
 - 2. Plans - 3264 Springhaven Drive_Phase 4_Stillwood_Lots 24-32
 - 3. Planner's Report - 3264 Springhaven_FinalSubdivision_Phase IV
 - 4. Eningeer's Report - 3264 Springhaven_Stillwood_Phase 4 - FP2
- 5.II. 455 Moreland Way Site Plan Review

Background:

Megha Joshi has submitted a request for site plan review to construct a new single-family dwelling at 455 Moreland Way, Parcel Identification Number 14-0094-0010-010-5. The subject property is zoned R-1, One-Family Residential and is subject to the applicable zoning regulations of the City of Hapeville.

Documents:

1. Application - 455 Moreland Way_Site Plan_Redacted
 2. Plans - 455 Moreland Way_V1
 3. Planner's Report - 455 Moreland Way_Site Plan
 4. Arborist Review - 455 Moreland Way_1st Review
- 5.III. Special Event Facilities (Event Center) Text Amendment Discussion

Background:

Discussion of a proposed text amendment for Event Venues/Event Centers.

Documents:

1. Planner's Report - Event Center
- 6. Next Meeting - Tuesday, March 10, 2026 at 6PM**
- 7. Adjourn**

Findings:

The Special Use Permit application proposes the operation of a climate-controlled storage facility at 3118 Sylvan Road. The property is zoned C-2 (General Commercial), consistent with all surrounding parcels. A Special Use Permit for the site was previously approved on September 8, 2015, for SpaceMax when the property was originally developed.

According to the application, operating hours are proposed to be 8:00 a.m. to 5:30 p.m., Monday through Saturday. While the application notes eight parking spaces, the site plan submitted with the original conditional use application—which was approved with the development—indicates a total of 20 parking spaces (18 designated for customers and 2 for employees), as well as three loading spaces measuring 12 feet by 24 feet each, serving 715 storage units.

Recommendation:

As the climate-controlled storage facility has been in operation for approximately 8 years in conformance with City Code, it has not taxed City services or created any nuisances. Staff recommended approval of the Special Use Permit with no additional conditions.

Discussion:

The City Planner, Dr. Lynn Patterson, stated that the site plan is pending review by the City Arborist to ensure compliance with landscaping and tree requirements.

MOTION ITEM: Lucy Dolan made a motion to recommend approval to the Mayor and Council for the Special Use Permit request at 3118 Sylvan Road to operate a storage facility. Carol Cobb seconded the motion. MOTION CARRIED: 5-0.

4.II. 438 Porsche Avenue Special Use Permit

Background:

Nishant Suthar requested a Special Use Permit to allow a drive-through at 438 Porsche Avenue, Parcel Identification Number 14-0096-0005-019-1. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-3 (Permitted uses) of the City of Hapeville Zoning Ordinance.

Findings:

The special use permit request proposes the addition of a rear drive through to an existing building located at 438 Porsche Drive (Parcel ID 14 0096 0005 0191) to accommodate a Dunkin Donuts restaurant.

The proposed site plan proposes converting an existing 2500 SF single-story building into a multi-tenant space. The restaurant requesting the drive through is approximately 1,585 SF with the additional space leased to another entity. The property is accessed from Porsche

Avenue to the north and South Street to the east. The .48-acre property is zoned U-V, Urban Village. Surrounding properties are zoned U-V (undeveloped property) and B-P, Business Park (APCU Credit Union). In addition to the City's zoning standards, the property is subject to the Commercial Mixed Use Area requirements of the Architectural Design Standards.

The existing property will be modified to include perimeter landscape, trees, restriping of the parking lot to address circulation, the building will be refaced, and a parapet roof will be added to a portion to increase the façade height.

Through the Special Exceptions section of the Code of Ordinances, Mayor & Council can approve a drive through.

Recommendation:

Given the location and character of the proposed development, Staff recommends approval of the special exception to locate the drive through at this location.

Discussion:

Commissioner Carol Cobb asked whether the proposal includes a dine-in option or if it would operate as drive through only. The applicant stated that both drive through and dine-in options will be available.

Commissioner Lucy Dolan inquired whether the site plan accommodates vehicle stacking in the drive through and whether there would be one or two exit points. The applicant explained that vehicle stacking would be minimal, as service time per customer averages approximately 140 seconds, helping to prevent extended wait times. Vehicles will be able to exit onto either South Street or Porsche Avenue.

Chairman Cliff Thomas asked whether there is an access lane around the interior lot area to allow vehicles to maneuver around the building. The applicant confirmed that such access is provided.

Commissioner Miller Radford asked for clarification on site access points, the location of the loading space, parking orientation, and whether parallel parking is proposed. The applicant confirmed that the site is accessible from both Porsche Avenue and South Street, with the loading area located along the side entrance off South Street. The configuration provides sufficient space for vehicle circulation around the building and includes parallel parking.

Commissioner Brittany Williams inquired whether vehicle circulation on-site is one-way and whether the 16 parking spaces shown on the site plan account for the future tenant

space. Dr. Patterson confirmed that parking requirements are met, noting that the City's standard is three spaces per 1,000 square feet. The future tenant space is approximately 900 square feet, requiring three spaces, while the proposed Dunkin' requires six spaces.

Commissioner Lucy Dolan referenced the City Engineer's report and asked about garbage truck accessibility. Dr. Patterson stated that the applicant proposes to modify the parking layout to include parallel spaces, which will increase lane width and allow for garbage truck access. The applicant added that garbage pickup will occur outside of peak business hours.

There being no further discussion, the following action was taken.

MOTION ITEM:

Jeanne Rast made a motion to recommend approval to the Mayor and Council for the Special Use Permit for the installation of a drive through at 438 Porsche Avenue.

Miller Radford seconded the motion. MOTION CARRIED: 4-0

4.III. 3046 Gordon Circle

Site Plan Review

Background:

Phillip B. Belt., Jr requested site plan review to construct a new single-family dwelling at 3046 Gordon Circle, Hapeville, Georgia 30354, Parcel Identification Number 14-0099-0002-050-6. The property is zoned R-1, One Family Detached and is subject to the zoning regulations for the City of Hapeville.

Findings:

The proposed one-story 3,416 SF dwelling will have three bedrooms and three bathrooms, a front porch, and a rear entry attached garage. A house was recently demolished that had been on the site.

Recommendation:

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

- Development schedule
- Correct number of bedrooms on all sheets.
- Any Outstanding items on the arborist report.

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

With resolution of these items and any others the Planning Commission may deem necessary, approval of the site plan was recommended.

MOTION ITEM: Lucy Dolan made a motion to approve the site plan request for 3046 Gordon Circle subject to the deficiencies outlined in the Staff reports. Jeanne Rast seconded the motion. MOTION CARRIED: 4-0.

4.IV. 3226 Dogwood Drive Site Plan Review

Background:

Andre Payne, representative for Michele Keaton, requested site plan review to construct a new single-family dwelling at 3226 Dogwood Drive, Parcel Identification Number 14-0094-0001-015-5. The property is zoned V, Village and is subject to the zoning regulations of the City of Hapeville.

Findings

The site plan proposes the construction of a 2,103-square-foot single-family dwelling. The dwelling is designed as a two-story structure with a maximum height of 28 feet, 6 inches. A rear parking pad is proposed to satisfy the two-space parking requirement.

The project site is located within the Dogwood Gateway Corridor identified in the Livable Centers Initiative (LCI) Study and Comprehensive Plan adopted by the City in 2017. The property is zoned V (Village District), lies within the A-D (Arts District) Overlay, and is subject to the Neighborhood Conservation provisions of the City's Architectural Design Standards.

Recommendation:

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

- Timeline still not provided.
- The front yard fence is shown across the driveway. Please adjust.
- Asphalt parking pad may be not be large enough to maneuver / turn around so as to not have to back out onto Dogwood (US 41)
- Is there an agreement with the property owner to the north for their use of the driveway?
- Applicant may want to check into driveway abutting foundation because of runoff/water damage.
- How will removal of existing driveway on the south property impact the adjacent neighbor?
- Dimensions from property line to the dwelling (roof eave) should be provided for rear setbacks.

- The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards which could impact design and site layout.

Please note: carports are regulated by the Architectural Design Standards and may not be allowed if desired at a future date.

Discussion:

Mr. Payne explained that the previous comments related to the driveway and other minor revisions have been addressed.

Dr. Patterson stated that, because the driveways on both the northern and southern sides of the property straddle property lines, access rights must be clarified. The applicant must either provide a recorded shared access agreement or a letter from an attorney verifying whether the adjacent property owners do or do not have legal access rights.

Mr. Payne noted that attempts have been made to contact the property owner to the north of the tract; however, those efforts have been unsuccessful.

Chairman Cliff Thomas stated that the Commission's options to move forward are to allow the applicant to withdraw the application, or for the Commission to table or deny the site plan request.

The applicant requested withdrawal of the application and indicated that it will be resubmitted once the required documentation has been obtained.

MOTION ITEM: Jeanne Rast made a motion to accept the withdrawal of the site plan application for 3226 Dogwood Drive. Miller Radford seconded the motion.

MOTION CARRIED: 5-0.

4.V. 2026 Planning Commission Meeting Dates and Deadline Schedule

Background:

Consideration and action to approve the 2026 Planning Commission meeting schedule. The proposed schedule includes one key change: the September meeting will be held on the third Tuesday to accommodate the Labor Day holiday.

MOTION ITEM: Lucy Dolan made a motion to approve the 2026 Planning Commission meeting dates and deadline schedule, as submitted. Brittany Williams seconded the motion. MOTION CARRIED: 5-0.

5. Next Meeting Date: November 17, 2025 at 6:00 PM.

6. Adjourn

**MOTION ITEM: Jeanne Rast made a motion to adjourn the meeting at 7:19 p.m.
Miller Radford seconded the motion. MOTION CARRIED: 5-0.**

Respectfully submitted by,

Cliff Thomas, Chairman

Adrienne Senter, Secretary

DRAFT

26-PC-02-02

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant Alex Popham

Mailing Address 430 Plasters Ave NE STE 100 Atlanta GA 30324

Telephone [REDACTED] Mobile _____

Email [REDACTED]

Property Owner (s) Stillwood Development, LLC

Mailing Address " "

Telephone " " Mobile _____

Address/Location of Property:
3264 Springtown Drive Hapeville GA

Present Zoning Classification: PD

Present Land Use: SFR

Parcel ID #: 14 0098 000 90484

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

[Signature]
Applicant's signature

Date: 7-29-25



to and subscribed before me
This 19 day of Dec, 2025.

[Signature]
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

WRITTEN SUMMARY

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

4th phase in New-SPR Subdivision for
final plot. 9 Homes

Units 24-32

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

AUTHORIZATION OF PROPERTY OWNER

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

3264 Springhomen Drive
Hapeville GA

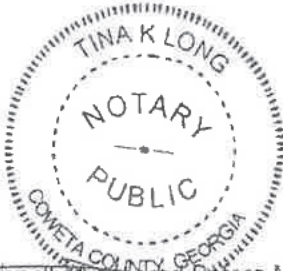
City of Hapeville, County of Fulton, State of Georgia

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: Alex Popham

Address of Applicant: 436 Plasters Ave NE Atlanta GA 30324

Telephone of Applicant: [REDACTED]



[Signature]
Signature of Owner

Alex Popham - Moss
Print Name of Owner

Personally appeared before me this 14 day of December, 2025

[Signature]
Notary Public

A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. Submittal of the plat does not guarantee the approval of a Final Plat, a legal document, once recorded with the County, finalizes the subdivision of the land. To be considered, a Preliminary Plat must contain the following information:

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

AP Date, approximate north point and graphic scale.

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

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

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

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

AP The acreage of the land to be subdivided.


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


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


Applicant Signature: [Signature] Date 12-19-2025

Final Plat Checklist


A Final Plat is a legal document, once approved and signed by the Hapeville Planning Commission, can be recorded with Fulton County Superior Court. Only a final plat legally subdivides a parcel. Filing with the County will establish the new deed for the property and assign tax parcel identification information. To be considered, a Final Plat must contain the following information:


AP  The lines of all streets and roads, alley lines, 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.

AP  Sufficient data to determine readily 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 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.

AP  All dimensions to the nearest 100th of a foot and angles to the nearest minutes.

AP  Location and description of monuments.

AP  The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.

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

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

Supplemental Documents for Final Plat:

- Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way and any sites for public use.
- Certification by surveyor or engineer to accuracy of survey and plat and placement of monuments.
- Certification by the City Engineer that the subdivider has complied with one of the following alternatives:
 1. All improvements have been installed in accord with the requirements of the regulations; or
 2. A security bond has been posted in sufficient amount to ensure the completion of all required improvements.
- Certification of approval to be signed by the secretary of the Planning Commission following the approval of the final plat.

Once a Final Plat has been approved and signed by the Chair of the Hapeville Planning Commission, the applicant may pick up copies of the plat for filing with Fulton County Superior Court at 136 Pryor Street, Atlanta, GA 30303. Once filed and stamped by the recorder's office, a copy should be returned to the Hapeville Department of Economic Development to be held on file.

Applicant Signature: 

Date: 2-29-2025

FINAL PLAT FOR:
STILLWOOD FARM PHASE IV
 3264 SPRING HAVEN AVENUE
 LAND LOT 98, 14TH DISTRICT
 THE CITY OF HAPEVILLE
 FULTON COUNTY, GEORGIA

THIS BLOCK RESERVED FOR THE CLERK
 OF THE SUPERIOR COURT

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

PREPARED BY
DES DAVIS
 ENGINEERING & SURVEYING
 24 DAWSON VILLAGE
 WAY SOUTH
 DAWSONVILLE, GA 30534
 PHONE: (706) 265-1234
 DAVISENGINEERS.COM

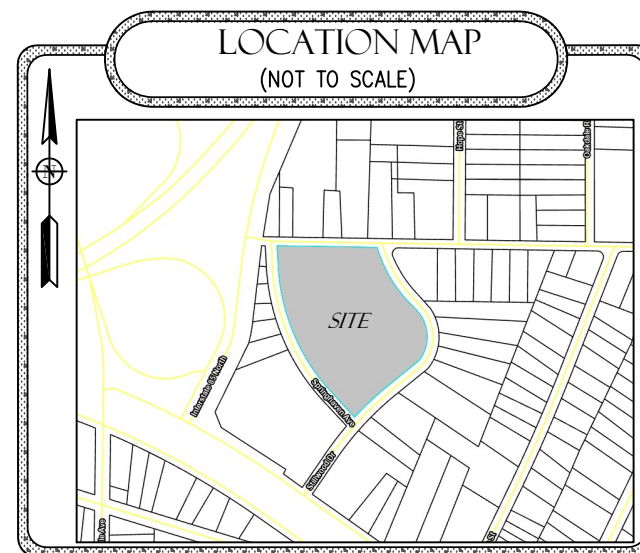
Final Plat Approval

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.

 Date: _____
 City Clerk - On Behalf of Mayor and Council

 Date: _____
 Chairman, Planning Commission

 Date: _____
 City Engineer



TOTAL AREA
4.17 ACRES

PARCEL 14 009800090484

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: ____/____/20____

 Printed or Typed Name of Subdivider

 Signature of Owner
 Date Signed: _____

 Printed or Typed Name of Owner

~SURVEYOR CERTIFICATION~

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

Farran Anderson
 FARRAN ANDERSON PLS# 3614

~ZONING INFORMATION~

COUNTY: FULTON (CITY OF HAPEVILLE)
 ZONE: PD
 SETBACK REQUIREMENTS:
 -MIN. BLDG. SEPARATION: 5'
 BETWEEN ROOF EAVES (MIN. 7'
 BETWEEN WALLS)
 -MIN. SETBACK FROM PARKING TO
 PERIMETER PROPERTY LINE: 5'

THE LANDOWNER ACKNOWLEDGES 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.

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 21,492 feet and an angular error of 1 second per angle point, and was adjusted using the least squares method. This plat has been calculated for closure and is found to be accurate within one foot in 2,142,324 feet and the property shown contains a total of 4.17 acres. The equipment used to obtain the linear and angular measurements herein was Leica TS16.

By: *Farran Anderson* Date: 12/16/2025
 Registered Georgia Land Surveyor No. 3614
 Date of Expiration: 12/31/2026

PHASE IV FINAL PLAT
STILLWOOD DEVELOPMENT, LLC
LAND LOT 98
14th DISTRICT
CITY OF HAPEVILLE
FULTON COUNTY, GEORGIA

DRAWN BY: FAA
PLAT DATE: 12/16/2025
FIELD CREW: MC
FIELD DATE: 11/17/2025

SHEET NO.
1 OF 2

PROJECT NO.
22-273



THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS. DAVIS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION, AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.

CERTIFICATE OF AUTHORIZATION NUMBER: LSF 001057

~LEGEND~

○ CALCULATED POSITION	RB REBAR
● IRON PIN FOUND/SET (IPF/IPS)	SR SOLID ROD
⊙ UNIT "POB" (PF/PS)	OCS OUTLET CONTROL STRUCTURE
⊞ CONC MONUMENT SET (CMS)	CPP CORRUGATED PLASTIC PIPE
DB DEED BOOK	GI GRATE INLET
N/F NOW OR FORMERLY	DI DROP INLET
OTF OPEN TOP PIPE	⊙ SANITARY SEWER MANHOLE (SSMH)
PB PLAT BOOK	⊗ LIGHTPOLE
PG PAGE	⊙ CLEANOUT
P/L PROPERTY LINE	
☒ TELEPHONE PED. (T.P.) (ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	--- ADJOINER
☑ FIRE HYDRANT (FH)	----- LAND LOT LINE (L.L.L.)
☒ WATER METER (WM)	----- RIGHT OF WAY (R/W)
☒ WATER VALVE (WV)	----- FENCE
☒ POWER BOX (PBX)	----- OHP OVERHEAD POWER
☒ POWER POLE (PP)	

*HOUSES UNDER CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.

RIGHT-OF-WAY NOTE: PROPOSED 5' WIDTH RIGHT OF RESERVATION FOR THE IMPROVEMENT OF PUBLIC ROADWAY AND UTILITY INSTALLATIONS. 5' RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF HAPEVILLE UPON REQUEST.

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 21,492 FEET, AND AN ANGULAR ERROR OF 1 SECOND PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 2,142,324 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATMENT BY THE SURVEYOR.

TYPE OF SURVEY: DIVISION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON: DB 64578, PG 633

PROPERTY OWNERS AS OF SURVEY DATE: STILLWOOD DEVELOPMENT, LLC

PARCEL NUMBER: 14009800090484

~SURVEY NOTES~

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FLOOD NOTE:
 FLOOD ZONE SHOWN PER HYDRAULIC ANALYSIS FOR 3264 SPRINGHAVEN AVENUE, DATED NOVEMBER 17TH, 2020. CERTIFIED BY REGISTERED ENGINEER JONATHAN D. HICKS, NO. 33639. PER THE REFERENCED HYDRAULIC ANALYSIS THE 100-YR-HGL SHOULD BE CONTAINED WITHIN THE NEW 54" PIPE. NO AS-BUILT HYDRAULIC ANALYSIS TO BE REFERENCED AT THIS TIME.

PROPERTY OWNERSHIP DESCRIPTION:
 INDIVIDUAL LOTS TO BE FEE SIMPLE - INDIVIDUAL LOTS, WHICH IS THE LAND AREA UNDER THE FOUNDATION WILL CONFORM TO THE BASIC SITE PLAN CONFIGURATION, BUT MAY BE MODIFIED SLIGHTLY TO ACCOMMODATE SUBSTITUTED HOME PLANS. IN ADDITION TO THE LOT EACH OWNER WILL HAVE USE OF LIMITED COMMON AREA FOR SIDE YARD, DRIVEWAY, WALKS, ETC. THAT PRIMARILY SERVE AN INDIVIDUAL PROPERTY, PLUS AN INTEREST IN THE GENERAL COMMON AREAS AND AMENITIES.

LINE	BEARING	DISTANCE
L1	N 42°41'50" W	34.00'
L2	S 47°18'10" W	26.00'
L3	N 42°41'50" W	34.00'
L4	N 47°18'10" E	26.00'
L5	S 42°41'50" E	37.00'
L6	S 47°18'10" W	21.00'
L7	N 42°41'50" W	37.00'
L8	N 47°18'10" E	21.00'
L9	S 42°41'50" E	37.00'
L10	S 47°18'10" W	21.00'
L11	N 42°41'50" W	37.00'
L12	N 47°18'10" E	21.00'
L13	S 42°41'50" E	21.00'
L14	S 47°18'10" W	39.67'
L15	N 42°41'50" W	21.00'
L16	N 47°18'10" E	39.67'
L17	S 42°41'50" E	34.00'
L18	S 47°18'10" W	26.00'
L19	N 42°41'50" W	34.00'
L20	N 47°18'10" E	26.00'
L21	S 42°41'50" E	39.67'
L22	S 47°18'10" W	21.00'
L23	N 42°41'50" W	39.67'
L24	N 47°18'10" E	21.00'
L25	S 42°41'50" E	37.00'
L26	S 47°18'10" W	21.00'
L27	N 42°41'50" W	37.00'
L28	N 47°18'10" E	21.00'
L29	S 42°41'50" E	34.00'
L30	S 47°18'10" W	26.00'
L31	N 42°41'50" W	34.00'
L32	N 47°18'10" E	26.00'
L33	S 42°41'50" E	37.00'
L34	S 47°18'10" W	21.00'
L35	N 42°41'50" W	37.00'
L36	N 47°18'10" E	21.00'

UNIT TIES TO "P.O.C."

LOT #	BEARING	DISTANCE
24	S 04°47'14" W	359.24'
25	S 08°48'43" W	385.64'
26	S 11°35'18" W	411.17'
27	S 14°02'07" W	437.55'
28	S 12°44'52" W	479.58'
29	S 07°36'29" W	475.63'
30	S 05°03'29" W	450.72'
31	S 01°28'29" W	427.17'
32	S 01°18'33" E	403.33'

STILLWOOD FARM

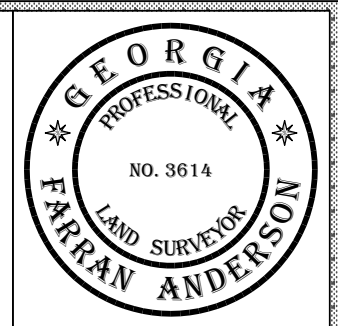
LOT #	ADDRESS #	STREET NAME	AREA (S.F.)
24	3304	STILLWOOD LANE	884.00
25	3306	STILLWOOD LANE	777.00
26	3308	STILLWOOD LANE	777.00
27	3314	SPRINGHAVEN AVE	833.00
28	3312	SPRINGHAVEN AVE	884.00
29	3311	STILLWOOD DRIVE	833.00
30	3307	STILLWOOD DRIVE	777.00
31	3305	STILLWOOD DRIVE	884.00
32	3303	STILLWOOD DRIVE	777.00

CURVE	CHORD BEARING	DELTA ANGLE	ARC LENGTH
C1	S 30°41'51" E	24°29'53"	186.34'
C2	S 15°00'01" E	55°53'35"	124.14'
C3	S 32°04'18" W	38°15'11"	74.26'
C4	S 47°06'50" W	8°10'03"	149.97'
C5	N 43°18'00" W	3°08'18"	58.42'
C6	N 39°29'30" W	4°28'42"	72.26'
C7	N 30°14'13" W	14°01'52"	113.82'
C8	N 16°26'10" W	13°34'13"	167.84'
C9	N 07°34'55" W	4°07'54"	128.00'

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, 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 COMPLES 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.

Farran Anderson
 FARRAN ANDERSON PLS# 3614

~SURVEYOR CERTIFICATION~

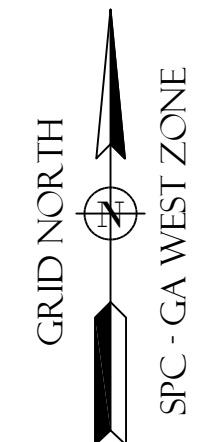


THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS. DAVIS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL EXISTING UTILITIES, TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION, AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.

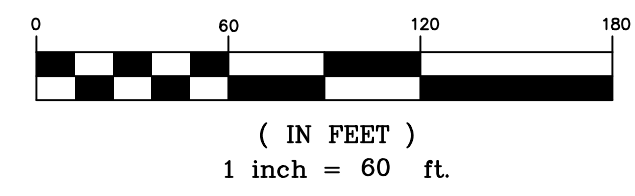


TOTAL AREA
4.17 ACRES

PARCEL 14 009800090484



GRAPHIC SCALE



PHASE IV FINAL PLAT
 STILLWOOD DEVELOPMENT, LLC
 LAND LOT 98
 14th DISTRICT
 CITY OF HAPEVILLE
 FULTON COUNTY, GEORGIA

DRAWN BY: FAA
 PLAT DATE: 12/16/2025
 FIELD CREW: MC
 FIELD DATE: 11/17/2025

SHEET NO.
2 OF 2
 PROJECT NO.
22-273



PLANNER'S REPORT

DATE: February 3, 2026
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Subdivision Review for 3264 Springhaven Drive, Phase IV Phase

BACKGROUND

Alex Popham representing Stillwood Development LLC submitted a final subdivision plat application for the fourth phase of the Stillwood Development, located at 3264 Springhaven Drive. The Development consists of 9 homes (units 24-32). The total parcel is 4.17 acres with individual lots to be sold as fee simple. The remainder of the area will be owned and maintained by the developer until the HOA is established.

The property is located in the P-D, Planned Unit Subdivision zoning district.

CODE REQUIREMENTS

Final Plat

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.

Compliant

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

Compliant

d. Location and description of monuments.

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

Compliant

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

Compliant

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.

No Change

(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.

No Change

(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. Culs-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.

No Change

(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.

No Change

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

Not applicable

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

Not applicable

(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.

Not applicable

(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.

Not applicable

- 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.

Not applicable

- 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.

Internal Driveways shown. Compliant.

(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.

Not applicable

(b) Blocks.

Not applicable

(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.

Compliant

(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.

Compliant

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.

Compliant

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.

Not applicable

(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.

Compliant

(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. *N/A*

(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.

Not applicable

(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.

Compliant

(3) Community assets. In all subdivisions, due regard shall be shown for all natural features such as large trees, watercourses, historical resources and similar community assets which, if preserved, will add attractiveness and value to the property.

Not applicable

(e) Suitability of the land.

(1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.

(2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

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

Not applicable

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

Compliant

(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.

Not required

(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, monuments, sewers, stormwater inlets and water mains in accordance with specifications established by the city.

(1) Monuments.

a. Concrete monuments four inches in diameter or square, three feet long, with a flat top, 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. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.

b. All other lot corners shall be marked with iron pipe not less than three-fourths inch in diameter and 24 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.

N/A

(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.

Not applicable

(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.

Not applicable

(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.

A sidewalk has been provided.

(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. Street trees are a protection against excessive heat and glare and enhance the attractiveness and value of abutting property. The planning commission will assist the subdivider in location of trees and species to use under varying conditions.

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 planning commission's approval since the public inherits the care and maintenance of such trees.

Compliant

(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.

RECOMMENDATION

Any deficiencies(e.g., housing under construction) identified in the Engineer's Report must be addressed. Once the deficiencies are addressed, the plat is compliant for Phase IV and may be approved by the Planning Commission.

Department of Planning & Zoning

Final Plat Preparation Checklist

Development Name Stillwood Farm Phase IV
Design Professional Farran Anderson, PLS
Date 01/09/2026

It is the owner's/developer's responsibility to be in compliance with applicable National Pollution Discharge Elimination System (NPDES) Permit and Clean Water Act requirements. The petitioner 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.

Abbreviations: CO: Hapeville, GA Code of Ordinances (latest ed.)

FINAL PLAT GENERAL COMMENTS CO 90-1-2-(f)		
RESPONSE (✓, X, or N/A)	PAGE #	
✓		1. 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.
✓		2. 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. Applicant should clarify where the point "POC" is located as unites 24-32 are indicated to tie to this location.
✓		3. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
✓		4. Location and description of monuments.
✓		5. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
✓		6. Date, title, name and location of subdivision, graphic scale and true north point.
✓		7. Location map showing site in relation to area.
✓		8. 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.
✓		9. 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.
✓		10. Certification by land surveyor or engineer to accuracy of survey and plat and placement of monuments.
✓		11. Certification of Final Plat Approval.



X		12.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. Page 2 has note stating houses under active construction at time of field survey. It is not clear if all improvements have been installed.
ADDITIONAL COMMENTS		
		13.

Date Received: 1/21/2026
Application # 26-PC-02-01
Fees: Received

PLANNING COMMISSION APPLICATION

Name of Applicant Megha Joshi
Mailing Address 1984 Howell Mill Rd. #19973 Atlanta 30325

Telephone [Redacted] Mobile # [Redacted] Email [Redacted]

Property Owner (s) Altair Homes ATL LLC

Mailing Address 1984 Howell Mill Rd #19973 Atlanta 30325

Telephone [Redacted] Mobile # [Redacted] Email [Redacted]

Address/Location of Property:
455 Moreland Way Hapeville GA 30354

Parcel I.D. # (Information must be provided) 14 0894-00100105

Present Zoning Classification: R-1

Present Land Use Vacant Land

Please check the following as it applies to this application

- Site Plan Review
- Conditional Use Permit
- Other (Please State) Single Family Home New Construction
- Temporary Use Permit
- Special Use Permit

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 to. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

[Signature]
Applicant's Signature

Date: 12/31/2025

Sworn to and subscribed before me
This 31st day of December, 2025.

[Signature]
Notary Public

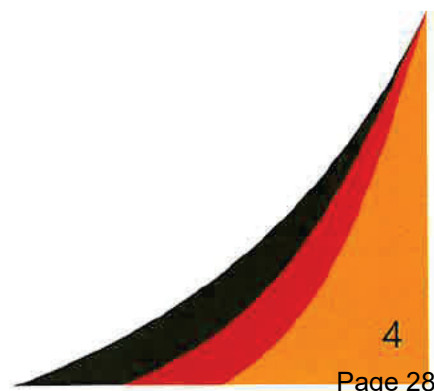


PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

In detail, provide a summary of the proposed project in the space provided below. (Please type or print legibly.)

This project is a single family detached home. The home will be 3 bedroom and 3 bathroom. The home will be 2 storey and will have a detached garage in the rear of the main house building. The interior of the home will have an open floor plan layout. The main floor will have a kitchen, dining and living room with 10' ceilings. The kitchen finishes will have quartz countertop, hardwood cabinets and chrome faucet finishes. The main level will also have a laundry room, a pantry and a powder bathroom. The second main level will also have a laundry room, a pantry and a powder bathroom. The second level will have a master bedroom with an attached bathroom. It will also have 2 additional bedrooms which will share one bathroom between the two. The garage will be built on the rear of the main building of the house. The exterior of the house will have fiber cement siding. The roof will be shingles. The windows will be recessed to accomodate the city of hapeville code.





Project Report- 455 Moreland Way Hapeville GA 30354

This project is for a single family detached home. The house will be two stories. The main building of the house will have three bedrooms and three baths. In the rear of the main building will be a one-car garage. The interior of the house will have 10 ft ceilings. The main level will consist of Living room, Dining room, Kitchen. The main level will also have a powder bathroom, laundry room, and a pantry. The second level will have three bedrooms and two full bathrooms.

The exterior of the house will be fiber-cement siding with recessed windows and a shingled roof.

PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

455 Moreland Way

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 Megha Joshi

Address of Applicant 1984 Howell Mill Rd. #19973 Atlanta 30325

Telephone of Applicant [REDACTED]

[Handwritten Signature]

Signature of Owner

Megha Joshi

Print Name of Owner

Personally Appeared Before Me

This 31st day of December, 20 25.

[Handwritten Signature]

Notary Public



SITE PLAN CHECKLIST – PLEASE INCLUDE WITH YOUR APPLICATION.

A site plan is used to determine the practical ability to develop a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will be considered in the decision process. To be considered, a site plan must contain the following information:

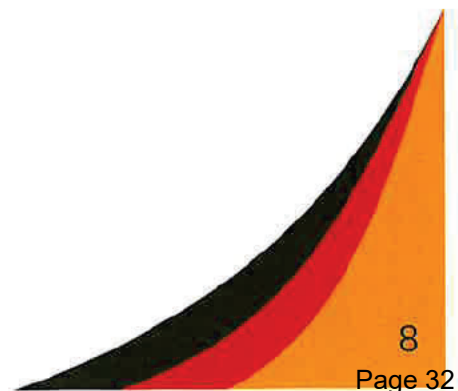
- x** A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant’s ownership and/or contractual interest in the subject site, and the anticipated development schedule. Please complete and submit all forms contained within the application for site plan review.

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

- x** The locations, size (sf), and height (ft) of all existing and proposed structures on the site. Height should be assessed from the base of the foundation at grade to the peak of the tallest roofline.

- x** Site plans shall include the footprint/outline of existing structures on adjoining properties. For detached single-family residential infill development, the front yard setback shall be assessed based on the average setback of existing structures on adjoining lots. Where practical, new construction shall not deviate more than ten (10) feet from the average front yard setback of the primary residential structure on an adjoining lot. Exemption from this requirement due to unnecessary hardship or great practical difficulty can be approved at the discretion of the Planning Commission. To be considered for an exemption, the applicant must submit a “Request for Relief” in writing with their site plan application, including the conditions that necessitate relief (i.e. floodplain, wetland encroachment, excessive slope, unusual lot configuration, legally nonconforming lot size, unconventional sitting of adjoining structures, etc).

- X The location and general design cross-section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances. A walkway from the primary entrance directly to the public sidewalk is required for all single-family residential development.
- X The locations, area and number of proposed parking spaces. Please refer to Article 22.1 Chart of Dimensional Requirements to determine the correct number of parking spaces for your particular type of development.
- X Existing and proposed grades at an interval of five (5) feet or less.
- X The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93- 2-14(y) to determine the required tree density for your lot(s)
- A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.
- N/A The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.
- N/A The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms. Detached single-family residential development may be exempt from this requirement.



Legal Description- 455 Moreland Way Hapeville GA 30354

Deed Book 68101 Page 64
CHE ALEXANDER
Clerk of Superior Court

EXHIBIT "A"

ALL that tract or parcel of land lying and being in Land Lot 94, of the 14th District of Fulton County, Georgia, being Lot 19, of the W. H. Smith Subdivision, and being more particularly described as follows:

BEGINNING at a point on the northwesterly side of Moreland Way 440.8 feet northeasterly from the intersection formed by the northwesterly side of Moreland Way and the east side of Stewart Avenue (currently known as Dogwood Drive), if said street lines were extended to form an angle instead of a curve, as measured along the northwesterly side of Moreland Way; running thence northeasterly along the northwesterly side of Moreland Way 60 feet to an iron pin at the southeast corner of the property now or formerly owned by Hapeville Presbyterian Church; thence northwest along a line forming an interior angle of 90 degrees with the last mentioned course 165.8 feet to an iron pin; thence west a distance of 40 feet to an iron pin at the most northerly corner of Lot 20, said subdivision; thence southeasterly along the line dividing Lots 19 and 20, a distance of 198.2 feet to the northwesterly side of Moreland Way and the POINT OF BEGINNING, being improved property known as No. 455 Moreland Way according to the present system of numbering houses on Moreland Way, as more fully shown on plat of survey for Thomas Joseph Hearn, by W. H. Brewer, Registered Surveyor, dated August 31, 1963.

Being property known as 455 Moreland Way, Hapeville, GA.

PARCEL # 14- 0094-0010-010-5

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 STATES HEREON. JURISDICTION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS 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 REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Gerald H. Bernhardt
 GEORGIA RLS NO. 26888

GEORGIA RLS NO. 26888

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13121C0366F

EFFECTIVE DATE: 09/18/2013

ZONE 'X'

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS OF WAY PUBLIC OR PRIVATE. THE RIGHTS OF WAY PUBLIC OR PRIVATE ARE REPRESENTED PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONSENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONSENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

~ THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES.

THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT)

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

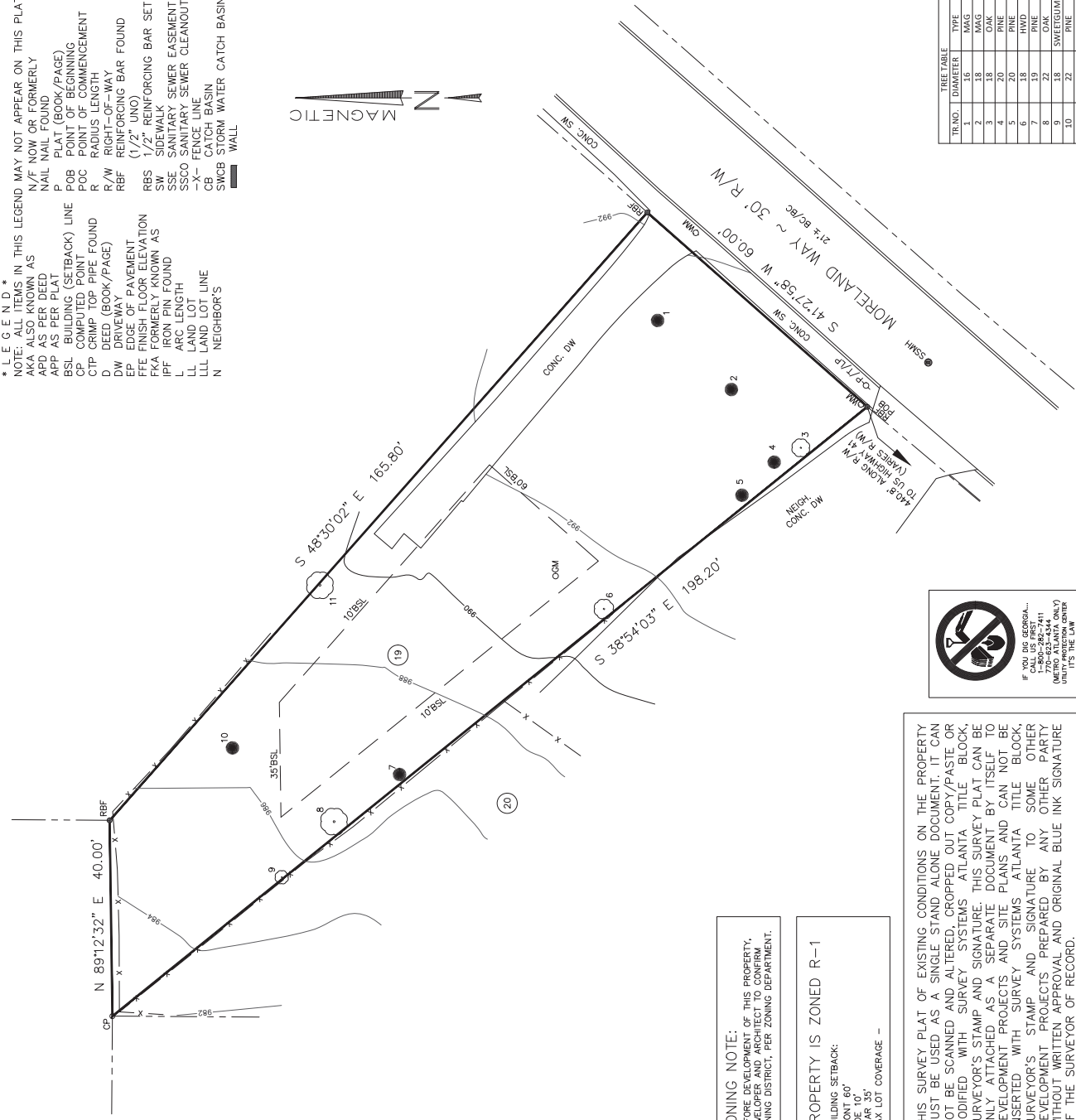
ZONING NOTE:
 BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-1
 BUILDING SETBACK:
 FRONT 60'
 SIDE 10'
 REAR 35'
 MAX LOT COVERAGE --

THIS SURVEY PLAT OF EXISTING CONDITIONS ON THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY SYSTEMS. ATLANTA TITLE BLOCK SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY SYSTEMS. ATLANTA TITLE BLOCK SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.



- * LEGEND *
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 - AKA ALSO KNOWN AS
 - N/F NOW OR FORMERLY
 - NAIL FOUND
 - NAIL FOUND
 - APP AS PER PLAT
 - BLS BUILDING (SETBACK) LINE
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - R RADIUS LENGTH
 - R/W RIGHT-OF-WAY
 - DEED (BOOK/PAGE)
 - EP EDGE OF PAVEMENT
 - EE FINISH FLOOR ELEVATION
 - FKA FORMERLY KNOWN AS
 - IP IRON PIN FOUND
 - L ARC LENGTH
 - LL LAND LOT
 - LLL LAND LOT LINE
 - N NEIGHBOR'S
 - SWCB STORM WATER CATCH BASIN
 - W WALL



TREE TABLE	TR. NO.	DIAMETER	TYPE
	1	16	MAG
	2	18	OAK
	3	18	OAK
	4	20	PNE
	5	20	PNE
	6	18	HWD
	7	18	PNE
	8	18	PNE
	9	18	SWEETGUM
	10	22	PNE
	11	50	OAK

PROPERTY ADDRESS: 455 MORELAND WAY, HUNTSVILLE, GA 35894

LAND AREA: 0.19 AC

PLAT PREPARED FOR: 455 MORELAND WAY

LOT 04, 14th DISTRICT, PARCEL ID: 100800100102

CITY OF HUNTSVILLE, ALABAMA

DATE: 11-14-2025

FIELD DATE: 11-14-2025

REVISIONS: NONE

SCALE: AS SHOWN

DATE: 11-14-2025

BY: GERALD H. BERNHARDT

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF ALABAMA

REGISTRATION NO. 15000

EXPIRES 12-31-2027

PHONE: 205-753-1000

CELL: 205-753-1000

OFFICE: 1000 N. 10TH AVE., SUITE 100, HUNTSVILLE, AL 35894

IF YOU DIE GEORGIA... METRO ATLANTA'S EMERGENCY RESPONSE CENTER 1-800-282-7411 (METRO 678-524-7411 ONLY) 1115 THE LAM

FLOOD HAZARD STATEMENT

I HAVE THIS DATE EXAMINED THE "HA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

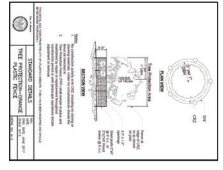
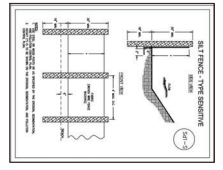
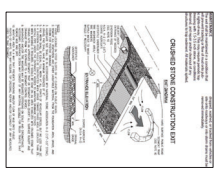
PANEL 1312100366F

EFFECTIVE DATE: 09/18/2013

ZONE 'X'

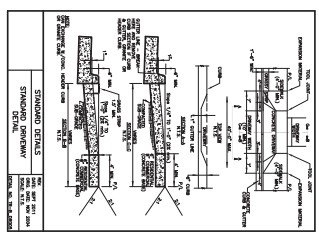
- EROSION CONTROL LEGEND**
- APPLY TO ALL DISTURBED AREAS
- D01 TEMPORARY COVER OR PLANT RESIDUES APPLIED TO THE SOIL SURFACE FOR PROTECTION AGAINST EROSION WHEN SEEDING IS NOT PRACTICAL
 - D02 ESTABLISHING A TEMPORARY VEGETATIVE COVER ON DISTURBED AREAS TO PROTECT AGAINST EROSION
 - D03 COVER SLOPE AS TREES, SHRUBS AND GRASSES ARE ESTABLISHED
 - D04 DISTURBED AREA STABILIZATION (WITH SOODING)
 - D05 CONTROLLING SURFACE AND AIR POLLUTION FROM DISTURBING ACTIVITIES

- Section 17, Erosion Control City of Atlanta
1. permitted by the building of erosion control measures with knowledge of the site conditions.
 2. Erosion control measures will be maintained or replaced as needed until permanent vegetation is established.
 3. control that is subject to the control of the contractor.
 4. Erosion control measures shall be maintained until the vegetation is established.
 5. additional erosion control measures shall be necessary for special situations.
 6. If erosion control "Type 5" is required for the site, the contractor shall provide the details as indicated in the attached detail.



INDICATES SILT FENCE

INDICATES TREE PROTECTION AREA



NEW TREES PLANTED:
(IF APPLICABLE)

- * All trees will be 2.5 calipers
- * Each understory tree is placed from all existing and planned understory trees
- * each midstory tree is placed at least 25 feet on center away from all existing and planned midstory trees
- * each overstory tree is placed at least 35 feet on center away from all existing and planned overstory trees

SCOPE: NEW CONSTRUCTION

PROPOSED IMPERVIOUS (IN SQ FT)

GARAGE	293
DRIVEWAY	1353
HOUSE	840
PORCH	152
TOTAL	2638
LOT COVERAGE	32.60%

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

PROPERTY IS ZONED R-1

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
811
IT'S THE LAW

RELEASED FOR CONSTRUCTION

PROPOSED IMPERVIOUS (IN SQ FT)

ZONING NOTE:
BEFORE DEVELOPMENT OF THIS PROPERTY, DEVELOPER AND ARCHITECT TO CONFIRM ZONING DISTRICT, PER ZONING DEPARTMENT.

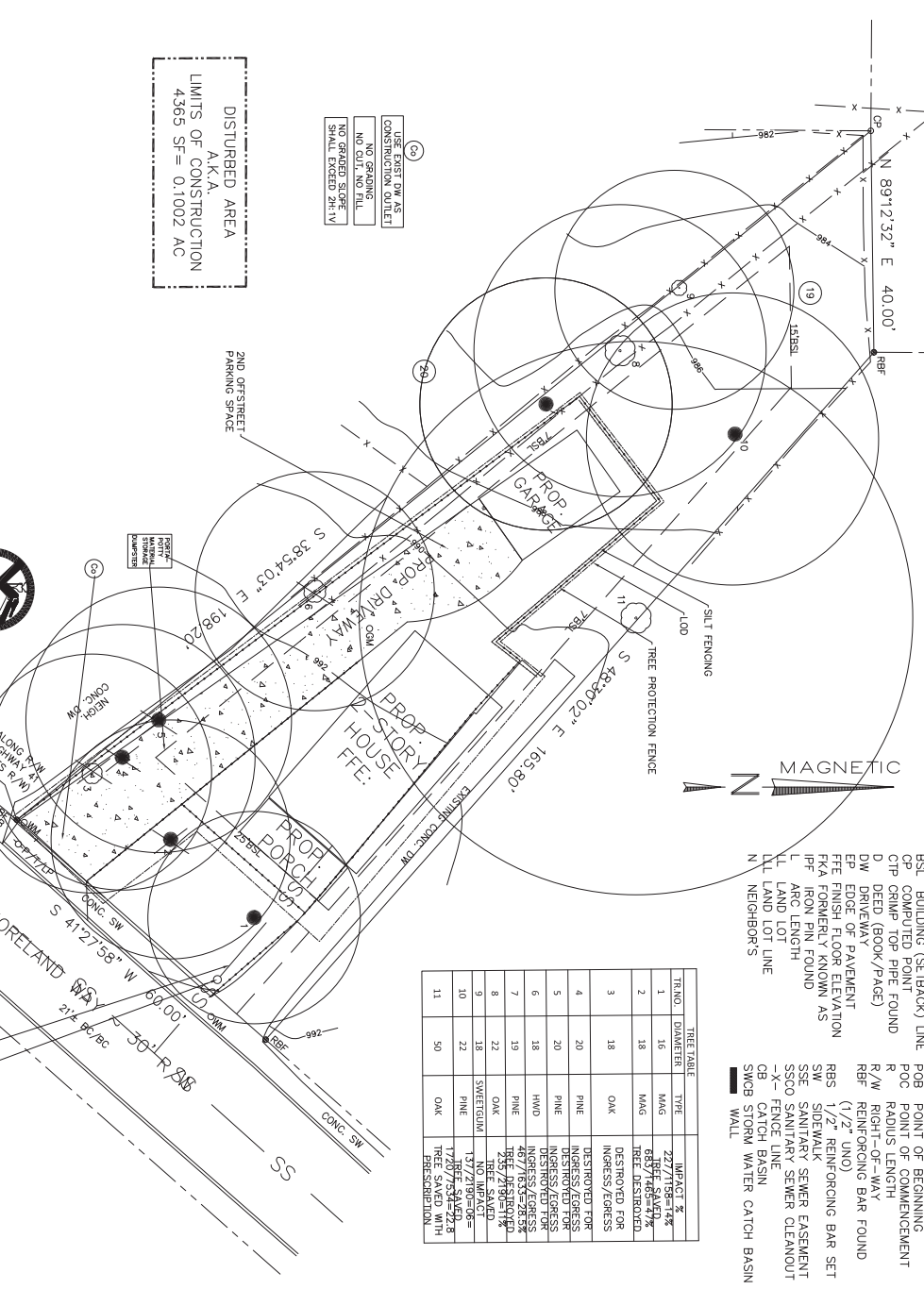
PROPERTY IS ZONED R-1

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811
IT'S THE LAW

RELEASED FOR CONSTRUCTION

**IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
811
IT'S THE LAW**

RELEASED FOR CONSTRUCTION



TRNO	DIAMETER	TYPE	IMPACT %
1	16	MAG	2277/98% 0%
2	18	MAG	6837/66.47% 0%
3	18	OKM	DESTROYED FOR INGRESS/EGRESS
4	20	PINE	DESTROYED FOR INGRESS/EGRESS
5	20	PINE	DESTROYED FOR INGRESS/EGRESS
6	18	HWD	DESTROYED FOR INGRESS/EGRESS
7	19	PINE	DESTROYED FOR INGRESS/EGRESS
8	22	OKM	DESTROYED FOR INGRESS/EGRESS
9	18	PINE	DESTROYED FOR INGRESS/EGRESS
10	22	PINE	DESTROYED FOR INGRESS/EGRESS
11	50	OKM	DESTROYED FOR INGRESS/EGRESS

* LEGEND *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKA ALSO KNOWN AS

APP AS PER DEED

APP AS PER PLAT

BBL BUILDING (SETBACK) LINE

CP COMPUTED POINT

CTP CRIMP TOP PIPE FOUND

D DEED (BOOK/PAGE)

DW DRIVEWAY

EE EDGE OF PAVEMENT

FE FINISH FLOOR ELEVATION

FFA FINISH FLOOR FINISH AS

FLA FINISH FLOOR FINISH

LL LAND LOT LINE

N NEIGHBORS

RBS 1/2" REINFORCING BAR SET

SW SIDEWALK

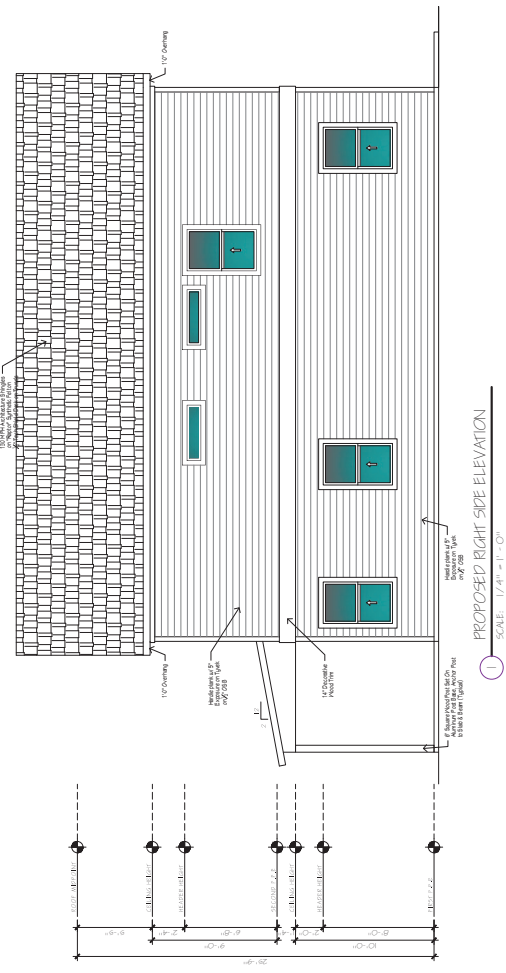
SSE SANITARY SEWER EASEMENT

SSOO SANITARY SEWER CLEANOUT

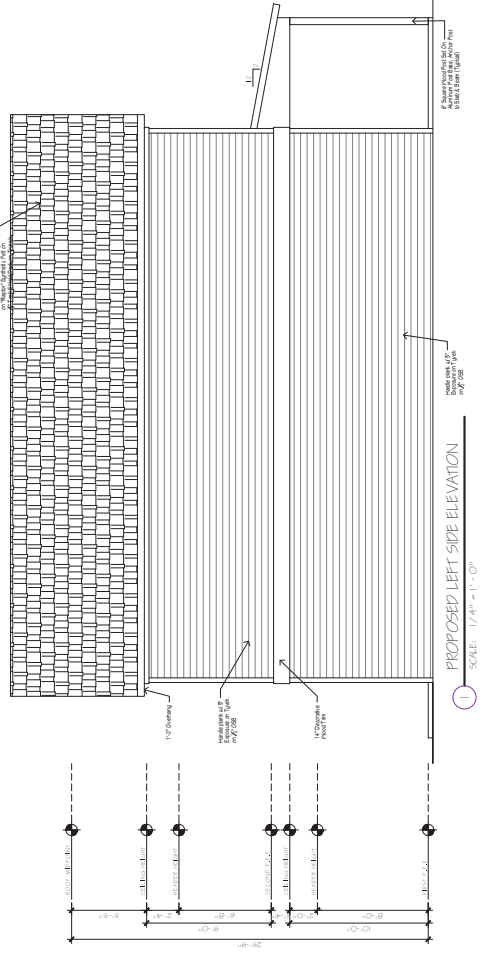
A- FENCE LINE

GRG STORM WATER BASIN

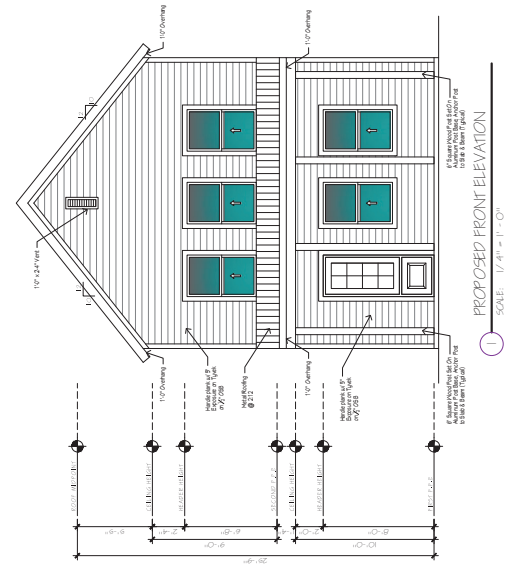
W WALL



1 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

24 HR CONTACT:

COMPANY:

ASCENT ATLANTIC
2275 LAKE COVE CT
BUFORD, GA 30814-217

REVISION
DATE
12/12/2025

PROJECT NUMBER
180

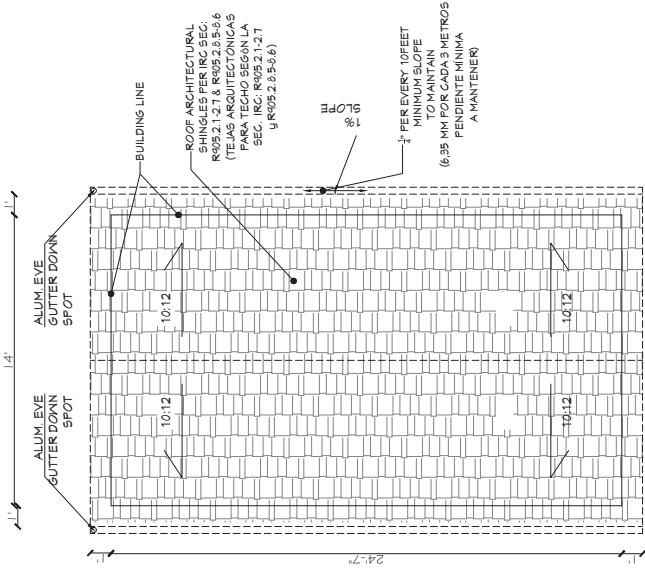
PROJECT NAME
ALTAIR DEVELOPMENTS
PLAN SET VZ

PROJECT NUMBER
180

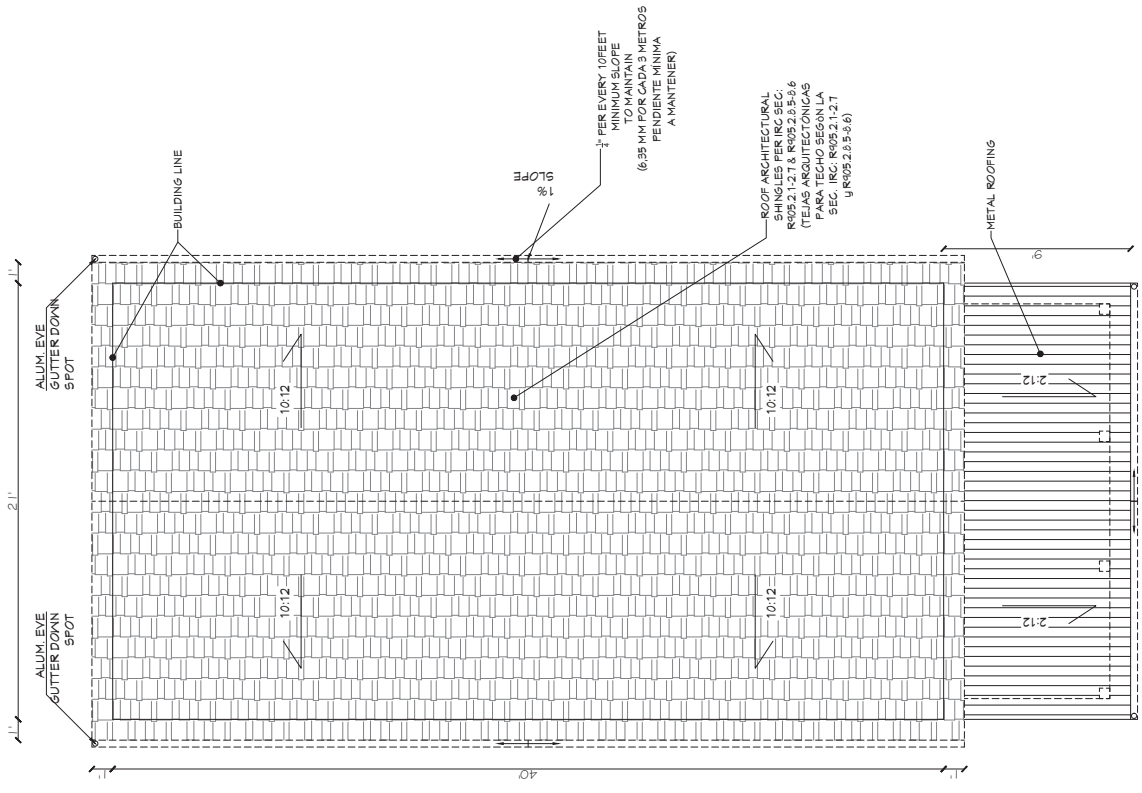
PROJECT NO.

PROJECT NAME
MAIN HOUSE ELEVATIONS

DATE PLOTTED
A-002

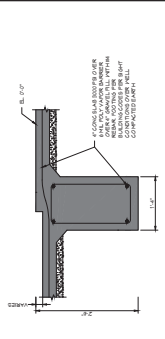


GARAGE ROOF PLAN
SCALE 3/8" = 1'-0"

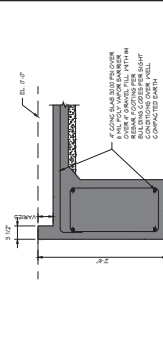


HOUSE ROOF PLAN
SCALE 3/8" = 1'-0"

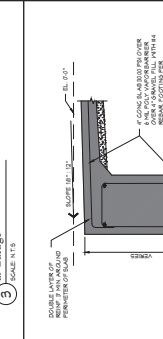
24 HR CONTACT:	DATE:	12/12/2025
COMPANY:	REVISION:	
ASBENT ATLANTALLC 2275 LAKE COVE CT BUFORD, GA 30814-217	PROJECT:	ALTAIR DEVELOPMENTS PLAN SET VZ
	PRODUCT NUMBER:	TBD
	PROJECT NO.:	
	SHEET TITLE:	ROOF PLANS
	SHEET NUMBER:	A-004



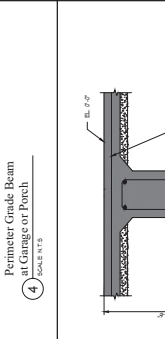
Garage Beam at Slab
SCALE: NTS



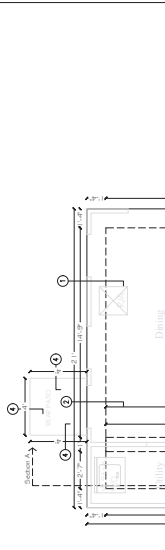
Offset
Perimeter Grade Beam
at Garage
SCALE: NTS



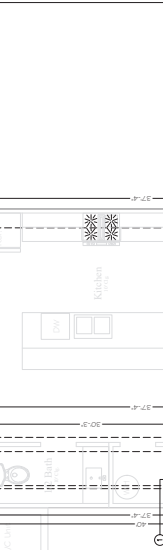
Typical Interior Grade
Beam
SCALE: NTS



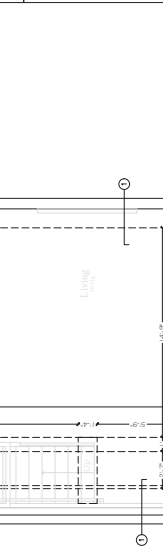
Typical Slab Rib
SCALE: NTS



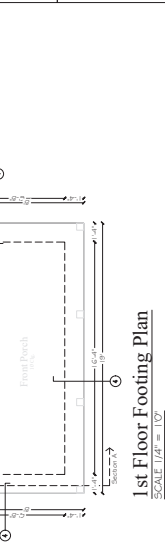
Garage Footing Plan
SCALE: 1/4" = 1'-0"



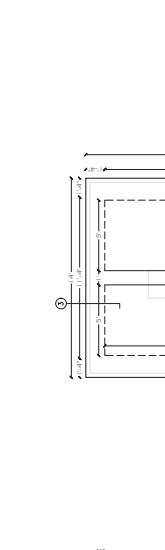
1st Floor Footing Plan
SCALE: 1/4" = 1'-0"



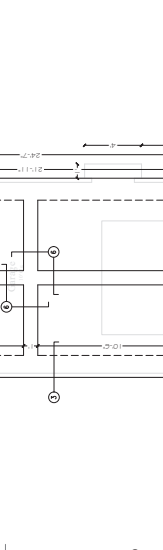
Perimeter Grade Beam
at Garage or Porch
SCALE: NTS



Perimeter Grade Beam
at Hardieplank
SCALE: NTS



Typical Interior Grade
Beam
SCALE: NTS



Typical Slab Rib
SCALE: NTS

FOUNDATION AND SITE WORK:
1. THE DESIGN OF THE FOUNDATION SYSTEM IS BASED UPON MINIMUM CODE PRESCRIBED VALUES.
2. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN PRIOR TO CONSTRUCTION.
3. REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED. NOTIFY THE OWNER REPRESENTATIVE IF ANY BURIED STRUCTURES ARE DISCOVERED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC.
4. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.
5. REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.
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7. FOUNDATION DESIGN IS BASED ON AN ASSUMED BEARING CAPACITY OF 1500 PSF. BEFORE CONSTRUCTION, CONTRACTOR SHALL HAVE SOILS TESTED BY GEORGIA LICENSED GEOTECHNICAL ENGINEER TO VERIFY CAPACITY. SUBMIT TEST RESULTS TO ENGINEER FOR REVIEW.

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FOUNDATION AND SITE WORK:
1. THE DESIGN OF THE FOUNDATION SYSTEM IS BASED UPON MINIMUM CODE PRESCRIBED VALUES.
2. LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN PRIOR TO CONSTRUCTION.
3. REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED. NOTIFY THE OWNER REPRESENTATIVE IF ANY BURIED STRUCTURES ARE DISCOVERED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC.
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REVISION: 1
PROJECT: ALTAIR DEVELOPMENTS PLAN SET-VZ
PROJECT NUMBER: 150

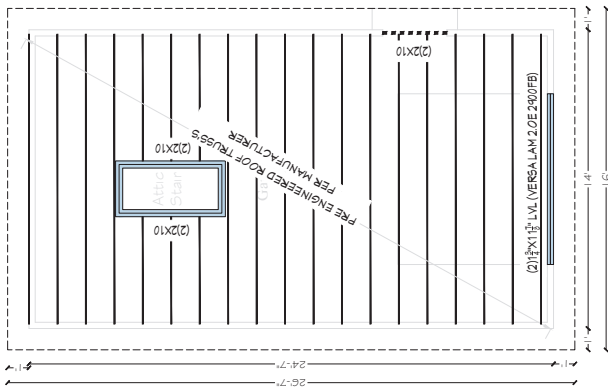
24-HR CONTACT:
COMPANY:
ASERT ATLANTIC
2751 LAKE COVE CT
BUFFORD, GA 30814-2177

DATE: 12/12/2025
REVISION: 1
PROJECT: ALTAIR DEVELOPMENTS PLAN SET-VZ
PROJECT NUMBER: 150

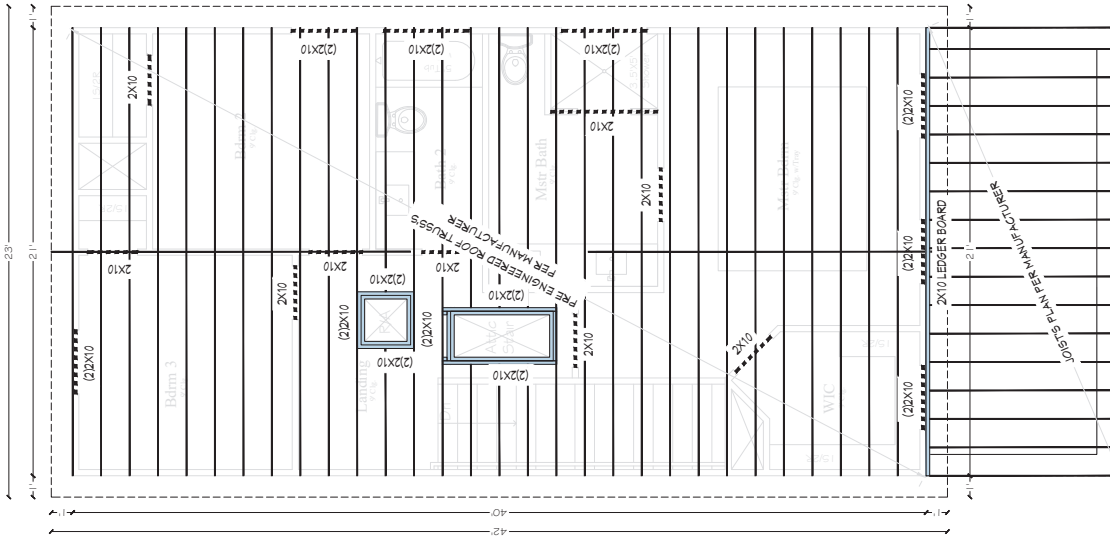
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REVISION: 1
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PROJECT NUMBER: 150

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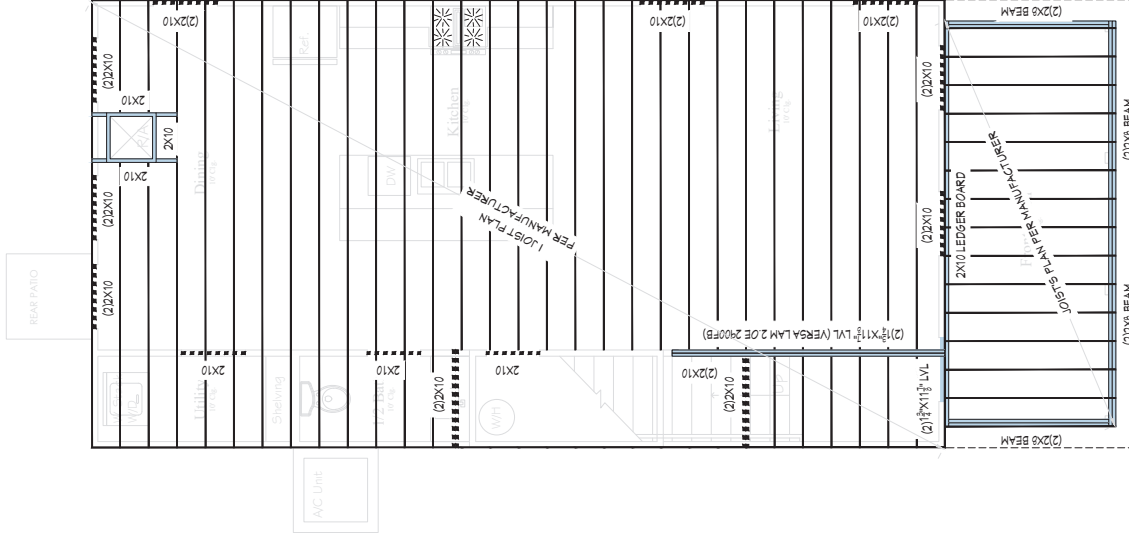
DATE: 12/12/2025
REVISION: 1
PROJECT: ALTAIR DEVELOPMENTS PLAN SET-VZ
PROJECT NUMBER: 150



Garage Framing Plan
SCALE 3/8" = 1'0"



2nd Floor Framing Plan
SCALE 3/8" = 1'0"



1st Floor Framing Plan
SCALE 3/8" = 1'0"

24 HR CONTACT:

COMPANY:

ASCENT ATLANTIC
275 LAKE COVE CT
BUFORD, GA 30819-4217

DATE:

12/12/2025

REVISION:

DATE:

PROJECT:

ALTAR DEVELOPMENTS
PLAN SET#2

PROJECT NUMBER:

TBD

PROJECT NO.:

FIRST, SECOND,
GARAGE FRAMING
PLANS & DETAILS

SHEET NUMBER:

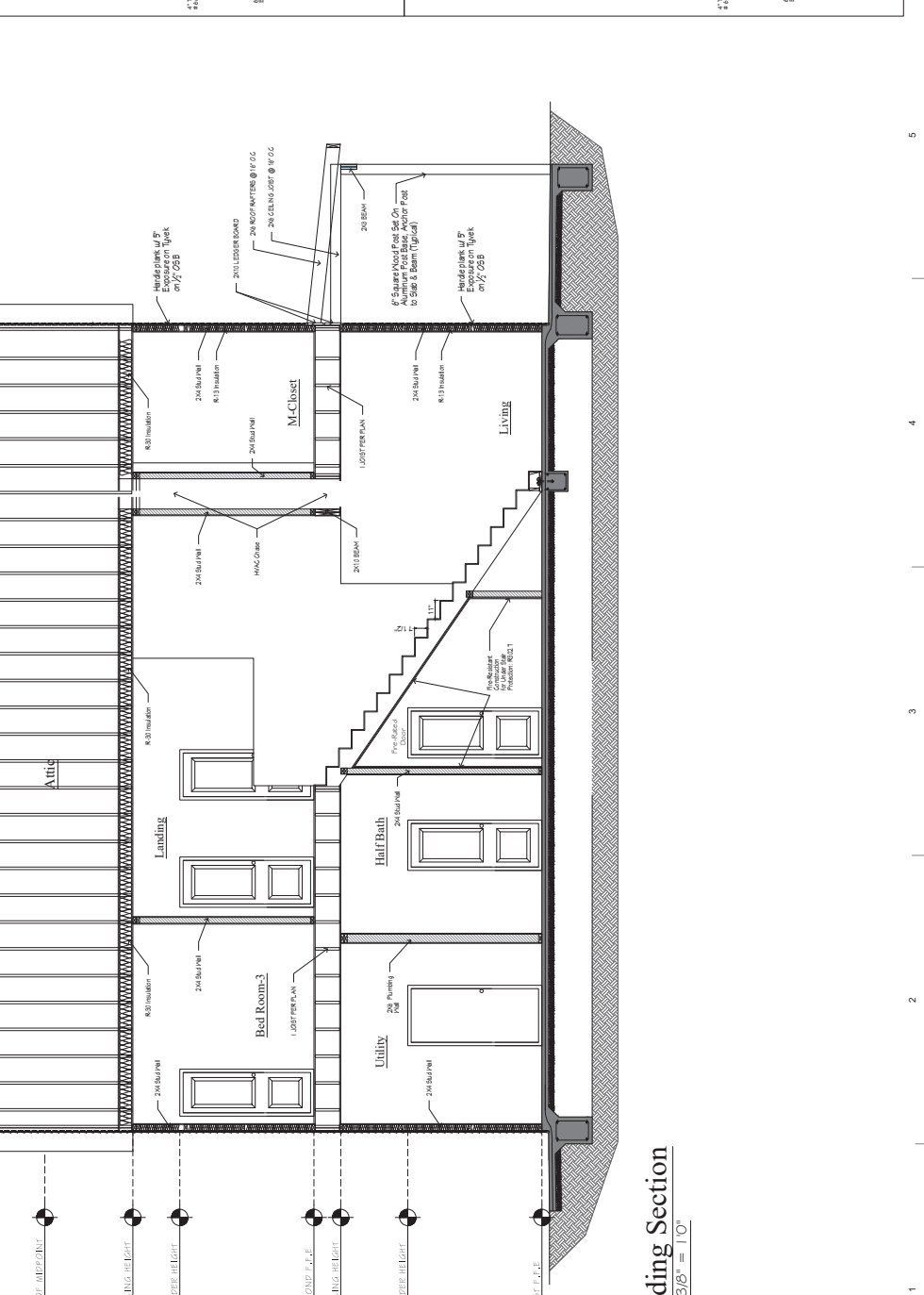
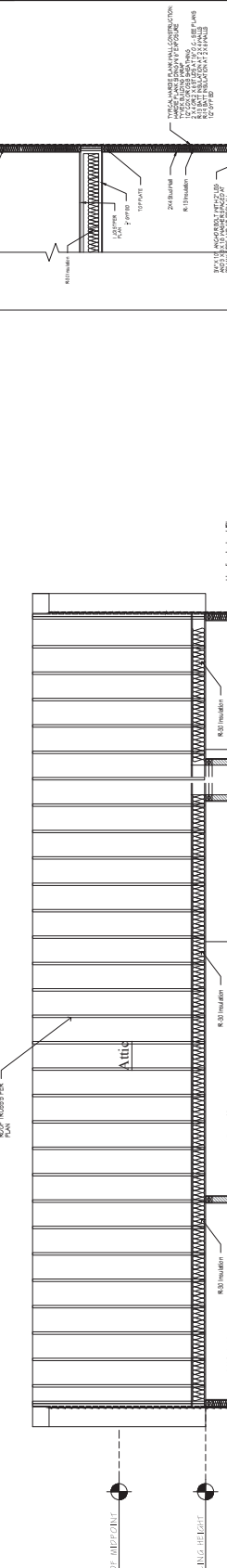
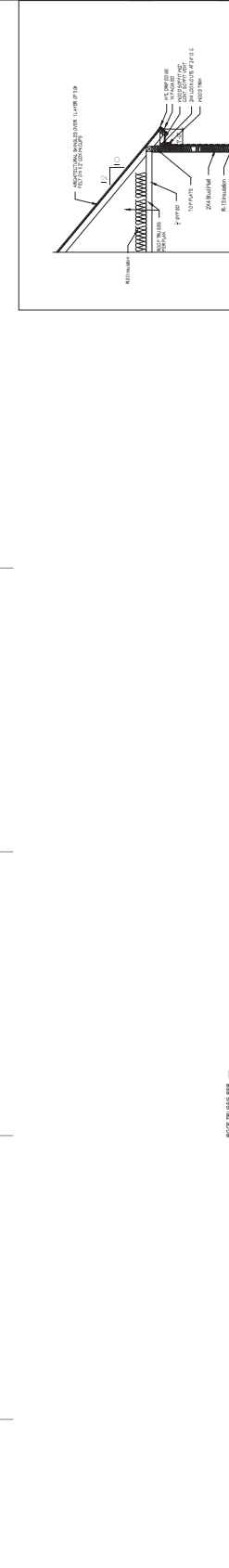
S-102

DATE: 12/12/2025	REVISION: 1	PROJECT: ALTAR DEVELOPMENTS PLAN SET VZ
DATE: 12/12/2025	REVISION: 2	PROJECT: T&E
DATE: 12/12/2025	REVISION: 3	PROJECT: T&E
DATE: 12/12/2025	REVISION: 4	PROJECT: T&E
DATE: 12/12/2025	REVISION: 5	PROJECT: T&E
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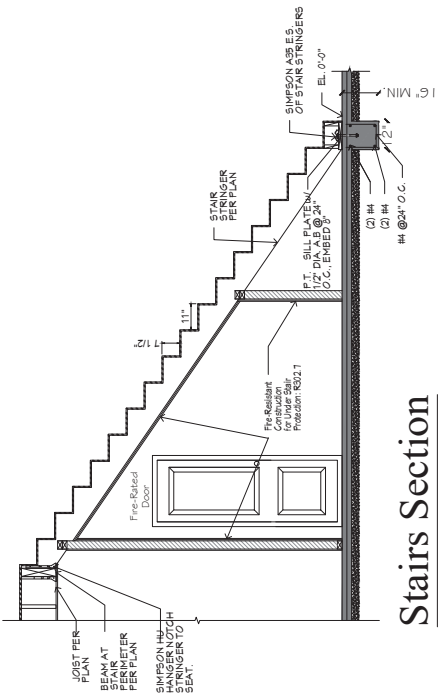
24 HR CONTACT:

COMPANY:

ASSENT ATLANTIC
2275 LAKE COVE CT
BUNFORD, GA 30814-217

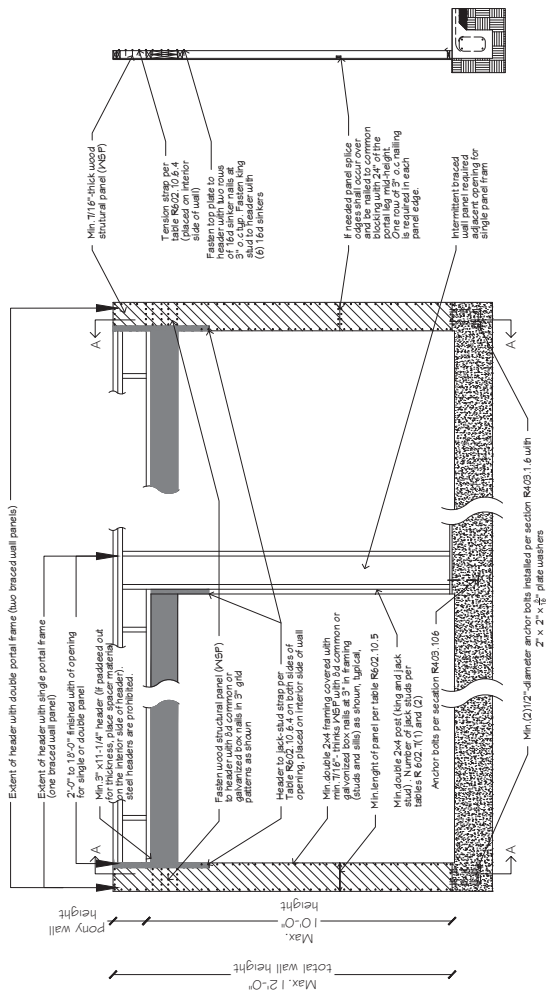


Building Section
SCALE 3/8" = 1'-0"

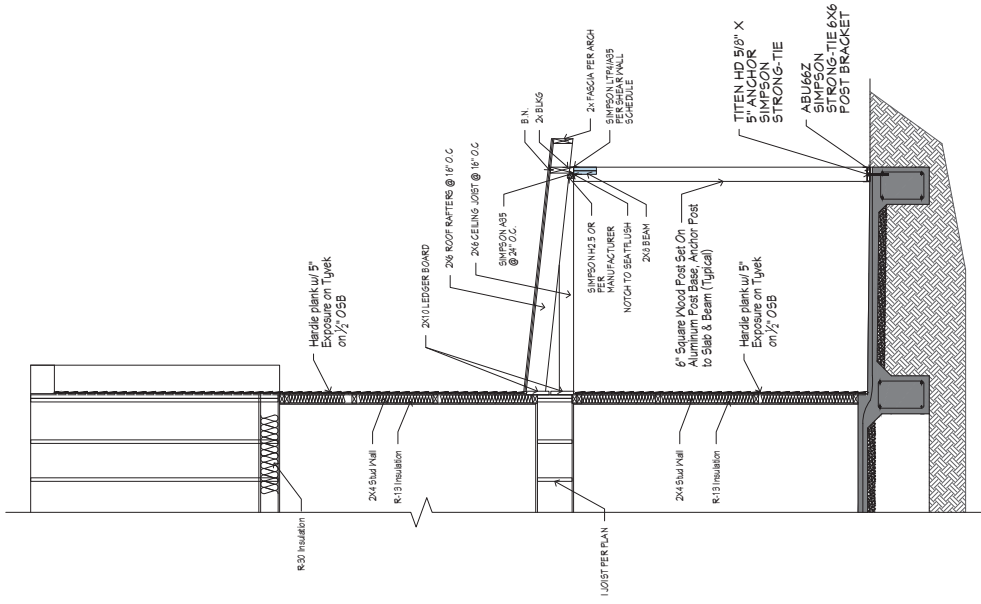


Stairs Section
SCALE 1/2" = 1'0"

Method PFG (Portal Frame at Garage Door Openings)



Elevation
SCALE 1/2" = 1'0"



Porch Section
SCALE 1/2" = 1'0"

DATE AND DRAWN:	24-HR CONTACT:
COMPANY:	ASCENT ATLANTIC 2275 LAKE COVE CT BUFORD, GA 30519-4217
REVISION	DATE
12-12-2025	
REASON	
PROJECT:	ALTAIR DEVELOPMENTS PLAN SET VZ
PROJECT NUMBER:	TBD
PROJECT NO.:	
DATE:	
SECTION:	PORCH & STAIRS SECTION
DATE PLOTTED:	S-104



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

DATE: February 3, 2026
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 455 Moreland Way

BACKGROUND

The City of Hapeville has received a site plan application from Megha Joshi to construct a new single-family dwelling at 455 Moreland Way. The proposed two-story SF dwelling will have three bedrooms and two and a half bathrooms, a front porch, and a 344 SF detached garage. The lot is currently vacant.

The property is zoned R-1 Single Family and is subject to the Neighborhood Conservation Area section of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 6. - R-1 ZONE (ONE-FAMILY RESIDENTIAL)

Sec. 93-6-1. - Intent.

By virtue of its location within the comprehensive land development plan for the city, the R-1 zone is established in order to protect residential areas now predominantly developed with one-family detached dwellings and a few adjoining areas likely to be developed for such purposes. Only a few additional and compatible uses are permitted. The regulations of this zone are intended to:

- (1) Protect the present predominantly one-family use of the land.
- (2) Encourage the discontinuance of existing incompatible uses, and insure the ultimate stabilization of the land in one-family usage.
- (3) Protect and promote a suitable environment for family life.
- (4) Discourage any use which would generate other than normal residential traffic on minor streets.
- (5) Discourage any use which, because of its character or size, would create excessive requirements and costs for public services.

Sec. 93-6-2. - Permitted uses.

The following uses are permitted in any R-1 zone:

- (1) One-family dwellings.
- (2) Group homes, subject to the restrictions in section 93-2-19.
- (3) Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.
- (4) Playgrounds, parks and buildings operated on a noncommercial basis for recreational purposes only.
- (5) Customary home occupations as defined in section 93-1-2.
- (6) Customary accessory uses and buildings including noncommercial gardens and greenhouses.

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

Dimensional Requirements for R-1 Zoning are as follows:

Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
							Minor Col.	Major Arterial	Side	Rear	Stories			
Single-family Detached	50	6,750	67,50	N/A	1,600	40	15	15	5	25	2 ½	35	2 DU	1
Accessory Structure									5	5	2	25		

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 lot is currently vacant.***
 - ***Setback dimensions provided:***
 - ***Setbacks listed on the plan are incorrect (see the zoning box on the survey and site plan – both are different, and neither is correct). Both the survey and the site plan should contain correct information, and the site plan should be updated accordingly.***
 - ***Please provide dimensions for all buildings from the nearest point of each building (including porches and overhangs) to each property line (front, side, rear).***
 - ***The full height of the dwelling is not provided. Height is defined as the vertical measurement from the average adjacent grade of the ground to the ridge line of a structure.***
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***The plans include a proposed concrete driveway, width not provided.***
 - ***There is an existing sidewalk.***
 - ***The plans do not include a walkway from the front entrance to the street.***
 - c. The locations, area and number of proposed parking spaces.
 - ***Parking for 1 car is provided in a detached garage. There is no separate parking pad for the 2nd car. There is space beyond the façade of the house to accommodate 2 cars.***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Grades are shown at 2' intervals. No grading change is proposed.***

- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- **All trees are impacted and cannot be counted toward the Tree Conservation Ordinance requirement. Landmark trees are impacted at the front of the property. See the arborist report for findings.**
- 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.
- **No landscape plan 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.).
- **Not applicable to residential development.**
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- **There is a chain link fence existing on the rear and side of the lot. Note chain link may not be visible from the right of way. Any new fences must meet City standards.**
- i. The identification and location of all refuse collection facilities, including screening to be provided.
- **Not applicable to single-family development.**
- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.
- **Not applicable.**
- k. Location and size of all signs.
- **Not applicable.**
- (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.
- **Building elevations have been provided. 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.
- **Building elevations have been provided. 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 minimum lot size is 6,750 SF. The property is .19 acres or 8,090 SF, which is compliant.**
 - 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.
 - **The maximum lot coverage allowed is 40%, or 3,236 SF. The plans indicate that the total lot coverage will be 2638 SF or 32.60%. Per the plans, impermeable surfaces are: house 840 SF and**

driveway 1353 SF, detached garage 293 SF, porch 152 SF. Note: the garage is listed as 293 SF but the measurements indicate 344 SF. Please correct.

- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
 - ***The proposed dwelling will have 3 bedrooms and 2 and a half bathrooms.***
 - d. Floor area in nonresidential use by category.
 - ***Not applicable.***
 - e. Total floor area ratio and/or residential density distribution.
 - ***The minimum required area is 1,000 SF. The proposed 1,609 SF single-family dwelling (2,062 SF including porch and garage) is compliant.***
 - f. Number of parking spaces and area of paved surface for parking and circulation.
 - ***Parking will be provided in the rear entry garage.***
- (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.
- ***The overall project includes the construction of a two-story single-family house and a detached garage.***
 - ***Authorization of the property owner has been provided.***
 - ***The development schedule has not been provided.***

RECOMMENDATION

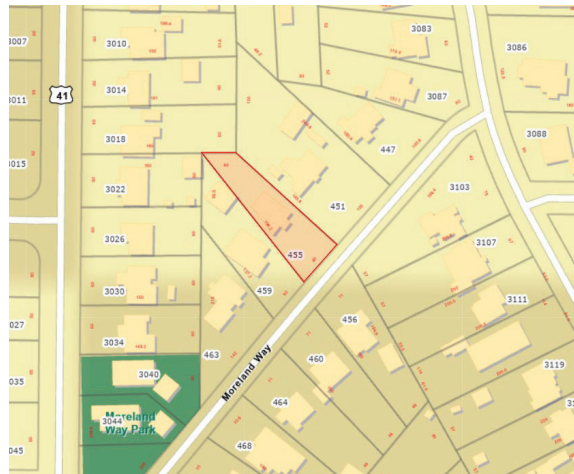
Prior to approval, the Applicant must provide, and/or the site plan must be revised to address the following:

- ***Correct setback information on the survey and site plan.***
- ***Adjust setbacks on site plans and provide dimensions of all vertical structures to the nearest property line (front, side, rear).***
- ***Correct garage square footage on impervious surface calculations.***
- ***Consider parking pad for the second parking space.***
- ***Provide building height for single family dwelling.***
- ***Provide a landscape plan***
- ***Detail whether the fence will be maintained or removed. If a new fence is installed, ensure it meets standards.***
- ***Provide a development schedule.***
- ***Address items on the arborist report.***

In addition, the applicant should understand the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards and changes may be required.

With resolution of these items and any others the Planning Commission may deem necessary, approval of the site plan is recommended.

Location Map – 455 Moreland Way





TREE CONSERVATION PLAN CHECKLIST

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

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

1st Arborist Review - 2.3.2026 - 455 Moreland Way is Not Approved - subject to further review and comments. acrussell@cplteam.com

General Requirements:

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

Acreage x 100 Inches = Required Inches per Acre

Example: 1.2 Acres x 100 Inches = 120 Inches Required

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

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

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

- NA 11. The locations of any state waters - with associated buffers and the limits of any proposed disturbance
- X 12. Other comments:

Provide the name of the Certified Arborist that will monitor tree #11 - 50" Oak, during construction and provide the prescription for the tree.

Tree Conservation Plan:

- ✓ 1. Surveyed locations of all landmark-sized trees and their critical root zones (CRZ) labeled; inventoried by size, genus & species; and numbered on chart to correspond to tree numbers shown on plan. Show chart on plan.
- ✓ 2. Plan must show all existing trees 6" dbh or greater that are to be counted toward meeting density requirements; inventoried by size and species. Or provide a statement that there are no existing trees.
- ✓ 3. Locations of all landmark trees or stands of trees, and an indication whether they are to be removed or preserved. Minimum Size Criteria:
- a. **27 Diameter at Breast Height (DBH)** - Oak, Beech, Ash, Blackgum, Sycamore, Hickory, Maple (does not include Silver Maple), Pecan, Walnut, Magnolia (does not include Bigleaf Magnolia), Persimmon, Sourwood, Cedar, Cypress or Redwood
 - b. **30 Diameter at Breast Height (DBH)** - Tulip Poplar, Sweet Gum, River Birch, Silver Maple or Pine
 - c. **10-inch Caliper at DBH** - American Holly, Dogwood, Redbud or other genus as determined by the City Arborist such as Bigleaf magnolia
- ✓ 6. Critical root zones (CRZs) of landmark trees are to be represented on the plan by a circle corresponding to the size of the CRZ, with a radius equal to 12x the diameter of the tree trunk.
- X 7. No construction activity within the CRZs of preserved trees. CRZ must be free of any cut, fill, impervious cover or trenching activity.
- ✓ 8. Show all tree protection fence locations. Silt fence and other erosion control devices should not be located within tree save areas.
- ✓ 9. Show tree protection fence detail.
- X 10. Note/graphically indicate the locations of staging areas for parking, materials storage, concrete washout, and mortar mixing. **on the Tree Plan (i.e. outside of any tree save areas)**
- NA 11. The locations of existing and proposed improvements on commercial sites that may affect tree preservation zones including, but not limited to, structures, driveways, paving, cut and fill areas, detention/stormwater quality ponds, buffers, utility lines/easements (underground and overhead), and easements (storm drainage and sanitary sewer).
- If applicable 12. Landmark tree report prepared by ISA Certified Arborist, or registered forester. Report must include and/or accompany a site plan with locations of landmark trees, accurate size, genus & species, description of tree's condition, photographs to illustrate defects. (Digital format acceptable.)

Add this note



Tree Replacement Plan:


NA 1. Include chart for landmark-sized trees ***not in landmark condition*** that are removed with no recompense requirement. Trees numbered on chart must correspond to trees numbered in field.

NA 2. Include chart for landmark-sized trees ***in landmark condition*** that are removed. Trees numbered on chart must correspond to trees numbered in field. ***Inch for inch replacement is required*** - use 4" cal. trees of comparable species at a rate equal to the inches (DBH) of the landmark tree removed.

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

NA 3. Show calculations for total inch for inch landmark tree replacements

NA 4. Locations of all trees to be planted on site to meet density requirements.

 5. Locations of all tree protection areas and tree protection fencing.

NA 6. Replacement trees must be ecologically compatible with site. Replacement trees shall be of same or similar species as those trees removed when practical.

NA 7. Trees proposed for replanting should be a species selected from the tree species list shown in Appendix A. Use of a species not shown on list is subject to approval by City staff.

NA 8. Plant schedule/list showing the type of tree/plant material (common and botanical name), size, quantities, inch per tree, total inches, percent genus (not species), and the following planting notes:

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

NA 9. Replacement tree planting within utility, storm drainage, sanitary sewer, or other types of easements is not acceptable. (Understory trees acceptable to Utility Company are allowed where there are existing overhead power (OHP) lines along road frontages)

NA 10. Locations of all required undisturbed buffers, landscape strips, and landscape buffers. Permanent structures are not permitted in landscape strips/buffers (i.e. storm drainage structures, light fixtures, monument signs, etc.).

NA 11. When **fewer than 10 trees** are proposed for replanting, **one species** may be specified.

NA 12. When **10 to 50 trees** are proposed for replanting, a minimum of **3 species** of trees is required, with no one genus representing more than 30% of the total required replacement inches.

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

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

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

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

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

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

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

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

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

NA 22. Show planting and staking details.

NA 23. Note type of irrigation to be used.

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

_____ 24. Other comments:

Tree Conservation Plan Notes:

Add these notes to the plans.

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



Hapeville georgia

Department of Planning & Zoning

PLANNER'S REPORT

DATE: February 5, 2026
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Proposed Text Amendment for Event Venues/Event Centers

BACKGROUND

There has been an increased interest in the establishment of event centers in Hapeville. While initially treated as the equivalent of a theater, the event centers have different operational needs and demands on City infrastructure. The following definition is proposed for discussion.

Proposed Text Amendments

Sec. 93-1-2. - Definitions.

Special events facility, event center, event venue. A meeting or gathering place for private social engagements or activities, where people assemble for parties, weddings, wedding receptions, reunions, birthday celebrations, business conferences or similar activities, in which food and beverages may be served to guests. This includes any portion of a building used for these purposes, even if a different primary use is proposed. Any entertainment provided in this venue is for the private party and does not include ticket sales at-large. Entertainment requiring ticket sales is considered a theater.

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

(e) Special Event Facility, event center, event venues are permitted with a special use permit in the U-V, C-2, C-1, and RMU zoning districts.

- a. Parking
 1. Required parking is one space per 3 occupants per Fire Marshal.
 2. All required parking must be accommodated on-site in parking spaces that meet City standards (Sec. 93-23 OFF-STREET PARKING AND LOADING), including but not limited to paving, striping, landscaping, and maneuverability. All parking lots must be lighted.
 3. Off-site parking arrangements may be allowed for overflow parking only.
 4. Valet parking may be allowed in addition to the required on-site free self-parking. All valet parking enterprises must obtain an occupational tax permit.
- b. Exterior space may be utilized provided that there are no adjacent residential properties or residential properties within 100 feet of the event center property lines.
- c. All outdoor activities must adhere to the City noise regulations.
- d. A 10' evergreen landscaped buffer must be installed to the rear of the property, and an opaque wall or fence must be placed within the buffer and the property line.
- e. Event security for events in excess of 50 persons is required.
- f. Catering may be used for food.
- g. Unless the event center has an on-site restaurant with an occupational tax permit for the restaurant and an alcohol permit, alcohol sales may only be provided with a licensed alcoholic beverage caterer (Sec. 5-6-13. - Alcoholic beverage caterers). Food must be provided at all events serving alcohol with the minimum catering charge meeting the 40% food sales requirement.