



Hapeville
georgia

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

March 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. Approval of Minutes

3.1. Minutes of February 10, 2026

Documents:

1. Minutes - 02-10-2026_draft

4. New Business

4.1. 3558 Elm Street Final Combination Plat

Background:

Santiago Patino on behalf of Hapeville Multifamily, LLC requested approval of the final combination plat to combine 18 parcels into two (2) at 3558-3668 Elm St. (Parcel ID's: 14-0096-0005-002-7, 14-0096-0005-003-5, 14-0096-0005-023-3, 14-0096-0005-021-7, 14-0096-0005-006-8, 14-0096-0005-007-6, 14-0096-0005-017-5, 14-0096-0005-022-5), 522-540 Porsche Ave. (Henry Ford II Ave.), (Parcel ID's: 14-0095-0001-009-7, 14-0095-0001-027-9, 14-0095-0001-003-0 and 14-0095-0001-028-7), 543-573 College St. (Parcel ID's: 14-0095-0001-031-1, 14-0095-0001-015-4, 14-0095-0001-014-7, 14-0095-0001-013-9, 14-0095-0001-012-1) 3552-3560 Perkins St., and 3572 Perkins St., 0 Perkins St (Parcel ID's: 14-0095-0001-011-3, 14-0095-0001-018-8, 14-0095-0001-033-4) for the purpose of constructing 305 apartments and 8,426 SF of retail space. The properties are zoned RMU, Residential Mixed Use.

Documents:

1. Application - 3558 Elm Street_Solis Hapeville_Final Combo Plat_Redacted
2. Plans - 3558 Elm Street_ComboFinal_V1
3. Planner's Report - 3558 Elm Hapeville_Final Plat
4. Engineer's Report - 3558 Elm Street - FP2

4.II. Special Event Facilities (Event Center) Text Amendment

Background:

Consideration of a text amendment to Sections 93-1-2 (Definitions) and 93-3.2-6 (Special Use Permit Criteria and Standards) of the Code of Ordinances for the purpose of updating and clarifying regulations related to event venues and event centers.

Documents:

1. Planner's Report - Event Center_March 2026

5. Next Meeting Date - Tuesday, April 14, 2026 at 6:00 PM

6. Adjourn



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

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

February 10, 2026 6:00 PM

MINUTES

1. Called to Order at 6:00 PM.

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. Vice Chairman

MOTION ITEM: Brittany Williams made a motion to re-elect Jeanne Rast as Vice Chairman. The motion was seconded by Carol Cobb. MOTION CARRIED: 6-0.

3.II. Chairman

MOTION ITEM: Jeanne Rast made a motion to re-elect Cliff Thomas as Chairman. The motion was seconded by Miller Radford. MOTION CARRIED: 6-0.

4. Approval of Minutes

4.I. Minutes of October 14, 2025

MOTION ITEM: Lucy Dolan made a motion to approve the minutes of October 14, 2025, as submitted. Carol Cobb seconded the motion. MOTION CARRIED: 6-0.

MOTION ITEM: Jeanne Rast made a motion to defer Item 5.II – 455 Moreland Way to the March 5, 2026 meeting at the request of the applicant. The motion was seconded by Leah Davis. MOTION CARRIED: 6-0.

5. New Business

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

Background:

Alex Popham, representative of Stillwood Development, LLC, submitted a request for 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.

Findings:

The request is for the 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.

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.

Discussion:

Commissioner Leah Davis asked whether all of the previously constructed homes had been sold. Mr. Popham responded that nine homes are currently available for sale.

Commissioner Williams asked how many units have been built to date. Mr. Popham stated that 30 units have been completed, with 21 units sold.

MOTION ITEM: Lucy Dolan made a motion to approve the final plat request for 3264 Springhaven Drive, Phase 4, Units 24-32 as requested. Leah Davis seconded the motion. MOTION CARRIED: 6-0.

5.III. Special Event Facilities (Event Center) Text Amendment Discussion

Background:

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

Findings:

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.

Discussion

Discussion ensued among the Commissioners regarding potential updates to the City’s regulations related to event venues and event centers. Commissioners discussed potential impacts of events that offer breakfast or similar gatherings where an entrance fee is charged.

Additional discussion included whether event centers should be required to provide a commercial kitchen and whether enhanced sound mitigation measures - such as sound insulation, vibration isolation, and other noise-reduction strategies - should be required as part of the approval process. Commissioners also discussed existing event centers in the city and associated factors such as parking availability, noise levels, and potential long-term impacts on nearby residential areas.

The proposed text amendment would require event centers obtain a Special Use Permit within the U-V, C-1, and RMU zoning districts.

Commissioner Jeanne Rast exited the meeting during the discussion of this item at 2:14 p.m.

No action was taken.

6. Next Meeting Date: March 10, 2026 at 6:00 PM.

7. Adjourn

MOTION ITEM: Brittany Williams made a motion to adjourn the meeting at 7:05 p.m. The motion was seconded by Lucy Dolan. MOTION CARRIED: 5-0.

Respectfully submitted by,

Cliff Thomas, Chairman

Adrienne Senter, Secretary

Date Received: _____
Application # _____
Fees: _____

SUBDIVISION APPLICATION

Name of Applicant Hapeville Multifamily LLC

Mailing Address 3565 Piedmont Rd NE, Bldg 2 - Suite 735, Atlanta, GA 30305

Telephone [REDACTED] Mobile # [REDACTED]

Email [REDACTED]

Property Owner (s) Hapeville Multifamily LLC

Mailing Address 3565 Piedmont Rd NE, Bldg 2 - Suite 735, Atlanta, GA 30305

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property:
3558 Elm Street, Hapeville, GA 30354

Present Zoning Classification: RMU

Present Land Use: Multifamily + Retail

Parcel ID #: See attached

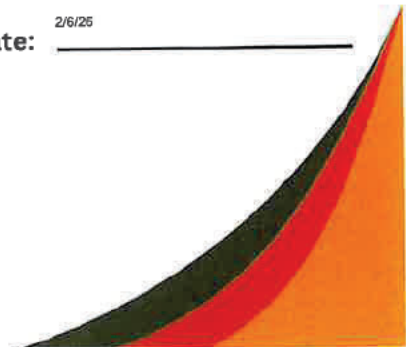
I hereby make application to the City of Hapeville, Georgia, for the above-referenced property. I hereby affirm that the information provided here and above is true, complete, and accurate, and I understand that any inaccuracies may be considered just cause for invalidation of this application and any 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: 2/6/25

Sworn to and subscribed before me
This 6th day of February, 20 26.

[Signature]
Notary Public



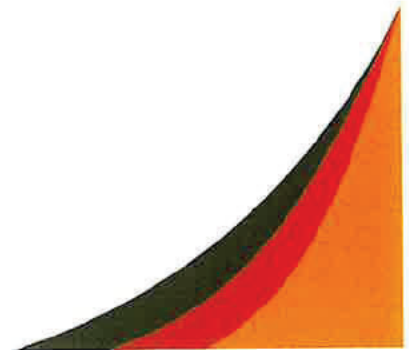
SUBDIVISION APPLICATION

WRITTEN SUMMARY

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

Solis Hapeville is a multifamily development under construction located in Hapeville, GA.

The project site consists of 20 existing parcels (8.80 acres total) located at the intersections of Porsche Avenue and Elm Street. The development includes the construction of 305 multifamily apartment units and 8K SF of commercial retail space (split between 6 multifamily buildings and one mixed-use building). The project also includes associated utilities and stormwater infrastructure, surface parking, and streetscape improvements.



SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

522, 530, 536, 540 Porsche Ave; 3560 & 3572 Perkins Street

573, 557, 555, 549, 543 College Street; 3558, 3562, 3648, 3652, 3656, 3660, 3668 Elm Street

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 Hapeville Multifamily LLC _____

Address of Applicant 3565 Piedmont Rd NE, Bldg 2-Suite 735 _____

Telephone of Applicant [REDACTED] _____

Signature of Owner

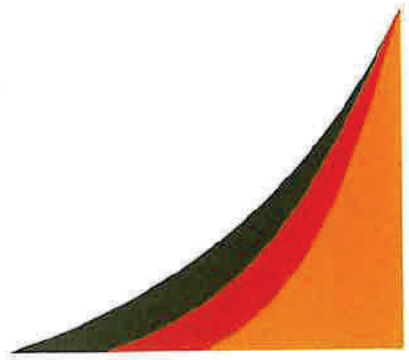
Alan P. Dean

Print Name of Owner

Personally Appeared Before Me

This 6th day of February, 20 26.

[Signature]
Notary Public



PRELIMINARY PLAT CHECKLIST

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:

- SP 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

- SP Date, approximate north point and graphic scale.

- SP 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.

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

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

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

- SP The acreage of the land to be subdivided.

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

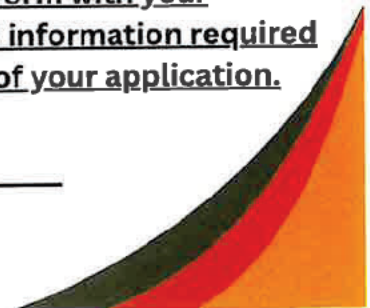
Please initial each item on the list above certifying that all required information has been included on the preliminary plat. Sign and submit this form with your Preliminary Plat application. Failure to include this form and information required herein may result in additional delays for the consideration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

SP

Applicant Signature

2/16/26

Date



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:

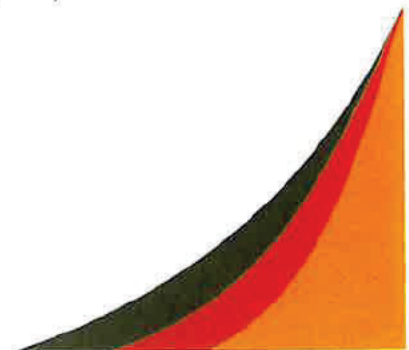
- SP The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
- SP 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.
- SP All dimensions to the nearest 100th of a foot and angles to the nearest minutes.
- SP Location and description of monuments.
- SP The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
- SP 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 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

02/06/2026
Date



Parcel ID	Street Address	Acreage	Owner	Tract No
14 009500010097	522 Porsche Avenue	0.378	Hapeville Multifamily LLC	8
14 009500010287	530 Porsche Avenue	0.398	Hapeville Multifamily LLC	7
14 009500010279	536 Porsche Avenue	0.244	Hapeville Multifamily LLC	3A
14 009500010030	540 Porsche Avenue	0.249	Hapeville Multifamily LLC	2A
14 009500010113	3560 Perkins Street	0.952	Hapeville Multifamily LLC	17
14 009500010188	3572 Perkins Street	0.174	Hapeville Multifamily LLC	18
14 009500010337		0.139	Hapeville Multifamily LLC	1
14 009500010311	573 College Street	0.732	Hapeville Multifamily LLC	2
14 009500010154	557 College Street	0.281	Hapeville Multifamily LLC	3
14 009500010147	555 College Street	0.269	Hapeville Multifamily LLC	4
14 009500010139	549 College Street	0.278	Hapeville Multifamily LLC	5
14 009500010121	543 College Street	0.405	Hapeville Multifamily LLC	6
14 009600050217	3558 Elm Street	1.269	Hapeville Multifamily LLC	9
14 009600050225	3562 Elm Street	0.543	Hapeville Multifamily LLC	10
14 009600050175	3648 Elm Street	0.369	Hapeville Multifamily LLC	11
14 009600050076		0.460	Hapeville Multifamily LLC	12
14 009600050068	3652 Elm Street	0.230	Hapeville Multifamily LLC	13
14 009600050233	3656 Elm Street	0.652	Hapeville Multifamily LLC	14
14 009600050035	3660 Elm Street	0.390	Hapeville Multifamily LLC	15
14 009600050027	3668 Elm Street	0.390	Hapeville Multifamily LLC	16

Combined Tract A

All that tract or parcel of land lying and being in the City of Hapeville, Land Lots 95 and 96 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

Commencing at a 5/8-inch capped rebar found at the intersection of the Western right of way of Elm Street (having a 40 foot, publicly dedicated right of way) and the Southwestern right of way of Porsche Avenue, also known as Henry Ford II Avenue and formerly known as South Central Avenue (having a variable width, publicly dedicated right of way), said rebar being the TRUE POINT OF BEGINNING.

Thence leaving said right of way of Porsche Avenue and continuing along said Western right of way of Elm Street the following courses and distances: South 33 degrees 56 minutes 10 seconds West a distance of 175.41 feet to a 5/8 inch capped rebar; Thence South 34 degrees 05 minutes 45 seconds West a distance of 31.82 feet to a point; along a curve to the left, said curve having a radius of 170.00 feet, with an arc distance of 70.48 feet, with a chord bearing of South 25 degrees 31 minutes 27 seconds West and a chord length of 69.98 feet to a 5/8 inch capped rebar; along a curve to the left, said curve having a radius of 170.00 feet, with an arc distance of 29.04 feet, with a chord bearing of South 08 degrees 45 minutes 09 seconds West and a chord length of 29.01 feet to a point; South 00 degrees 46 minutes 13 seconds West a distance of 213.65 feet to a mag nail found at the intersection of the Northwestern right of way of Elm Street and the North right of way of College Street (having a 40 foot publicly dedicated right of way); Thence leaving Said Elm Street right of way and continuing along said North right of way of College Street the following courses and distances: North 69 degrees 14 minutes 36 seconds West a distance of 116.35 feet to a 1 inch open top pipe found; North 69 degrees 14 minutes 36 seconds West a distance of 49.93 feet to a 1/2-inch rebar found; North 69 degrees 06 minutes 18 seconds West a distance of 49.90 feet to a 1/2 inch rebar found; North 68 degrees 31 minutes 22 seconds West a distance of 50.00 feet to a 1 inch crimp top pipe found; North 69 degrees 24 minutes 05 seconds West a distance of 144.33 feet to a mag nail found; North 53 degrees 18 minutes 58 seconds West a distance of 14.00 feet to a 1/2 inch rebar found; Thence leaving said North right of way of College Street North 34 degrees 30 minutes 22 seconds East a distance of 211.87 feet to a 1-1/2inch open top pipe found; Thence North 61 degrees 52 minutes 27 seconds West a distance of 122.76 feet to a 5/8 inch capped rebar found on the Southeastern right of way of Perkins Street (having a 50 foot, publicly dedicated right of way); Thence and continuing along said Southeasterly right of way of Perkins Street the following courses and distances: North 35 degrees 42 minutes 25 seconds East a distance of 50.13 feet to a 1/2 inch rebar found; North 37 degrees 16 minutes 42 seconds East a distance of 50.13 feet to a point; North 37 degrees 16 minutes 42 seconds East a distance of 104.63 feet to a mag nail found; Thence leaving said Southeasterly right of way South 54 degrees 37 minutes 08 seconds East a distance of 74.50 feet to an X cut in concrete found; Thence North 35 degrees 23 minutes 51 seconds East a distance of 177.07 feet to a mag nail set on the Southwestern right of way of Porsche Avenue, also known as Henry Ford II Avenue; Thence continuing along the said Southwestern right of way of Porsche Avenue, also known as Henry Ford II Avenue the following courses and distances: South 55 degrees 29 minutes 27 seconds East a distance of 61.19 feet to a 1-1/4 inch open top pipe found; South 54 degrees 33 minutes 37 seconds East a distance of 55.48 feet to a 3/4- inch crimp top pipe found; South 55 degrees 09 minutes 29 seconds East a distance of 93.20 feet to a 5/8 inch capped rebar set; South 55 degrees 09 minutes 20 seconds

East a distance of 95.00 feet to a 5/8 inch capped rebar found, said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 4.500 Acres (196,002 Square Feet).

Combined Tract B

All that tract or parcel of land lying and being in the City of Hapeville, Land Lots 95 and 96 of the 14th District of Fulton County, Georgia and being more particularly described as follows:

Commencing at a 5/8-inch capped rebar found at the intersection of the Western right of way of Elm Street (having a 40 foot, publicly dedicated right of way) and the Southwestern right of way of Porsche Avenue, also known as Henry Ford II Avenue and formerly known as South Central Avenue (having a variable width, publicly dedicated right of way; Thence South 52 degrees 16 minutes 13 seconds East a distance of 44.87 feet to a 5/8 inch capped rebar found at the intersection of the Eastern right of way of Elm Street (having a 40 foot, publicly dedicated right of way) and the Southwestern right of way of Porsche Avenue, also known as Henry Ford II Avenue and formerly known as South Central Avenue (having a variable width, publicly dedicated right of way), said rebar being the TRUE POINT OF BEGINNING.

Thence leaving said intersection along a curve to the right, said curve having a radius of 356.18 feet, with an arc distance of 199.12 feet, with a chord bearing of South 15 degrees 34 minutes 19 seconds East and a chord length of 196.53 feet to a 5/8-inch capped rebar found; Thence South 00 degrees 29 minutes 51 seconds West a distance of 181.89 feet to a 5/8-inch capped rebar found; Thence South 00 degrees 29 minutes 50 seconds West a distance of 117.99 feet to a 5/8-inch capped rebar found; Thence South 00 degrees 29 minutes 50 seconds West a distance of 80.00 feet to a point; Thence South 00 degrees 29 minutes 50 seconds West a distance of 99.71 feet to a 5/8-inch capped rebar found; Thence South 00 degrees 29 minutes 50 seconds West a distance of 50.00 feet to a 1-inch crimp top pipe found; Thence South 00 degrees 29 minutes 50 seconds West a distance of 49.68 feet to a point; Thence South 17 degrees 36 minutes 00 seconds West a distance of 104.47 feet to a 5/8-inch capped rebar found; Thence South 00 degrees 42 minutes 35 seconds West a distance of 100.00 feet to a 5/8-inch capped rebar found; Thence South 00 degrees 26 minutes 30 seconds West a distance of 100.00 feet to a 5/8-inch capped rebar found; Thence North 89 degrees 36 minutes 54 seconds West a distance of 170.00 feet to an axle found on the Eastern right of way of Elm Street; Thence along said right of way of Elm Street the following courses and distances: North 00 degrees 26 minutes 30 seconds East a distance of 100.00 feet to a 5/8-inch capped rebar found; North 00 degrees 42 minutes 35 seconds East a distance of 100.00 feet to a 5/8-inch capped rebar found; North 00 degrees 42 minutes 37 seconds East a distance of 149.18 feet to a point; North 00 degrees 20 minutes 38 seconds East a distance of 50.00 feet to a 5/8-inch capped rebar found; North 00 degrees 20 minutes 38 seconds East a distance of 100.00 feet to a point; North 00 degrees 19 minutes 41 seconds East a distance of 80.00 feet to a mag nail found; North 01 degrees 00 minutes 06 seconds East a distance of 118.00 feet to a 5/8 inch capped rebar found; North 01 degrees 13 minutes 07 seconds East a distance of 132.80 feet to a 5/8 inch capped rebar found; along a curve to the right, said curve having a radius of 130.00 feet, with an arc distance of 74.48 feet, with a chord bearing of North 21 degrees 04 minutes 30 seconds East and a chord length of 73.46 feet to a mag nail found; North 35 degrees 18 minutes 08 seconds East a distance of 206.51 feet to a 5/8 -inch capped rebar found; said rebar being the TRUE POINT OF BEGINNING.

Said tract of land contains 4.302 Acres (187,386 Square Feet).

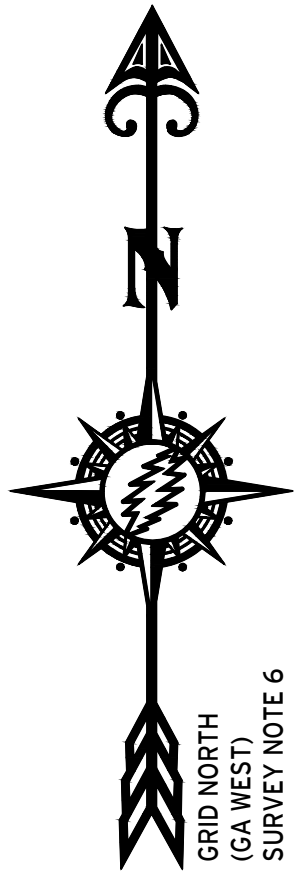
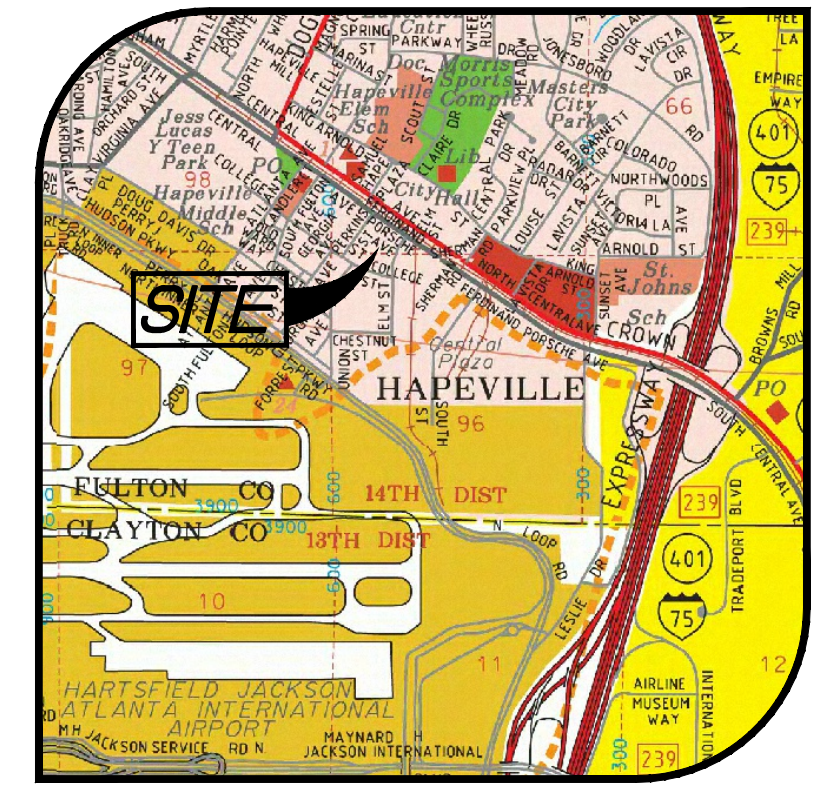
CURRENT OWNER:
HAPEVILLE MULTIFAMILY LLC
 3565 PIEDMONT RD
 BLDG 2, SUITE 735
 ATLANTA, GA 30305

SCOPE OF WORK

THE PURPOSE OF THIS PROJECT:
 -COMBINE 13 ALREADY EXISTING PARCELS
 (TRACTS 1A-3A, 1-8, 17-18 INTO ONE
 RESULTANT PARCEL AS SHOWN AS TRACT A.

-COMBINE 8 ALREADY EXISTING PARCELS
 (TRACTS 9-16) INTO ONE RESULTANT
 PARCEL AS SHOWN AS TRACT B.

RESERVED FOR OFFICIAL USE ONLY



GRAPHIC SCALE
 0 50' 100'
 1 Inch = 50 Feet

LEGEND

---	PROPERTY LINE
---	RECORD CALLS
---	BUILDING SETBACK LINE
---	EASEMENT
---	FLOOD ZONE
---	REBAR
---	CAPPED REBAR
---	OPEN TOP PIPE
---	CRIMP TOP PIPE
---	FOUND

OWNER'S ACKNOWLEDGEMENT AND DEDICATION:

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

SIGNATURE OF SUBDIVIDER _____ DATE SIGNED _____

PRINTED OR TYPED NAME OF SUBDIVIDER _____

SIGNATURE OF OWNER _____ DATE SIGNED _____

PRINTED OR TYPED NAME OF OWNER _____

FINAL PLAT APPROVAL:

THIS SUBDIVISION PLAT HAS BEEN REVIEWED BY THE PLANNING COMMISSION AND THE CITY ENGINEER AND FOUND TO BE IN COMPLIANCE WITH ZONING ORDINANCE, CONDITIONS OF ZONING APPROVAL, CITY OF HAPEVILLE DEVELOPMENT REGULATIONS AND SUBDIVISION REGULATIONS, AS AMENDED, AND THAT IT HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY AND COUNTY DEPARTMENTS, AS APPROPRIATE. THE MAYOR AND CITY COUNCIL HEREBY APPROVE THIS FINAL PLAT SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE CITY'S REGULATIONS AND THE PROVISIONS AND REQUIREMENTS OF THE DEVELOPMENT PERFORMANCE AND MAINTENANCE AGREEMENT EXECUTED FOR THIS DEVELOPMENT BETWEEN THE OWNER AND THE CITY OF HAPEVILLE.

CITY CLERK _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

CITY ENGINEER _____ DATE _____

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 52°16'13" E	44.87'
L2	S 00°29'50" W	80.00'
L3	S 00°29'50" W	50.00'
L4	S 00°29'50" W	49.68'
L5	S 00°42'35" W	100.00'
L6	S 00°29'50" W	100.00'
L7	N 00°29'50" E	100.00'
L8	N 00°42'35" E	100.00'
L9	N 00°42'37" E	149.18'
L10	N 00°29'50" E	50.00'
L11	N 00°29'50" E	100.00'
L12	N 00°29'50" E	80.00'
L13	N 01°13'07" E	132.80'
L14	S 33°56'00" W	129.81'
L15	S 34°05'45" W	31.82'
L16	N 69°14'36" W	49.93'
L17	N 69°06'18" W	49.90'
L18	N 68°31'22" W	50.00'
L19	N 61°52'27" W	122.76'
L20	N 00°29'50" E	50.13'
L21	N 37°16'42" E	50.13'
L22	S 54°40'30" E	74.55'
L23	S 55°29'27" E	61.19'
L24	S 54°33'57" E	55.48'
L25	S 55°09'29" E	93.20'
L26	S 55°09'20" E	95.00'
L28	N 53°18'58" W	14.00'

CURVE TABLE

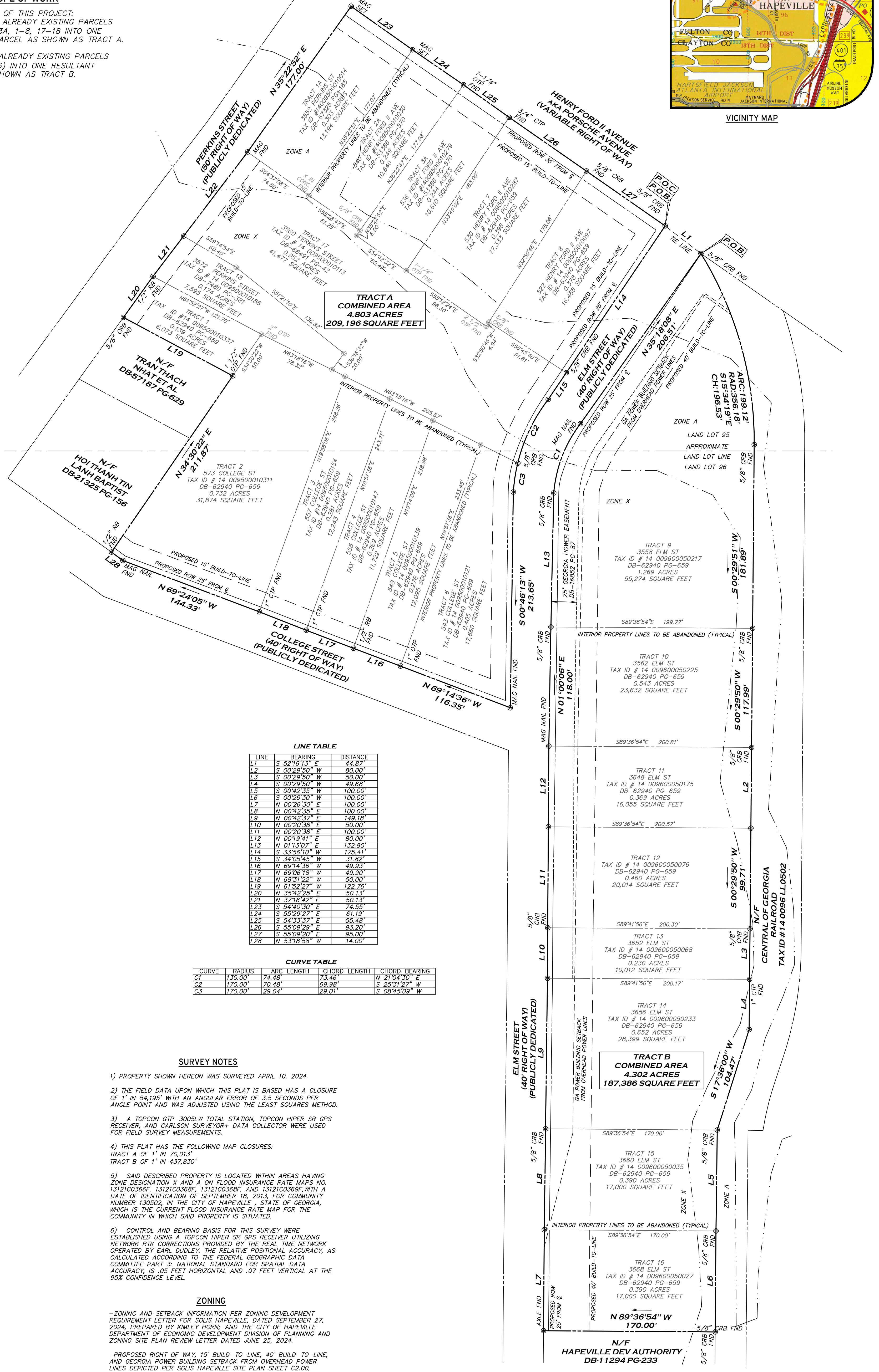
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	150.00'	74.48'	23.46'	N 27°04'50" E
C2	170.00'	70.48'	69.98'	S 25°31'27" W
C3	170.00'	29.04'	29.01'	S 08°45'09" W

SURVEY NOTES

- PROPERTY SHOWN HEREON WAS SURVEYED APRIL 10, 2024.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 54,195' WITH AN ANGULAR ERROR OF 3.5 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- A TOPCON GTP-3005W TOTAL STATION, TOPCON HIPER SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
- THIS PLAT HAS THE FOLLOWING MAP CLOSURES:
 TRACT A OF 1" IN 70,013'
 TRACT B OF 1" IN 437,830'
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATION X AND A ON FLOOD INSURANCE RATE MAPS NO. 13121C0368F, 13121C0368F, 13121C0368F, AND 13121C0368F WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013, FOR COMMUNITY NUMBER 130502, IN THE CITY OF HAPEVILLE, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- CONTROL AND BEARING BASIS FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EARL DUDLEY. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .05 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.

ZONING

-ZONING AND SETBACK INFORMATION PER ZONING DEVELOPMENT REQUIREMENT LETTER FOR SOLIS HAPEVILLE, DATED SEPTEMBER 27, 2024, PREPARED BY KIMLEY HORN; AND THE CITY OF HAPEVILLE DEPARTMENT OF ECONOMIC DEVELOPMENT DIVISION OF PLANNING AND ZONING SITE PLAN REVIEW LETTER DATED JUNE 25, 2024.
 -PROPOSED RIGHT OF WAY, 15' BUILD-TO-LINE, 40' BUILD-TO-LINE, AND GEORGIA POWER BUILDING SETBACK FROM OVERHEAD POWER LINES DEPICTED PER SOLIS HAPEVILLE SITE PLAN SHEET C2.00, PROJECT NO.: 017222022, PREPARED BY KIMLEY HORN, DATED 09/17/2024.
 -ALL INFORMATION STATED SHOULD BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT 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.

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 SHOWN HEREON 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 54,195 FEET AND AN ANGULAR ERROR OF 3.5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 20,013 FEET (TRACT A) AND ONE FOOT IN 437,830 FEET (TRACT B), AND CONTAINS A TOTAL OF 9.105 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WERE A TOPCON GTP-3005W TOTAL STATION, TOPCON HIPER SR GPS RECEIVER, AND CARLSON SURVEYOR+ DATA COLLECTOR.



ADAM T. BRATTON, GEORGIA PLS# 3489
 DATE OF EXPIRATION: 12/31/2026
 DATE OF PLAT OR MAP: JANUARY 30, 2026

PROFESSIONAL LAND SURVEYORS
 DATE: JANUARY 30, 2026
 JOB #: 240719
 SCALE: 1"=50'

DATE	REVISIONS

COMBINATION PLAT SOLIS HAPEVILLE ELM STREET ASSEMBLAGE TRACTS A & B	
STATE: GEORGIA	COUNTY: FULTON
LAND LOTS: 95, 96	DISTRICT: 14

PREPARED FOR:
 TERWILLIGER PAPPAS

PROFESSIONAL LAND SURVEYORS, LLC
 317 GRASSDALE ROAD
 CARTERSVILLE, GA 30120
 770-334-8186
 WWW.PLS.US
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 GEORGIA C.O.A.: LSF001380



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

DATE: March 5, 2026
 TO: Adrienne Senter
 FROM: Lynn M. Patterson
 RE: Final Plat Request 3558 Elm Street

BACKGROUND

The City of Hapeville has received a Final Combination Plat application from Santiago Patino (Hapeville Multifamily LLC) for a final combination plat following an approved preliminary consolidation plat which had previously been combined 18 parcels into 2 tracts (Tract A comprised of 4.500 acres or 196,002 Square Feet and Tract B comprised of 4.302 acres or 187,386 Square Feet) in March 2024 (see below table). The parcels are zoned RMU, Residential Mixed Use. The purpose of this final plat is for consolidation purposes only. A preliminary plat has already been approved for the site. A revised final plat will be submitted with all final improvements.

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

The parcels are:

Address	Parcel Number	Acres
Tract B		4.302
3668 Elm Street	14 0096000 50027	0.390
3660 Elm Street	14 0096000 50035	0.390
3656 Elm Street	14 0096000 50233	0.652
3652 Elm Street	14 0096000 50068	0.230
No address	14 0096000 50076	0.460
3648 Elm Street	14 0096000 50175	0.369
3562 Elm Street	14 0096000 50225	0.543
3558 Elm Street	14 0096000 50217	1.269
Tract A		4.500
522 Porsche Ave	14 0095000 10097	0.378
530 Porsche Ave	14 0095000 10287	0.398
536 Porsche Ave	14 0095000 10279	0.240
540 Porsche Ave	14 0095000 10030	0.260
3572 & 3560 Perkins Street	14 0095000 10113	1.127
No address	14 0095000 10188	

No address	14 0095000 10337	0.139
573 College Street	14 0095000 10311	0.732
557 College Street	14 0095000 10154	0.281
555 College Street	14 0095000 10147	0.269
549 College Street	14 0095000 10139	0.278
543 College Street	14 0095000 10121	0.405
Total		9.08

Final Plat

- (1) The final plat shall conform substantially to the preliminary plat as approved, and, if desired by the subdivider, may constitute only that portion of the approved preliminary plat proposed for recording and development at the time; provided, however, that any portion conforms to all requirements of these regulations.
- a. A minimum of five days prior to the planning commission meeting at which it is to be considered, the subdivider shall submit an electronic file and the original drawing in black ink and three copies (black and white prints), together with any street profiles or other plans that may be required by planning commission.
 - b. The plat shall be drawn to a scale of one inch equals 100 feet on sheets not larger than 22 inches by 34 inches or an approved size to correspond to local plat book dimensions. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets lettered in alphabetical order as a key.
 - c. When the plat has been approved by the planning commission, one copy will be returned to the subdivider, with the approval of the planning commission certified thereon, for filing with the clerk of superior court as the official plat of record. One copy containing the certification of the planning commission will be returned to the subdivider and the planning commission secretary shall retain the other two copies.
- (2) Approval of the final plat by the planning commission shall not constitute acceptance by the city of dedication of any streets, easements or other public way, ground or improvements.
- The final plat shall show:
- a. The lines of all streets, roads, and allies, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
 - b. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including the true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
 - c. All dimensions to the nearest 100th of a foot and angles to the nearest minute.
 - d. Location and description of monuments.
 - e. The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining property.
 - f. Date, title, name and location of subdivision, graphic scale and true north point.
 - g. Location map showing site in relation to area.

h. Certification showing that the applicant is the landowner or legally authorized representative and dedicates streets, rights-of-way, improvements and any sites for public use.

Certification form must comply with the following:

Owner's Acknowledgement and Dedication:

(STATE OF GEORGIA)

(FULTON COUNTY)

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

Signature of Subdivider Date Signed

Printed or Typed Name of Subdivider

Signature of Owner Date Signed

Printed or Typed Name of Owner

i. Certification by the landowner acknowledging that the city assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat and that the city does not assume responsibility for maintenance of pipes and drainage ditches in drainage easements beyond the city right-of-way. Structures other than storm drainage structures are not permitted in drainage easements.

j. Certification by land surveyor or engineer to accuracy of survey and plat and placement of monuments.

Certification form must comply with the following:

Final Surveyor's Certificate:

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in _____ feet and an angular error _____ of per angle point, and was adjusted using the _____ rule.

This plat has been calculated for closure and is found to be accurate within one foot in _____ feet and the property shown contains a total of _____ acres. The equipment used to obtain the linear and angular measurements herein was _____.

By: _____

Date

Registered Georgia Land Surveyor No. _____

Date of Expiration _____

k. Certification of final plat approval containing the following statement:

Final Plat Approval:

This subdivision plat has been reviewed by the Planning Commission and the City Engineer and found to be in compliance with Zoning Ordinance, Conditions of Zoning Approval, City of Hapeville Development Regulations and Subdivision Regulations,

as amended, and that it has been approved by all other affected City and County Departments, as appropriate. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations and the provisions and requirements of the Development Performance and Maintenance Agreement executed for this development between the Owner and the City of Hapeville.

City Clerk—On Behalf of Mayor and Council Date

Chairman, Planning Commission Date

City Engineer Date

l. If final plat approval is requested before all improvements have been installed in accordance with the requirements of the regulations, the owner shall post a security bond in an amount determined by the city to be sufficient to ensure the completion of all required improvements. Security bond language and bond provider shall satisfy all requirements of the city.

m. All other notes or notations as may be required by the city.

(g) *Short-cut procedure.* Subdivisions that do not involve the creation of new streets or installation or dedication of infrastructure may be submitted as final plats without the necessity of preliminary plat approval.

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

(a) *Streets.*

No new streets proposed.

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

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

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

a. For major streets, 70 feet as may be required. Major streets are those regional roads to be used primarily for fast or heavy traffic and will be located on the major street plan.

b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.

c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.

Additional right of way is proposed on the final plat to be dedicated to the City to achieve the 50' right of way required.

d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sac are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.

- e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.
- (4) *Additional width on existing streets.* Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.
- a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.**
Additional right of way is proposed on the final plat to be dedicated to the City to achieve the 50' right of way required.
- b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.**
- (5) *Restriction of access.* When a tract fronts on an arterial street or highway, the planning commission may require those lots to be provided with frontage on an access street.
- (6) *Street grades.* Grades on major streets shall not exceed seven percent. Grades on other streets may exceed seven percent but not ten percent.
- (7) *Horizontal curves.* Where a deflection angle of more than ten degrees in the alignment of a street occurs, a curve of reasonably long radius shall be introduced. On streets 60 feet or more in width, the centerline radius of curvature shall be not less than 300 feet; on other streets not less than 100 feet.
- (8) *Vertical curves.* All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one inch equals 100 feet horizontal, and one inch equals 20 feet vertical, may be required by the planning commission.
- (9) *Intersections.*
- a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.
- b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.
- (10) *Tangents.* A tangent of at least 100 feet long shall be introduced between reverse curves on arterial and collector streets.
- (11) *Street jogs.* Street jogs with centerline offsets of less than 125 feet shall be prohibited.
- (12) *Dead-end streets.*
- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
- b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the

boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

- (13) *Private streets and reserve strips.* There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.
- (14) *Street names.* Proposed streets in obvious alignment with others already existing and named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.
- (15) *Alleys.* Alleys shall be provided to the rear of lots used for business purposes, and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

(b) *Blocks.*

No new blocks formed.

- (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.*

Lots meet requirements per zoning.

- (1) *Arrangement.* Insofar as practical, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Each lot shall have frontage on a public street.
- (2) *Minimum size.* The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.
 - a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.
 - b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.
- (3) *Minimum depth.* The minimum depth of building setback lines from the right-of-way shall not be less than 30 feet and in the case of corner lots 15 feet from the side street right-of-way unless a lower standard is allowed by an existing zoning ordinance.
- (4) *Corner lot dimension.* Corner lots shall be sufficiently wider and larger to permit the additional side yard requirements of the zoning ordinance or building setback lines outlined above.

- (5) *Lots on a curved street or cul-de-sac.* All such lots shall comply with the minimum lot frontage at the building setback line. No lot shall have a lot width less than 35 feet at the street right-of-way.
- (6) *Lots in more than one municipality.* No new lot created subsequent to the effective date of this chapter shall be divided by a city boundary line.
- (7) ***Double frontage lots. No lot, other than a corner lot, shall have frontage on more than one street unless a reserve strip that would prohibit vehicle access is created. Access prohibited.***

(d) *Public use and service areas.*

No public areas. Easements meet City requirements.

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

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

(e) *Suitability of the land.*

Land is suitable. Revisions to flood maps in process with FEMA.

- (1) The planning commission shall not approve the subdivision of land if, from adequate investigations conducted by all public agencies concerned, it has been determined that in the best interest of the public the site is not suitable for platting and development purposes of the kind proposed.
 - (2) Land subject to flooding and land deemed to be topographically unsuitable shall not be platted for residential occupancy, or for any other uses as may increase danger to health, life or property or aggravate erosion or flood hazard. Such land within the plat shall be set aside for those uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.
- (f) *Large tracts or parcels.* When land is subdivided into larger parcels than ordinary building lots, those parcels shall be arranged so as to allow for the opening of future streets and logical further resubdivision.
- (g) ***Group housing developments. A comprehensive group housing development, including single-family attached developments and the large-scale construction of housing units together with necessary drives and ways of access, may be approved by the planning***

commission although the design of the project does not include standard street, lot and subdivision arrangements, if departure from the foregoing standards can be made without destroying their intent.

- (h) *Variances.* Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize the variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.
- (i) *Zoning or other regulations.*
 - (1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.
 - (2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

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

- (a) *Required improvements.* Every subdivision developer shall be required to grade and improve streets and alleys, install curbs and sidewalks, boundary markers, sewers, stormwater inlets and water mains in accordance with specifications established by the city.
- (1) *Boundary markers.*
 - a. Concrete monuments three inches in diameter or square, 18 inches long, with a flat top indented with a cross and set flush with the finished grade and or iron rods with a minimum cross section of 0.2 inches, 18 inches long, and driven so as to be flush with the finished grade shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street.
 - b. All other lot corners shall be marked with an iron rod with a minimum cross section of 0.2 inches, 18 inches long, and driven so as to be flush with the finished grade.
- (2) *Grading.* All streets, roads and alleys shall be graded to their full width by the subdivider so that pavements and sidewalks can be constructed on the same level plane. Due to special topographical conditions, deviation to the above will be allowed only with special approval of planning commission.
 - a. *Preparation.* Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.
 - b. *Cuts.* All tree stumps, boulders and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered, shall be scarified to a depth of 12 inches below the subgrade.
 - c. *Fill.* All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed 12 inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, but where water is used to assist compaction the water content shall not exceed the optimum of moisture.
- (3) *Storm drainage.* An adequate drainage system, including necessary open ditches, pipes, culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross drains shall be provided to accommodate all natural water flow, and shall

be of sufficient length to permit full width roadway and the required slopes. The size openings to be provided shall be determined by Talbot's formula, but in no case shall the pipe be less than 12 inches. Cross drains shall be built on straight lines and grade, and shall be laid on a firm base but not on rock. Pipes shall be laid with the spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one foot below the roadbed. In all cases, drainage improvement plans and the improvements themselves shall be approved by the city engineer. Drainage system design shall be in accordance with the Georgia Stormwater Management Manual published by ARC, latest update, unless approved otherwise. Drainage systems shall also comply with all other applicable city ordinances and regulations, including the floodplain management ordinance, post development stormwater management regulations and the erosion and sediment control ordinance. Drainage construction shall comply with the state department of transportation standard specifications unless approved otherwise. Storm drain pipe material within city street rights-of-way shall be reinforced concrete pipe in accordance with state department of transportation specifications.

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

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

- (5) *Minimum pavement widths.* Due to the diversity of development in the city, required pavement widths will necessarily vary with the character of building development and the amount of traffic encountered. Minimum pavement widths between curbs shall be as follows:
- For minor residential streets, 30 feet. Most minor streets in residential developments.
 - 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.
 - For arterial streets and highways, as may be required.

- (6) *Curbs and gutters.* Except on rural streets, the subdivider shall provide permanent six-inch concrete curbs with 24-inch integral concrete gutters or standard rolled curb and gutters.

- (7) *Sidewalks.*

- 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.
- Sidewalks shall be located not less than one foot from the property line to prevent interference or encroachment by fencing, walls, hedges or other planting or structures placed on the property line at a later date. In single-family residential areas and multifamily or group housing developments, concrete sidewalks shall be five feet wide and four inches thick.

Sidewalks in commercial areas shall be five feet wide and ten feet wide as dictated by adjoining sidewalk widths.

(8) *Installation of utilities.* After grading is completed and approved and before any base is applied, all of the work for underground utilities including water mains, gas mains, electrical lines, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the flat section. All driveways for houses to be built by the developer shall be cut and drained.

(9) *Water supply system.*

a. Water mains properly connected with the city water supply system shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. Water mains shall be located on public property and not private property.

b. The sizes of water mains, the location and types of valves and hydrants, the amount of soil cover over the pipes and other features of the installation shall be approved by the city engineer and fire chief.

(10) *Sanitary sewers.* Sanitary sewers shall be installed in such a manner as to serve adequately all lots with connection to the public system, according to plans approved by the city engineer.

(b) *Recommended improvements.* The planting of street trees and installation of street name signs is considered a duty of the subdivider as well as good business practice.

(1) *Street trees.*

a. Trees adjacent to the sidewalk, in supplemental areas and in landscape strips between the sidewalk and the curb, are a protection against excessive heat and glare and enhance the attractiveness and value of abutting property. All tree plantings shall conform to the requirements of [chapter 93, article 29](#).

b. It is recommended that trees be planted inside the property lines where they are less subject to injury, decrease the chance of motor accidents and enjoy more favorable conditions for growth. If trees are to be planted within a planting strip in the right-of-way, their proposed locations and species to be used must be submitted for the community services department's approval since the public inherits the care and maintenance of such trees.

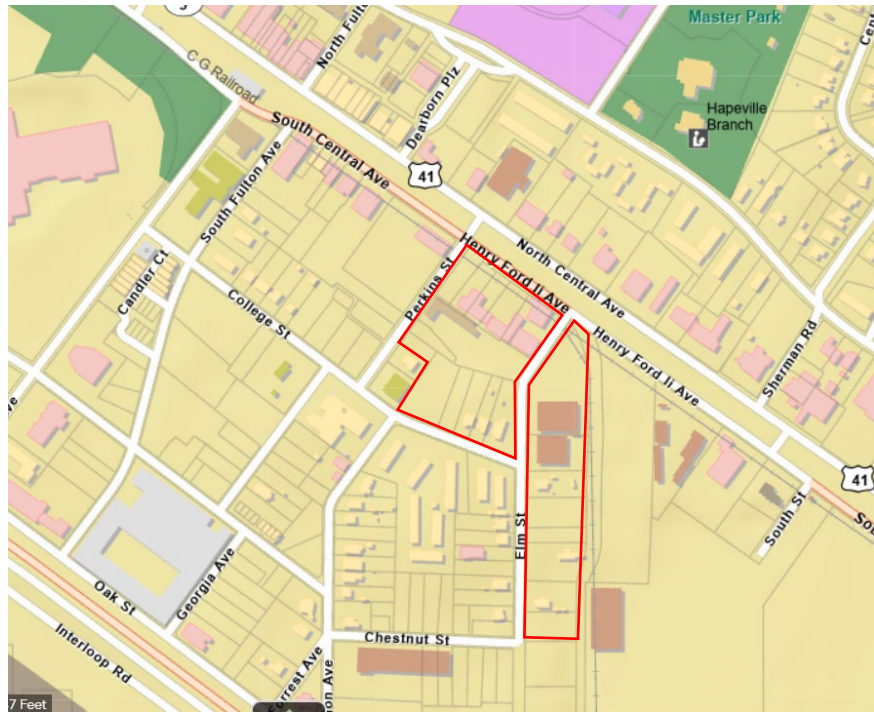
(c) ***Guarantees in lieu of completed improvements.*** No final subdivision plat shall be approved by the planning commission or accepted for record by the clerk of the superior court until the improvements listed shall be constructed in satisfactory manner and approved by the city engineer, or in lieu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

FINDINGS

The purpose of this final plat is for consolidation purposes and the issuance of certificates of occupancy for the first phases of the multi-family dwelling units. A final development plat will be submitted prior to the issuance of the final certificates of occupancy, showing all improvements for the tracts to be recorded with the County. Per above, a security bond shall be posted by the applicant/owner 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.

The Planning Commission may approve this final consolidation plat and allow for submission of the final development plat to City Staff such that it meets all City Planner and City Engineer's requirements. At that time, the security bond will be released.

Once any outstanding issues identified in the Engineer's report are addressed, the combination plat may be considered approved with the understanding the applicant shall comply with all other zoning rules, regulations, covenants, and easements of record.



Location map
3558 Elm Final Combination Plat

Department of Planning & Zoning

Final Plat Preparation Checklist

Development Name Solis Hapeville
Design Professional Adam Bratton, PLS
Date 02/18/2026

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.
✓		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.
X		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.
ADDITIONAL COMMENTS		
		13.



Department of Planning & Zoning

PLANNER'S REPORT

DATE: March 4, 2026
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Proposed Text Amendment for Event Venues/Event Centers

BACKGROUND

After the discussion with the Planning Commission and additional research, the following text amendment is proposed as a definition for special events facility (event center, event venue). In addition, the requirement for a special use permit and associated criteria for the City's zoning Code. The modifications are based upon other Georgia jurisdictional definitions which emphasis the private nature of events as opposed to a publicly accessible event such as ones that take place in a theatre or other performance venue.

Proposed Text Amendments

Sec. 93-1-2. - Definitions.

Special events facility, event center, event venue. A meeting or gathering place for personal social engagements or activities, where people specifically 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. The venue itself shall not operate as a restaurant, bar, lounge, nightclub, or similar publicly accessible business. Events must have a limited number of known/invited guests and exclude temporary outdoor events, places of worship, or nonprofit civic association activities. Events open to the public, whether free or ticketed, as well as advertised events, are presumed "open to the public and therefore not allowed. Special events facilities require a special use permit.

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. The following standards must be met for the proposed facility.

- a. Parking
 - 1. Required parking is one space per three (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 special event facility property lines.

- c. All outdoor activities must adhere to the City noise regulations and be concluded before 10pm.
- d. A 10' evergreen landscaped buffer must be installed on a property line shared with a residential use, and a 6' opaque wall or fence must be placed within the buffer and the property line.
- e. When alcohol is served at an event, one security officer must be present for every 50 guests.
- f. 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 from 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.
- g. The facility must hold all applicable permits from the state of Georgia and Fulton County with regard to food service.
- h. If the event space occupancy is 25 persons or more, the facility must be sprinklered and meet all Fire Safety regulations.