

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

October 13, 2020 6:00 PM

Agenda

1. Call to Order
2. Roll Call
Brian Wismer
G. Leah Davis
Cliff Thomas
Lucy Dolan
Jeanne Rast
Charlotte Rentz
Larry Martin
3. Minutes of August 11, 2020
- 3.I. Approval of Minutes
 1. MINUTES - 08-11-2020_draft
4. Old Business
- 4.I. 244 Mt. Zion Road Site Plan Review

Background:

Justin Honore is requesting review of a revised site plan to construct a new two story single-family dwelling with a detached garage at 244 Mt. Zion Road, Parcel Identification Number 14 009400090090. The property is zoned R-1, One Family Detached and is subject to the Neighborhood Conservation Area of the Architectural Design Standards. *This item was previously approved by the Planning Commission on July 14, 2020.*

Applicant Comment
Staff Comment
Public Comment

Documents:

1. Plans - 244 Mt. Zion Road
 2. Planners Report Site Plan Review 244 Mt Zion Revised
-
5. New Business

5.I. 236 Mt. Zion Road Site Plan Review

Background:

Justin Honore submitted a request for site plan review to construct a new single-family dwelling with a detached garage at 236 Mt. Zion Road, Parcel Identification Number 14 009400090116. The property is zoned R-1, One Family Detached and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

Applicant Comment

Staff Comment

Public Comment

Documents:

1. Application - 236 Mt. Zion Road_Redacted
2. Plans - 236 Mt Zion Road
3. Planners Report Site Plan Review 236 Mt Zion

5.II. 417 Walnut Street Site Plan Review

Background:

Daniel Love is requesting site plan review to construct a new single-family dwelling with an attached garage at 417 Walnut Street, Parcel Identification Number 14 009400060705. The property is zoned R-SF, Residential Single-Family and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

Applicant Comment:

Staff Comment:

Public Comment:

Documents:

1. Application - 417 Walnut Street_Redacted
2. Plans - 417 Walnut Street
3. Planners Report Site Plan Review 417 Walnut St

6. Open Discussion

6.I. Master Sidewalk Plan Discussion

Background:

Discussion regarding the City's Master Sidewalk Plan.

7. Next Meeting Date - Tuesday, November 10, 2020

8. Adjourn

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

August 11, 2020 6:00 PM

MINUTES

1. Call to Order

The meeting was called to order at 6:05 p.m.

2. Roll Call

Brian Wismer, Chairman
Jeanne Rast, Vice Chairman
G. Leah Davis
Lucy Dolan - Teleconference
Charlotte Rentz
Larry Martin
Cliff Thomas

3. Approval of Minutes

3.I. Minutes of July 14, 2020

MOTION: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the minutes of July 14, 2020 as submitted. Motion Carried: 6-0.

4. New Business

4.I. 590 South Central Avenue

Special Exception

Background:

Peter Hausmann of Southern Bank Equipment and authorized representative of Wells Fargo Bank requested approval of a special exception to allow the installation of an Automated Teller Machine (ATM) at 590 South Central Avenue, Parcel Identification Number 14 009800200489. The property is zoned RMU, Residential Mixed Use and is located in the Arts District Overlay (A-D).

Staff Recommendation:

As the proposed location will replace an existing drive through lane with the ATM machine on the south side of the site, the replacement will require no site changes and

traffic generated by those seeking ATM access will likely reflect existing levels of customers utilizing the walk-up ATM.

The character of the area is the Downtown, Arts District and would not, because of its location and accessory use to the existing bank, have a negative impact.

No public utilities, facilities or services are required nor are there parking demands related to the ATM. The existing drive through lanes should adequately support demand. In considering the special exception, staff recommends approval for the replacement of the teller lane with a drive-through ATM.

Applicant Comments: None.

Public Comments: None.

MOTION ITEM: Charlotte Rentz made a motion, Lucy Dolan seconded to recommend approval of the special exception for the installation of an Automated Teller Machine (ATM) at 590 South Central Avenue. Motion Carried: 6-0.

4.II. Solar Energy Systems

Text Amendment

Background:

Consideration of a text amendment to create Article 30 (Solar Energy Systems), Section 93- 30-1 (Intent) through Section 93-30-13 (Permit Fees) for the purpose of creating regulations regarding solar energy systems.

The City of Hapeville does not currently have any zoning or design codes that govern the installation of photovoltaic panels on the roofs or supplemental areas of residences and businesses. Recent applications to install photovoltaic panels have been heard by the Design Review Commission on a case-by-case basis and without any guidance from the Code. Outside of the DRC, the city lacks any enforcement mechanisms to ensure for the quality and aesthetics of new solar panel installations. To address this, the proposed Text Amendment based on Georgia Tech's "Model Solar Ordinance" is presented for recommendation to Mayor & City Council.

Chairman Wismer addressed capitalizing the department names and employee titles within the ordinance, where applicable. In addition, he suggested the permit fees are adopted via resolution by Mayor & Council.

Commissioner Martin asked staff to clarify the language that addresses Ground Mounted Solar Energy Systems as it pertains to an Integrated SES by adding "or Rooftop SES". Commissioner Martin also discussed the requirement for decommissioning a Ground Mounted SES equipment.

Commissioner Davis stated a decommissioning plan is necessary to ensure proper safety procedures are taken when removing a solar energy system as the materials can be toxic. After further discussion, the following action was taken:

MOTION ITEM: Larry Martin made a motion, Jeanne Rast seconded to recommend approval of the ordinance for Solar Panels with the following recommended changes:

- 1. Change the definition for Ground Mounted Solar Energy System: Ground Mounted Solar Energy System means an SES that is structurally mounted to the ground and does not qualify as an Integrated SES or Rooftop SES.**
- 2. Sec. 93-30-3, add: For I-1 or I-2 zoning districts, large scale Solar Energy Systems are not required to be an accessory use.**
- 3. Capitalize Department of Community Services, where applicable.**
- 4. Sec. 93-30-6, Add: A decommissioning plan will be required for all rooftop systems and subject to current state and local regulations.**
- 5. Sec. 93-30-8 (c), Add #4: All systems must adhere to current local and state laws and regulations for decommissioning.**
- 6. Sec. 93-30-10: In reference to permit fees, replace Mayor and Council from time to time with Mayor and Council shall adopt permit fees by resolution.**

Motion Carried: 6-0.

5. Next Meeting Date - Tuesday, September 8, 2020 at 6PM

6. Adjourn

There being no further discussion, the following action is taken:

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to adjourn the meeting at 7:04 p.m. Motion Carried: 6-0.

Respectfully submitted,

Brian Wismer, Chairman

Adrienne Senter, Secretary



- GENERAL NOTES**
1. ALL WORK SHALL COMPLY WITH LATEST INTERNATIONAL, AMERICAN, CANADIAN AND LOCAL CODES AND ORDINANCES.
 2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ENGINEER.
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CONSTRUCTION NOTES

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST INTERNATIONAL, AMERICAN, CANADIAN AND LOCAL CODES AND ORDINANCES.

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THE HAYES III

CONTENTS

- A0- Cover Sheet
- A1- First and Second Floor Plan
- A2- Elevations
- A3- Electric Layout, Roof Plan
- A4- Wall Section & Porch Section
- A5- Building Section & Foundation Layout
- A6- Details

SQUARE FOOTAGE

- 1st Floor - 1232 SF
- 2nd Floor - 1036 SF
- Total SF - 2268 SF

BUILDING HEIGHT

26'- 10" AFF

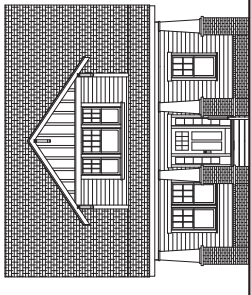
CODES

2018 International Residential Code

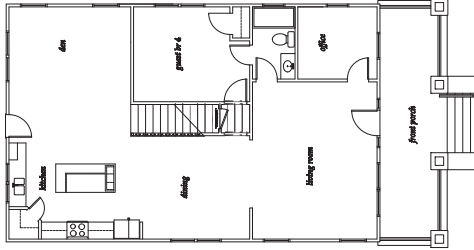
BOOK OF WORK:

THE PROJECT IS FOR THE DESIGN AND CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND INCLUDES BUILDING OF MAJOR FUNDAMENTAL, FLOOR FINISHES FOR FLOORS, WALLS, CEILING AND ROOF AND THE INSTALLATION OF DOORS AND WINDOWS, WALL, CEILING, EXTERIOR SIDING AND EXTERIOR FINISH MATERIALS INCLUDING INSULATION AND ELECTRICAL, PLUMBING, INTERIUM TRIM AND INTERIOR CABINETS AND COUNTER TOPS AND APPLIANCES SHALL BE INSTALLED, PLUMBING AND HVAC DUCT WORK AND OTHERS SHALL BE INSTALLED.

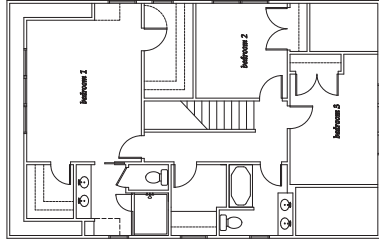
THE GENERAL CONTRACTOR SHALL PROVIDE A NEW 100 A 700 V ELECTRICAL SERVICE ELECTRICAL, PANEL BOX AND COPPER WIRING, RECEPTACLES, SWITCHES AND OUTLETS. THE GENERAL CONTRACTOR SHALL PROVIDE A NEW FURNACE AND COOLING SYSTEM AND DUCT WORK AND ALL NECESSARY DUCTWORK. THE GENERAL CONTRACTOR SHALL PROVIDE NECESSARY WATER TAPPING AND NEW SANITARY PIPING AND NECESSARY FITTINGS FOR THE BATH AND KITCHEN. THE GENERAL CONTRACTOR SHALL VERIFY AND CORRECT PRE-EXISTING FOUNDATION FOR THE FLOOR, CEILING AND ROOF ASSEMBLY.



FRONT ELEVATION
3/19'-1'-0"



FLOOR PLANS
3/19'-1'-0"



These Drawings Provided for
Information Only. They are Not
To Be Used for Construction
Without the Engineer's
Approval.



DISCLAIMER: These drawings are prepared by the engineer for the purpose of providing information only. They are not to be used for construction without the engineer's approval.

Hayes Residence
244 Mt Zion Rd
Cover Sheet

Project Name	Hayes Residence
Project Address	244 Mt Zion Rd
Project City	
Project State	
Project Zip	
Project Date	
Project Status	
Project Notes	

Project Name	Hayes Residence
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Project Name	Hayes Residence
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Project State	
Project Zip	
Project Date	
Project Status	
Project Notes	



500' ALONG R/W
TO FIFTH ST R/W

0005

MH⁵ TOP: 92389,



DISTURBED AREA A.K.A.

LIMITS OF CONSTRUCTION
5971 SF= 0.137 AC

15

N89° 03' 04" W
50.00'

0005

PROPERTY ADDRESS: 250 Mount Zion Hwy, SW Hopewell, GA 30354 Land Area: 7995 SF = 0.184 AC	PREPARED <u>LOVELACE, KAREL</u> LOT COVERAGE: DW: 860 SF PORCH: 182 SF HOUSE: 1247 SF DECK: 96 SF GARAGE: 96 SF PAD: 300 SF GRAND TOTAL= 3087 SF = 38.6%	SITE PLAN PAGE 1 OF 2 PREPARED FOR: 250 Mount Zion Rd SW	PARCEL ID: 14 039-040090390 LAND LOT 94 14th DISTRICT FULTON COUNTY, GEORGIA LOCATED IN HAPEVILLE REFERENCE: CADASTRAL REFERENCE: DEED BOOK PAGE 000795 ALL MATTERS OF TITLE ARE SUBJECT TO ANY RECORDED INSTRUMENTS TO WHICH THEY MAY BE REFERRED THE SURVEY FROM WHICH THIS PLAN WAS CREATED CONFORMS TO THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA, SURVEY PRACTICE ACT, AND THE RULES OF PROFESSIONAL CONDUCT, AND THE CLIENT'S RESPONSIBILITY TO REVIEW PLANS FOR COMPLETENESS AND ACCURACY. ANY REDLINES, COMMENTS, CORRECTIONS, ALTERATIONS, DELETIONS, OR ADDITIONS TO THE PLAN SHALL BE INDICATED BY A BILLABLE AND ADDITIONAL CHARGES SHALL APPLY.	BY: MF DRAWN DATE: 12-11-2019 FIELD DATE: 12-12-2019 DD MM YY
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SURVEY SYSTEMS ATLANTA
2156 W Park Ct, Ste D, S.W.
COA #LSF000867, info@surveysystems.com
Cell: 678-591-6064 ~ Office: 678-591-6064

SP 2-27-2020 HN
REVISIONS:
6-30-2020 HN
7-15-2020 HN

2
1
1
4

GARAGE: 330 SF
PAD: 300 SF
GRAND TOTAL = 3087 SF = 38.6%

ZONING: R-1

0 10

SCALE 1" = 10'



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

DATE: October 6, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 244 Mt Zion Road Revisions**

BACKGROUND

The City of Hapeville has received a site plan application from Justin Honore to construct a new two story single-family dwelling with a detached garage located at 244 Mt. Zion Rd. The dwelling will have 2,268 SF square feet of living area, four bedrooms and three bathrooms, and will be 26'10" high from the foundation. No garage detail is included in the plan.

The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area 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.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	50	6,750	6,750	3br/2bth	1,600	40	15	15	5	25	2½	35	2 DU	1

REQUIREMENTS

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

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

- ***The plans show the location of a new 2 story, 2,268 SF single-family dwelling. Per the site plan, the structure will be 26'10" high from the foundation. No detail other than setbacks for the garage are provided.***
- ***Site plan p 1 of 2 should be removed or modified to be consistent with S1. Last shown revision date is 7-15-2020.***
- Comments page requests City uses S1 for setbacks.
 - Front setback (15' req), per S1 is 23'6"
 - Side setbacks (5' req) are shown as 13'8" and 13'4" which are **NOT** consistent with Site Plan p 1 of 2
 - Rear setbacks (25' req) to
 - Garage set back from property line is 64'11" and 12' from primary structure (5' from rear deck).
Architectural site plan scale appears to have more than 5' distance between deck and garage.

- **Plans shows different setbacks dependent upon page.**
 - **Per survey, property is 50' wide at front and back.**
 - **S1 shows house is 28' wide, driveway is 11' wide with 1' landscape strip between driveway and property line. West setback shown as 13' 8", east setback shown as 13' 4". (28'+13'8+13'4"= 55')**
- b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
- **11' concrete driveway shown, but no cross section.**
- **There is an existing concrete sidewalk but it is not shown on the plans (contrary to comments page).**
- **Location of walkway from front door inconsistent between S1 and Site Plan**
- c. The locations, area, and number of proposed parking spaces.
 - **A 330 SF detached garage is shown with no details.**
 - d. Existing and proposed grades at an interval of five feet or less.
- **Existing grades are shown at two-foot intervals. Proposed grades must be shown.**
- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- **See Arborist Report**
- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- **Provided**
- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- **Not applicable to residential development.**
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- **An existing retaining wall is shown at the front and side of the property.**
- 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.
- **A dry pit/stand pipe design is shown on the site plan.**

- 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.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. No detail for the garage has been provided.**
- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8 " = 1'0") and shall include the identification of proposed exterior building materials.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. No detail for the garage has been provided.**
- (4) *Project data.*
 - a. Site area (square feet and acres).
- **The total site area is 7,998 sq. ft. or 0.184 acres. The minimum lot size is 6,750 sq. ft.**
 - 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.
 - ***Proposed lot coverage is listed as 3,087 SF or 38.6%. Maximum allowed is 40% or 3,199.2 SF.***
 - ***The plans for 244 and 236 Mt Zion are almost identical however, calculations are not the same.***
 - **Front walk calculation (72 SF) shown on C-1 is not the same design as provided on the architectural site plan (to the street) and therefore incomplete.**
 - ***Driveway is shown as 11' for this plan, 1' wider than 236 Mt Zion but coverage is the same at 860 SF. Driveway appears to be 11 X 84' (on property) or 924 SF***
 - ***Parking Pad 300 SF (architectural plans show 17'7 x ?). Please correct calculations***
 - **Front porch 182 SF (architectural plans show 10'x28' is 280 SF)**
 - ***House, 1247 SF (architectural plans show 28x44, 1232 SF),***
 - ***Rear Deck 96 SF (architectural plans show 17'7"x 7') which is 123 SF***
 - ***Garage 330 SF (no dimensions provided for the garage)***
 - **Correct lot coverage must be provided.**
 - 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 4 bedrooms and 3 bathrooms.***
 - d. Floor area in nonresidential use by category.
- **Not applicable.**

- e. Total floor area ratio and/or residential density distribution.
- ***The minimum required floor area is 1,000 SF. The proposed dwelling will have 2,268 SF of living area, which is compliant.***
- f. Number of parking spaces and area of paved surface for parking and circulation.
- ***Not provided. Applicant must provide parking space information.***
- (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 applicant has proposed the construction of a new single-family dwelling.***
- ***Proof of ownership of the property has been provided.***
- ***The applicant has provided a development schedule.***

FINDINGS

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

Inconsistencies and incomplete information remain with regard to the site plan.

1. ***A 'new' site plan was submitted "S1" which does not match Site Plan 1 (the next page) Must be corrected.***
2. ***Building setbacks do not match and exceed the width of the property.***
3. ***Provide information for the detached garage.***
4. ***Provide the location and width information on existing sidewalk and correct front walkway location.***
5. ***Lot coverage must be recalculated and corrected.***
6. ***Show proposed grades.***
7. ***See Arborist Comments for Tree Ordinance compliance.***

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



Location Map – 244 Mt Zion

20-PC-10-16

City of Hapeville
Economic Development Department
Planning Commission
3468 North Fulton Ave
(404) 669-8269

RE: Written Summary of the necessity of this action to accompany the Planning Commission application for site plan review for:

0 Mount Zion Rd SW
Parcel ID: 14 009400090116

I, Justin Honore (applicant), on behalf of Honore Enterprises, Inc. (property owner), am taking the action of submitting a Planning Commission application in order to begin the approval and permitting process by submitting our site plan for review.

I thank you in advance for your consideration and very much look forward to working together with the department and it's entire team.

Very Respectfully,

Justin Honore
Honore Enterprises, Inc.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

We intend to build a new construction, 2 story, detached SFR on this lot. We lots and our ultimate goal is to (at a later time) build a total of 3 of these types of h residents of the wonderful city of Hapeville. We hope to not only add to the availa construction homes, but also to increase the property values of the current reside homes to be built. We do not intend to occupy the properties. We will sell the ho

Construction is estimated to take 3-4 months from start to finish. We intend to are completed with quality craftsmanship and are aesthetically pleasing to not only but our current neighbors as well.

Additionally, we very much value God's gift of nature and fully intend to not recently implemented Tree Conservation ordinance, but also to make the landsc lush and aesthetically pleasing to not only future home buyers but our current nei

We very much look forward to working hand-in-hand with the city of Hapeville Department to achieve our goals and we most certainly hope that our goals are We thank you in advance for your consideration and very much welcome your in

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

0 Mount Zion Rd SW

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 Justin Honore

Address of Applicant
140 Barrington Parkway Stockbridge, GA. 30281

Telephone of Applicant
[REDACTED]

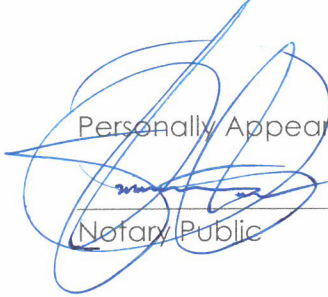


Signature of Owner

Honore Enterprise Inc.

Print Name of Owner

Personally Appeared Before Me this 18th day of August, 2020.



Notary Public



Site Plan Checklist – Please include with your application.

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

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

JH
_____ 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.

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

JH
_____ 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.

JH
_____ 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).

JH _____	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.
JH _____	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.
JH _____	Existing and proposed grades at an interval of five (5) feet or less.
JH _____	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).
JH _____	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.
JH _____	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.
JH _____	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.
JH _____	The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

- JH
_____ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- JH
_____ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- JH
_____ Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- JH
_____ Site area (square feet and acres).
- JH
_____ Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- JH
_____ Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- JH
_____ Total floor area ratio and/or residential density distribution.
- JH
_____ Number of parking spaces and area of paved surface for parking and circulation
- JH
_____ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please **initial** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: _____
Date _____

SITE PLAN

FOR

236 Mount Zion Road

SITE ADDRESS:
0 Mount Zion Rd SW
Hapeville, GA 30354

L.L.94, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
Creative Construction Management
925 Main St, Suite 206
Stone Mountain, GA 30083

CONTACT:
Justin Honore
404-825-9332



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ARCHITECT STUDIO, LLC

REVISIONS

MARK	DATE	COMMENT
	10/6/20	COMMENTS

DRAWN BY: JLH

CHECKED BY: JLH

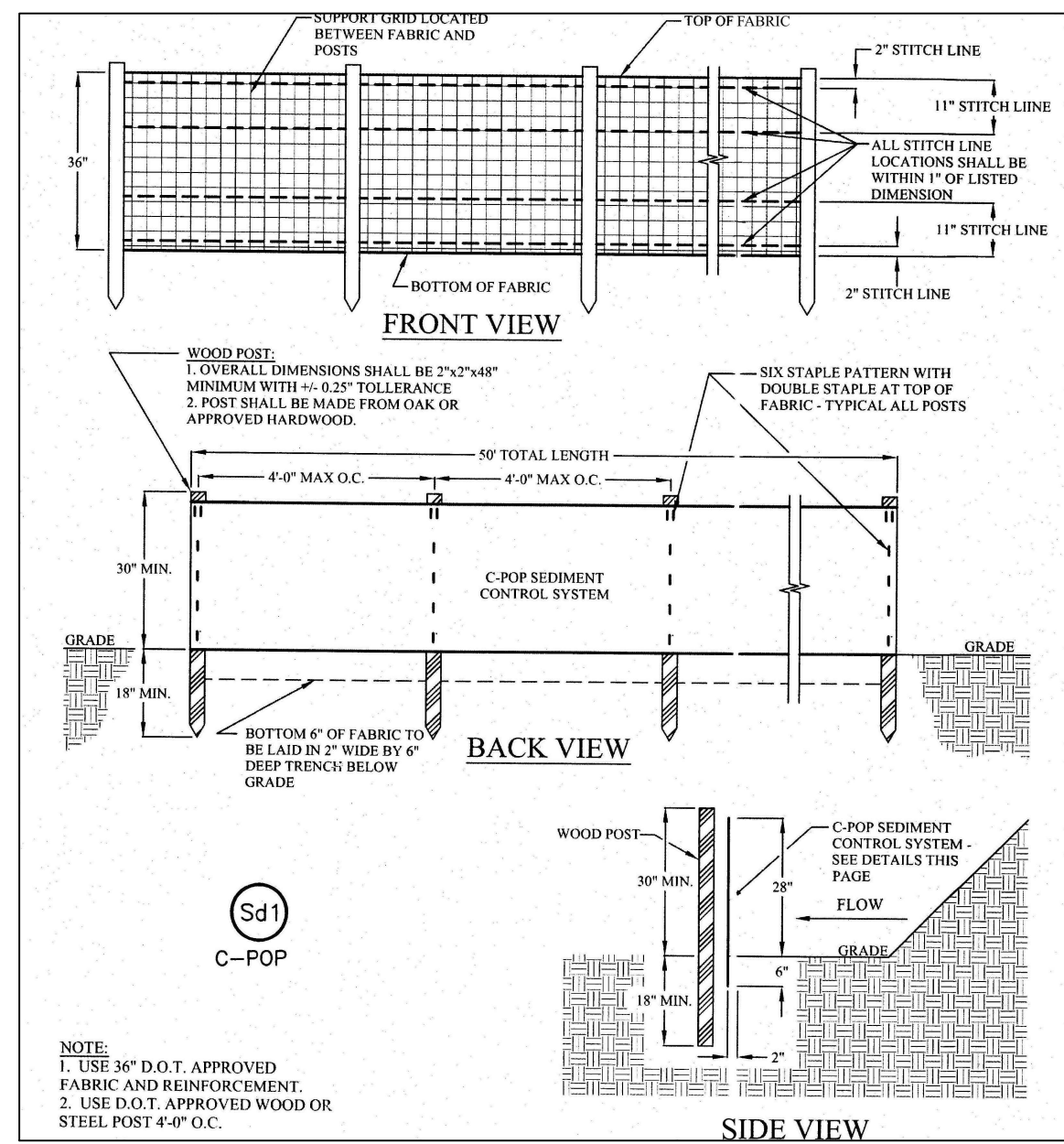
SCALE: 1" = 10'

DATE: 09-02-20

JOB NO. 20-009

SHEET 1 OF 2

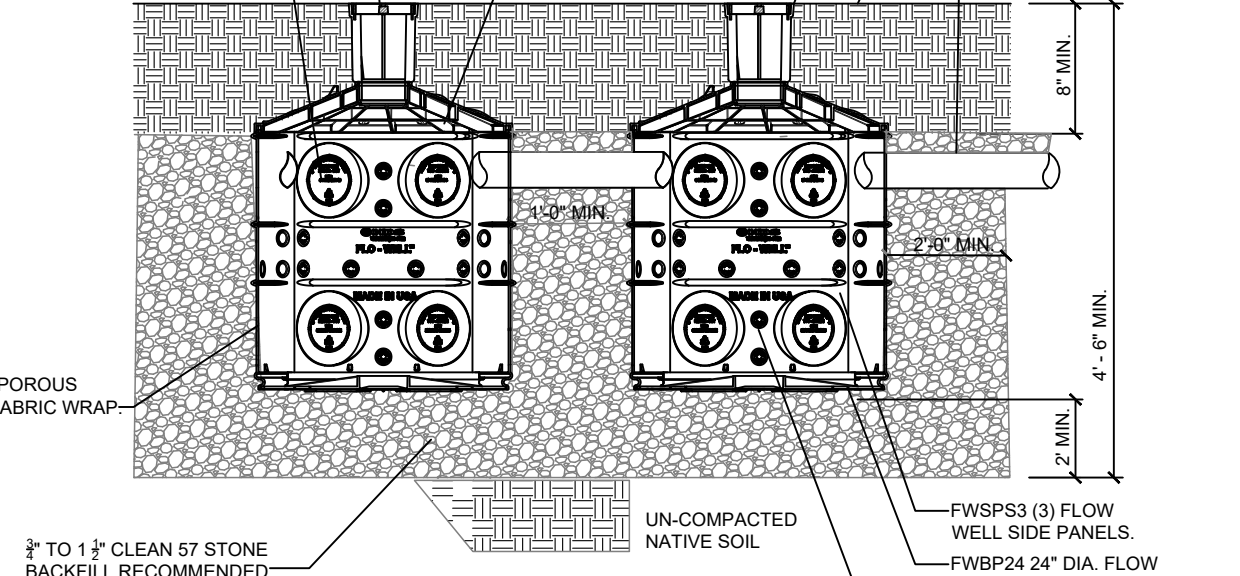
C-1



C POP SILT FENCE

P-RE-PEA-PEAS-81

FWSD49 4" SCH. 40 FLANGE
DRAIN INLET WITH GRATE
1" DIA. PERCOLATION HOLE KNOCK
OUTS. SCORE AND KNOCK OUT ALL
HOLES BEFORE WRAPPING THE
FLOW WELL WITH LANDSCAPE
FABRIC.



NOTES:
1. MUST BE INSTALLED 10' AWAY FROM STRUCTURE OR FOUNDATION.
2. FWAS24 KIT DOES NOT COME WITH FWBP24 BTM.
3. REFERENCE FLO-WELL CALCULATOR ON HOSPRO.COM
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND
APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
7. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT: www.CADetails.com/info AND ENTER
REFERENCE NUMBER 558-036.

STACKED FLO-WELL INSTALLATION DETAIL

1" = 1'-0"

P-M02-05

NDS Flo-Well Calculator

Step 1:
Enter the Square Feet of Drainage Area 1 (Ex. Roof):
1799
Enter the Square Feet of Drainage Area 2 (Ex. Grass):
0

Step 2:
Choose the Coefficient of Runoff for Area 1:
1.0 (Concrete/Asph)
Choose the Coefficient of Runoff for Area 2:
0.35 (Grass)

Step 3:
Choose the 25 Year Rainfall (see rainfall map): 2.5 in/hr

Step 4:
Enter the depth of the gravel backfill beneath the Flo-Well:
(Dimension A) 2 ft

Step 5:
Enter the thickness of the gravel backfill around the Flo-Well:
(Dimension B) 2 ft

Step 6:
Press the Calculate button for results: Calculate Reset

Step 7: View results:
Runoff: 46.74 GPM
0.11 CFS
Volume of water to be stored: 1403.20 Cubic feet
187.46 Cubic feet

of Flo-Well Needed: 4

Amount of Gravel Needed: 11.02 Cubic yards
297.54 Cubic feet

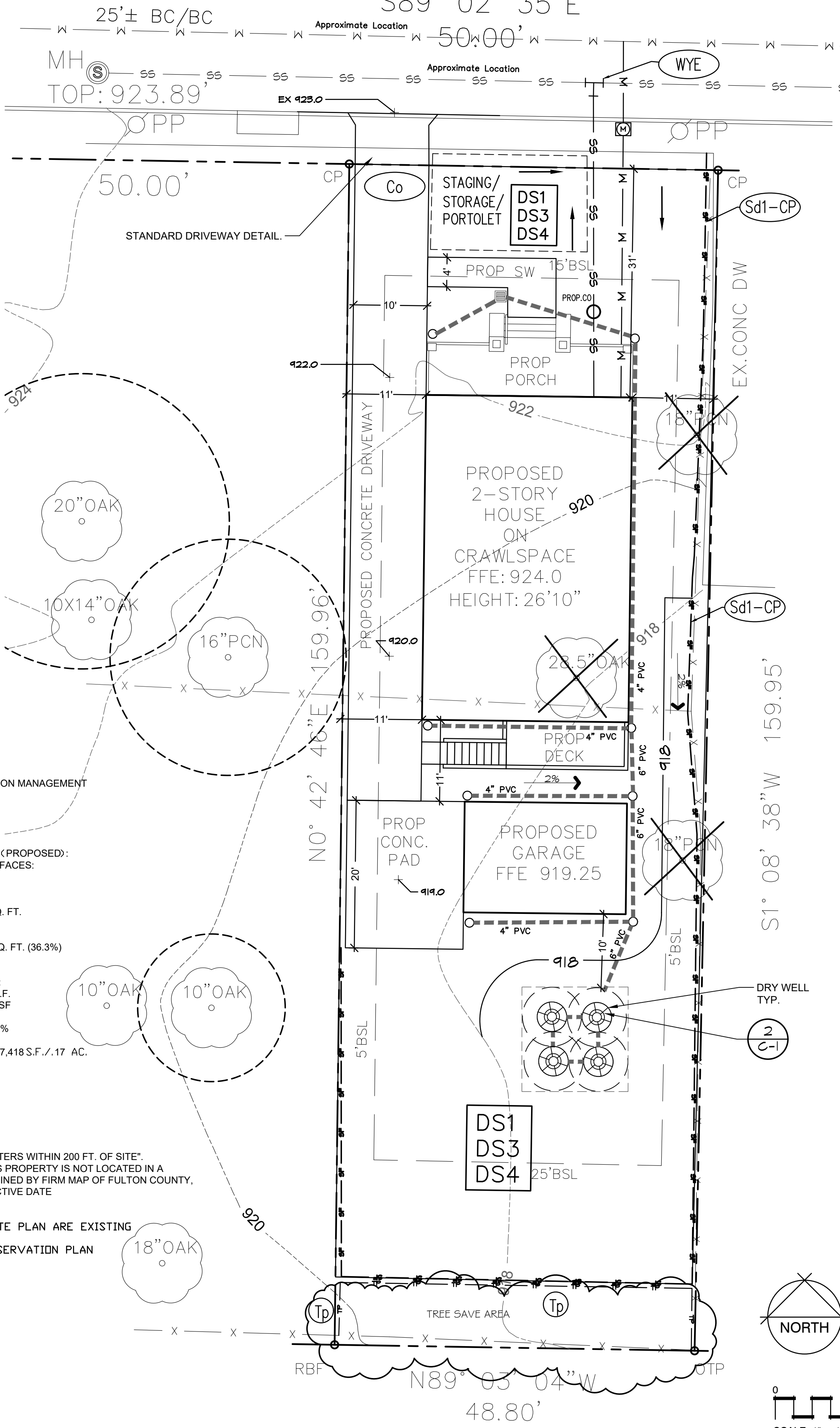
Download Installation Details
Standard Flo-Well/TM1 Installation Detail
Side-by-Side Flo-Well/TM1 Installation Detail



Note:
1. THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: SURVEY SYSTEMS ATLANTA - DATED 12/12/19 & THE
TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: SURVEY SYSTEMS ATLANTA - DATED 12/12/19

MOUNT ZION ROAD ~ 40' R/W

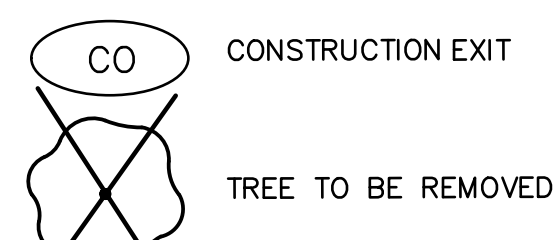
S89° 02' 35"E



LEGEND

----- CRITICAL ROOT ZONES

TP TREE FENCE See Detail ON SHEET C-2



SF SLIT FENCE (Sd1-CP)

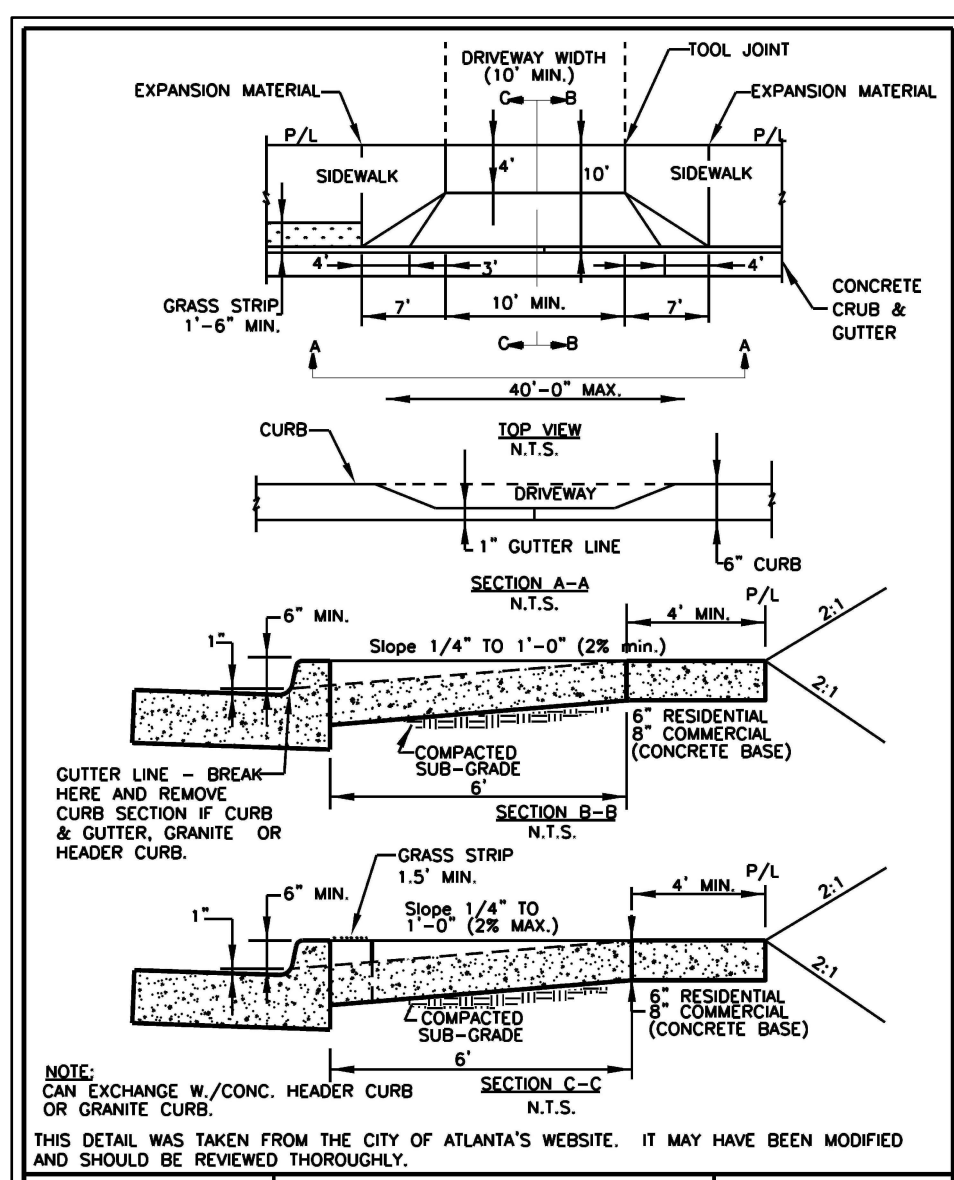
W WATER LINE

SS SANITARY LINE

----- DRAINAGE FLOW

CO CLEAN OUT (6" PVC)

WM WATER METER



STANDARD DRIVEWAY DETAIL

CONSTRUCTION EXIT

A STONE STABILIZED PAD SHALL BE LOCATED AT ANY
POINT WHERE TRAFFIC WILL BE LEAVING A
CONSTRUCTION SITE TO A PUBLIC RIGHT-OF-WAY,
STREET, ALLEY, SIDEWALK, PARKING AREA, OR ANY
OTHER AREA WHERE THERE IS A TRANSITION FROM
BARE SOIL TO A PAVED AREA.

AGGREGATE SIZE
STONE WILL BE IN ACCORDANCE WITH NATIONAL
STONE ASSOCIATION R-1 (1.5 TO 3.5 INCH STONE).

PAD THICKNESS
THE GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS
OF 6 INCHES.

PAD WIDTH
AT A MINIMUM, THE WIDTH SHOULD EQUAL FULL
WIDTH OF ALL POINTS OF VEHICULAR EGRESS, BUT
NOT LESS THAN 20 FEET WIDE.

DIVERSION RIDGE
ON SITES WHERE THE GRADE TOWARD THE PAVED
AREA IS GREATER THAN 2%, A DIVERSION RIDGE 6 TO
8 INCHES HIGH WITH 3:1 SIDE SLOPES SHALL BE
CONSTRUCTED ACROSS THE FOUNDATION
APPROXIMATELY 15 FEET ABOVE THE ROAD.

MAINTENANCE
THE EXIT SHALL BE MAINTAINED IN A CONDITION
WHICH WILL PREVENT TRACKING OR FLOW OF MUD
ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE
PERIODIC TOP DRESSING WITH 1/2 INCH STONE,
AS CONDITIONS DEMAND, AND REPAIR AND/OR
CLEANOUT OF ANY STRUCTURES TO TRAP SEDIMENT.
ALL MATERIALS SPILLED, DROPPED, WASHED, OR
TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS
OR INTO STORM DRAINS MUST BE REMOVED
IMMEDIATELY.

4) TOTAL FLOOR AREA RATIO:
FIRST FLOOR = 1,232 S.F.
SECOND FLOOR = 1036 SF
2,268 / 7,998 = 28.4%

5) TOTAL DISTURBED AREA = 7,418 S.F./0.17 AC.

6) ZONING: R-1

7) BUILDING SETBACKS:
FRONT = 15'
SIDE = 5'
REAR = 25'

8) THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE.
9) FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A
FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY,
GEORGIA 13121C0367F EFFECTIVE DATE
SEPTEMBER 18, 2013

10) TREES SHOWN ON SITE PLAN ARE EXISTING
SEE SHEET C-2 FOR
LANDSCAPE & TREE CONSERVATION PLAN

NO GRADED SLOPE
SHALL EXCEED 2H:1V

EROSION NOTES:
1) ALL DISTURBED AREAS LEFT IDLE SHALL BE STABILIZED WITH TEMPORARY VEGETATION AFTER
(14) DAYS. AFTER (30) DAYS PERMANENT VEGETATION SHALL BE ESTABLISHED.
2) SILT FENCE - SHALL MEET THE REQUIREMENTS OF SECTION 171 TEMPORARY SILT FENCE, OF THE
GEORGIA STANDARD SPECIFICATIONS, 1993 EDITION AND BE WIRE REINFORCED.
3) MAINTENANCE STATEMENT - EROSION CONTROL MEASURES WILL BE INSPECTED AT LEAST
WEEKLY, AFTER EACH RAIN AND REPAIR BY THE GENERAL CONTRACTOR. ADDITIONAL EROSION
AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE
INSPECTION.
4) NO GRADE SLOPE SHALL EXCEED 2H:1V.
5) THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF
EROSION CONTROL MEASURES AT PRACTICES PRIOR TO, OR CONCURRENT WITH,
LAND-DISTURBING ACTIVITIES.
6) EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF
THE APPROVED PLANS DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TRAP
THE SEDIMENT SOURCE.

EROSION CONTROL LEGEND
APPLY TO ALL DISTURBED AREAS

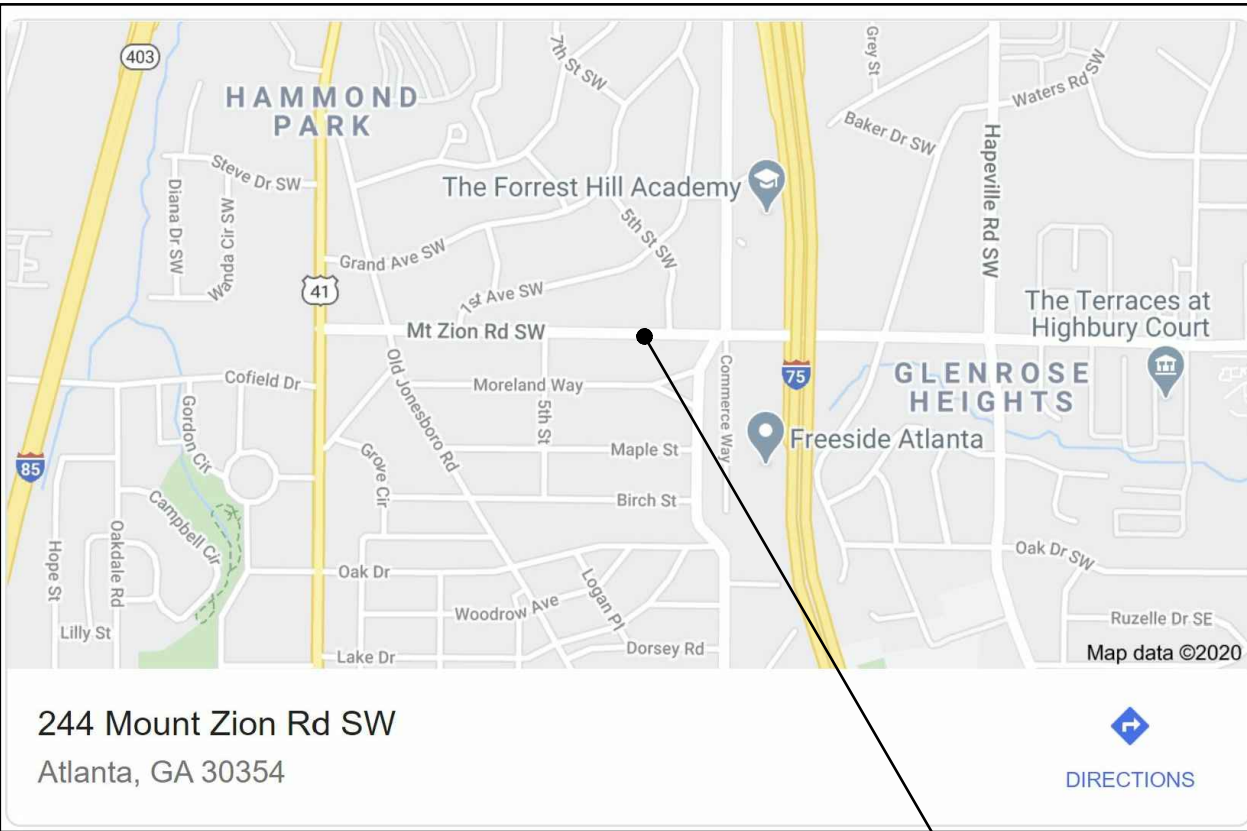
DS1 A: TEMPORARY COVER OF PLANT
RESIDUES APPLIED TO THE SOIL SURFACE
FOR A PERIOD OF (6) MONTHS OR LESS
WHEN SEEDING IS NOT PRACTICAL

DS2 ESTABLISHING A TEMPORARY
NEGATIVE COVER WITH FAST
GROWING SEEDING ON DISTURBED
AREAS. SEE EROSION CONTROL NOTES

DS3 ESTABLISHING PERMANENT VEGETATIVE
COVER SUCH AS TREES, SHRUBS,
VINES, GRASSES OR LEGUMES
ON DISTURBED AREAS. SEE LANDSCAPE PLAN

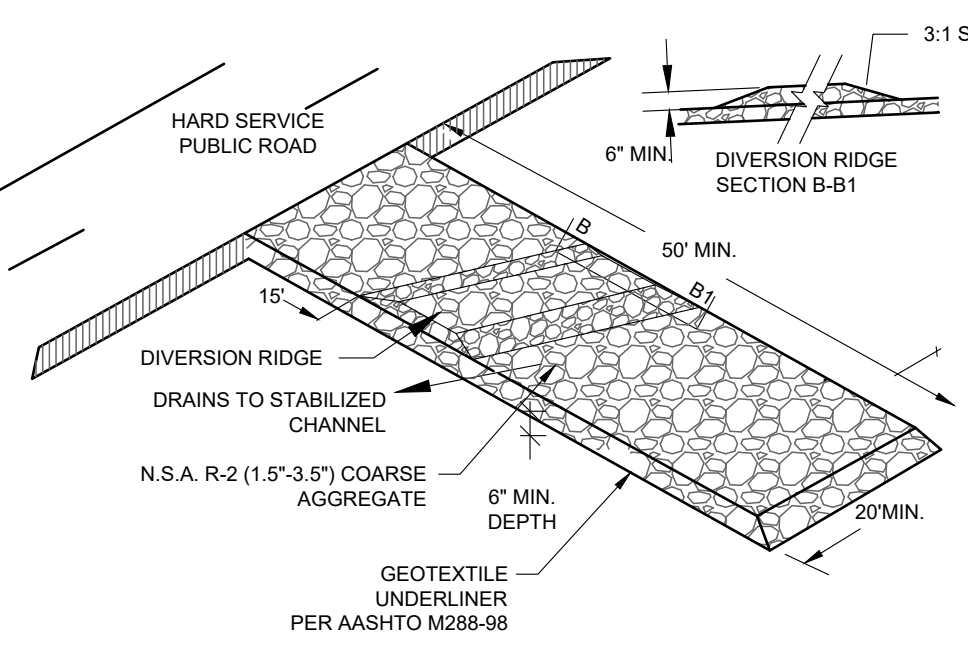
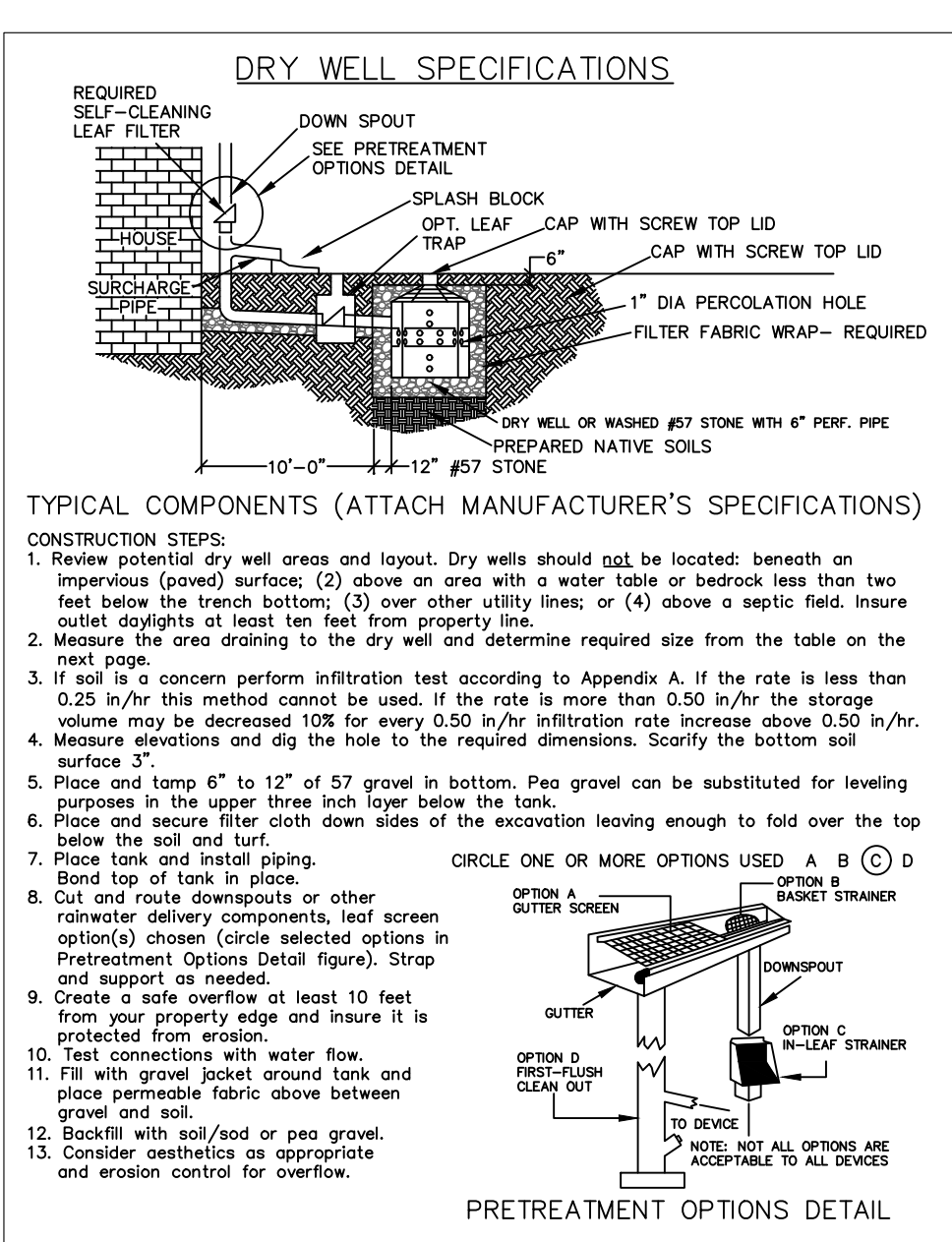
DS4 (WITH SODDING) SEE LANDSCAPE PLAN

Du CONTROLLING SURFACE AND AIR
MOVEMENT OF DUST ON LAND
DISTURBING ACTIVITIES

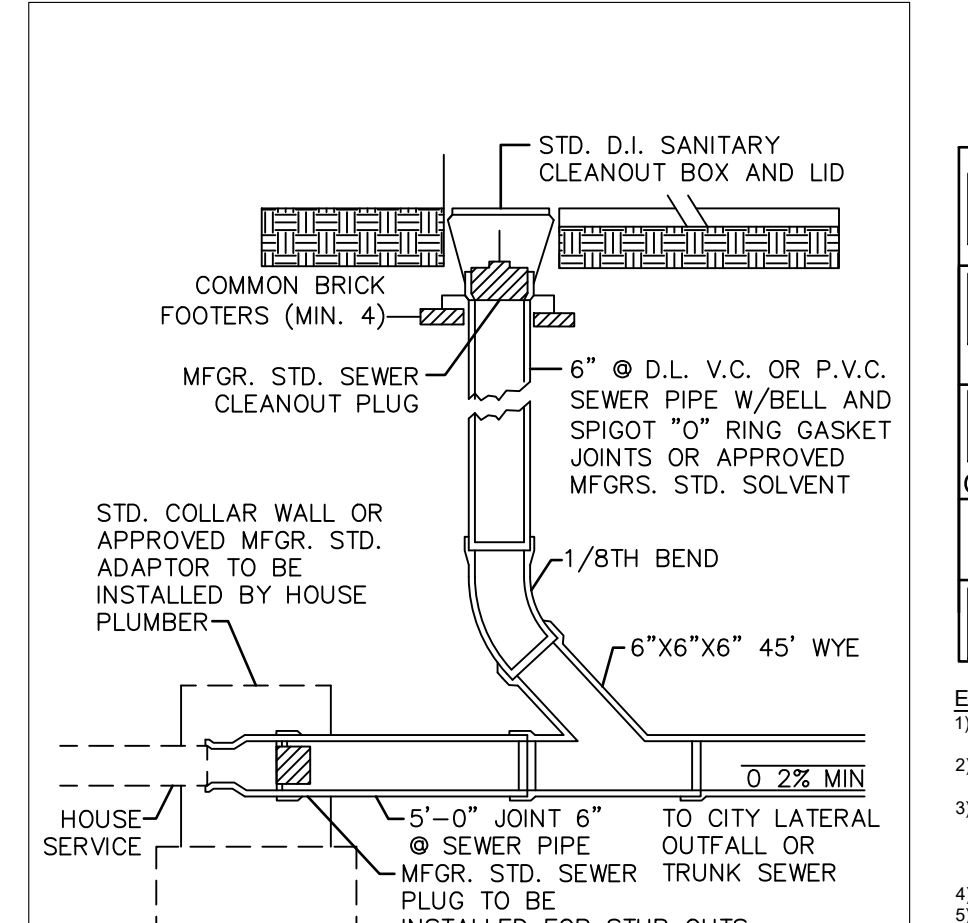


SITE LOCATION MAP
N.T.S.

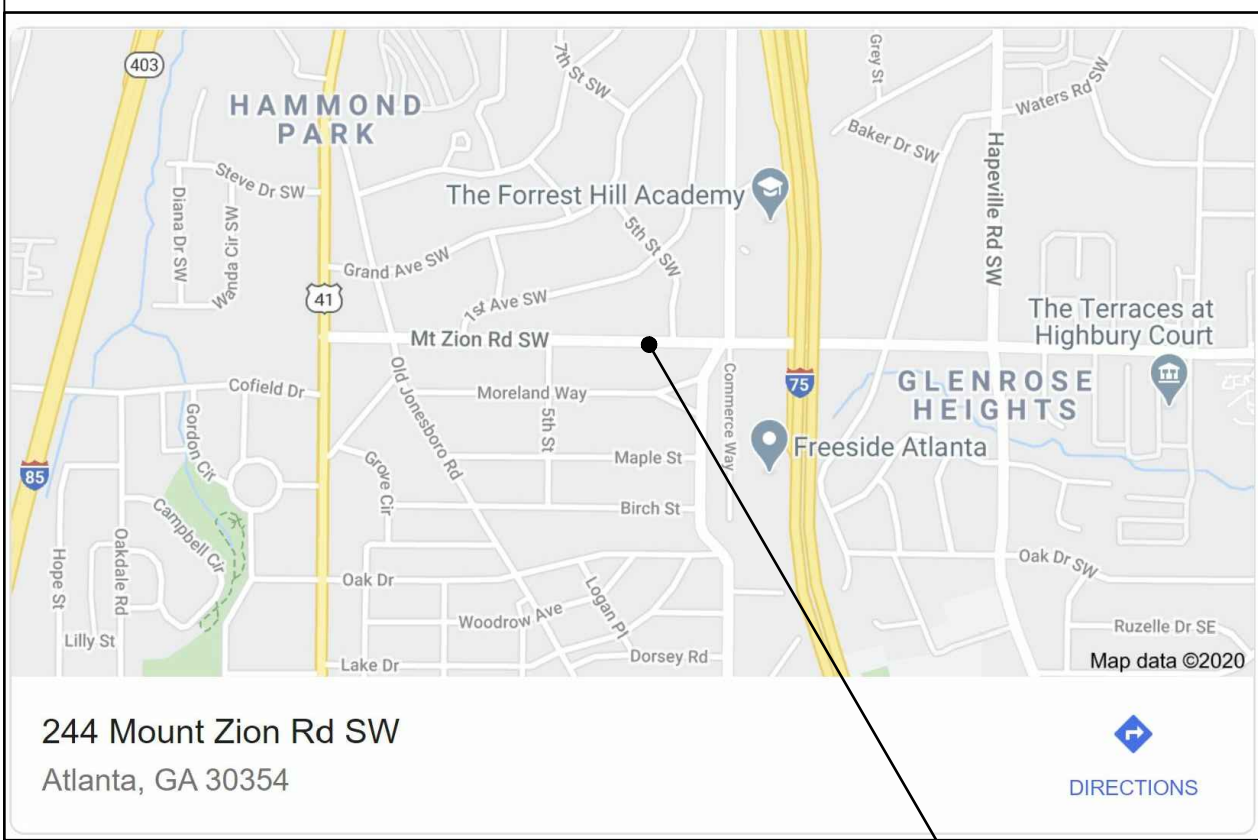
SITE



CONSTRUCTION EXIT



STANDARD SANITARY CLEANOUT



SITE LOCATION MAP

3 TREES DESTROYED:
28.5" OAK (ARBORIST REPORT DATED 8-25-20 - TREE IS NOT A LANDMARK TREE)
2-18" PECANS

TREE DENSITY:

0.181 ACRES X 100 INCHES = 18" REQUIRED

5-4" TREES TO BE PLANTED = 20" PROVIDED

DENSITY IN COMPLIANCE

Tree Conservation Plan Notes:

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

REFERENCE NOTES SCHEDULE

SYMBOL	GENERAL DESCRIPTION	NOTE: TYPE OF IRRIGATION
01-02	TYPE OF IRRIGATION TO BE USED INSTALL TREE DIAPER AT EACH TREE www.treeddiaper.com.	

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CBF	3	<i>Carpinus betulus</i> 'Fastigiata' / Pyramidal European Hornbeam	B&B	4"Cal	14'-16' HT
NW	2	<i>Nyssa sylvatica</i> 'Wildfire' / Black Gum	B&B	4"Cal	10-12' H

Note:

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

24 HR CONTACT /
PROPERTY OWNER:
Justin Honore
140 Barrington Pkwy
Stockbridge Ga 30281
404-825-9332

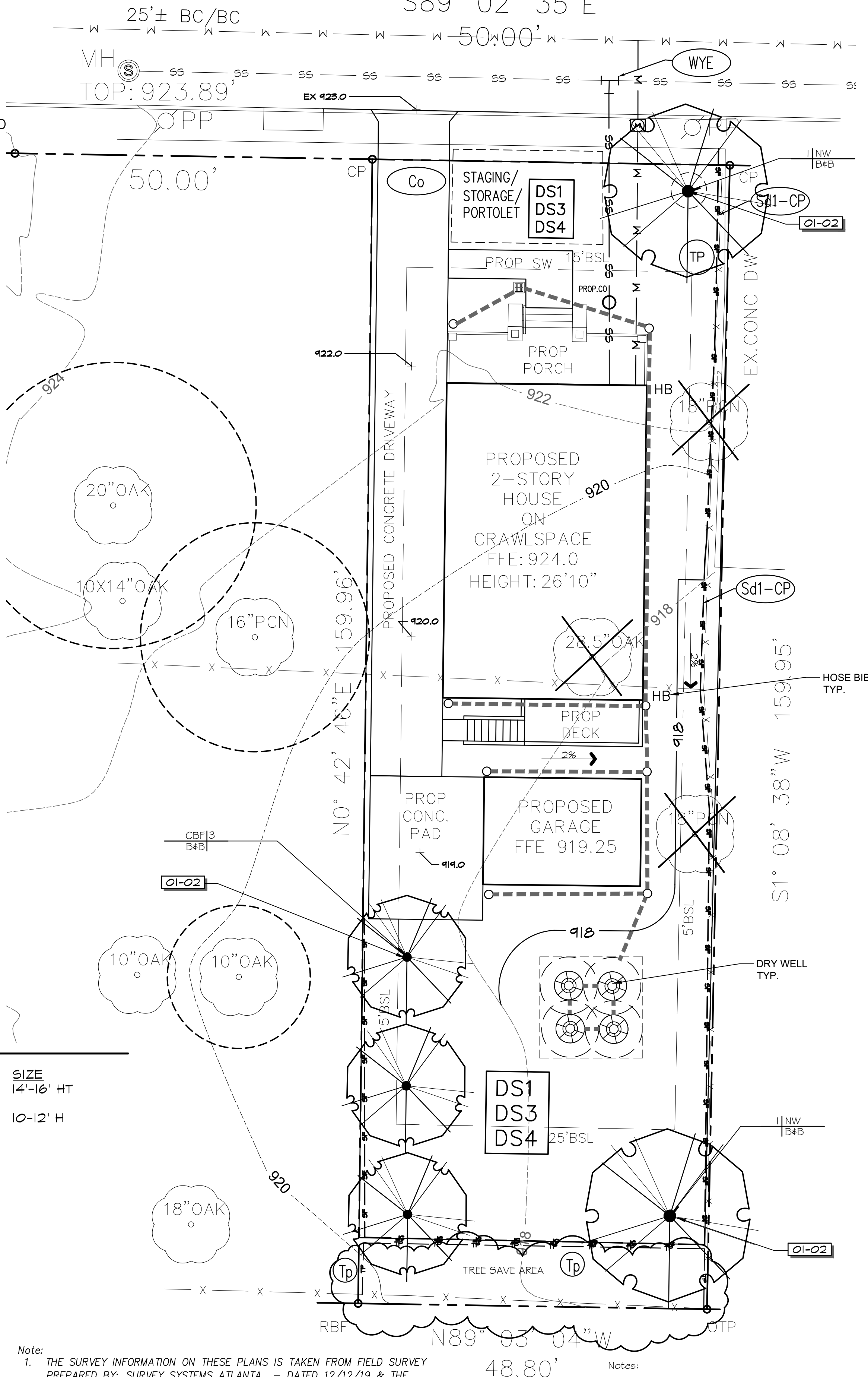
LAND AREA:
7901 SF = 0.181 AC

DISTURBED AREA
A.K.A.
LIMITS OF CONSTRUCTION
7418 SF= 0.17 AC

THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE

LEGEND

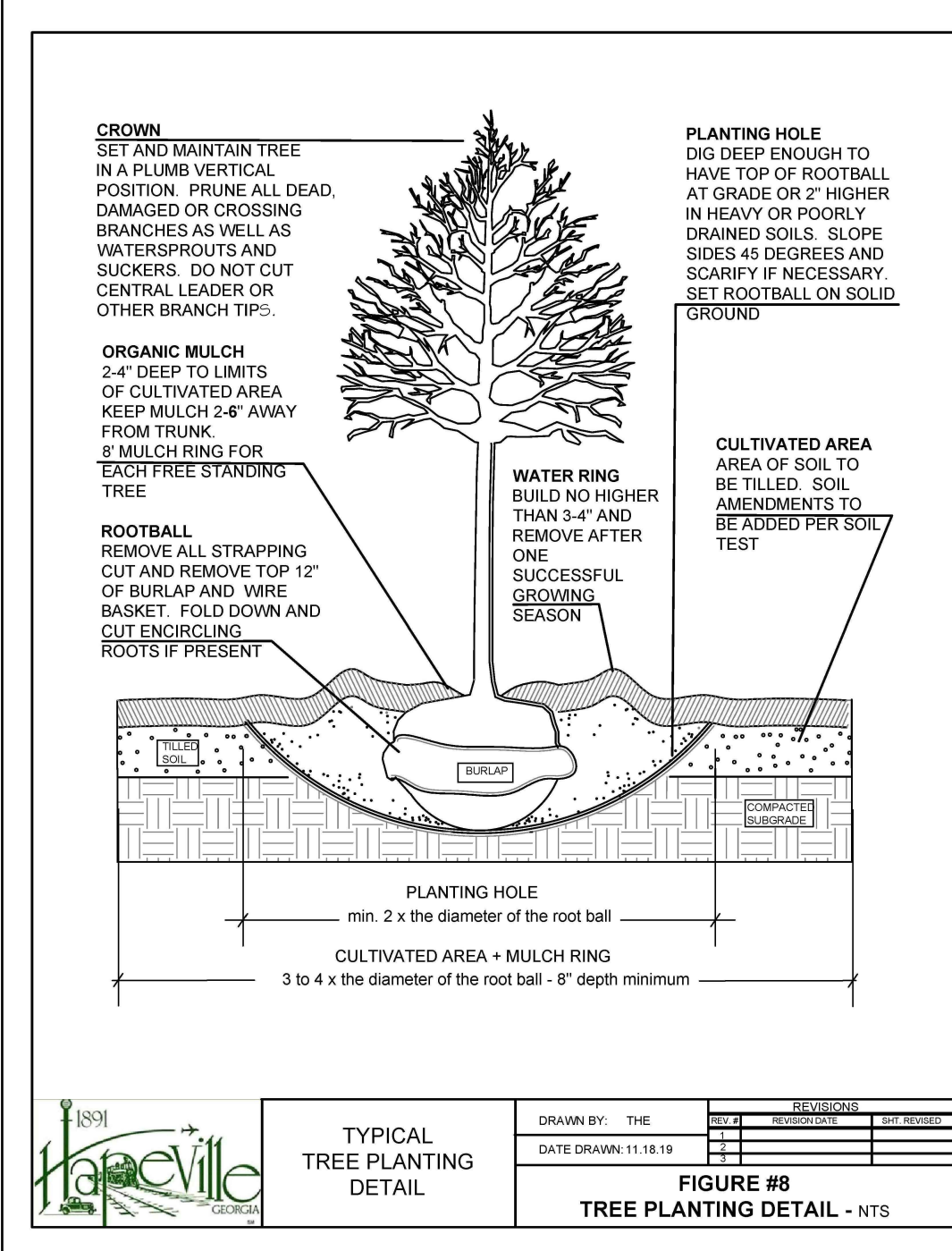
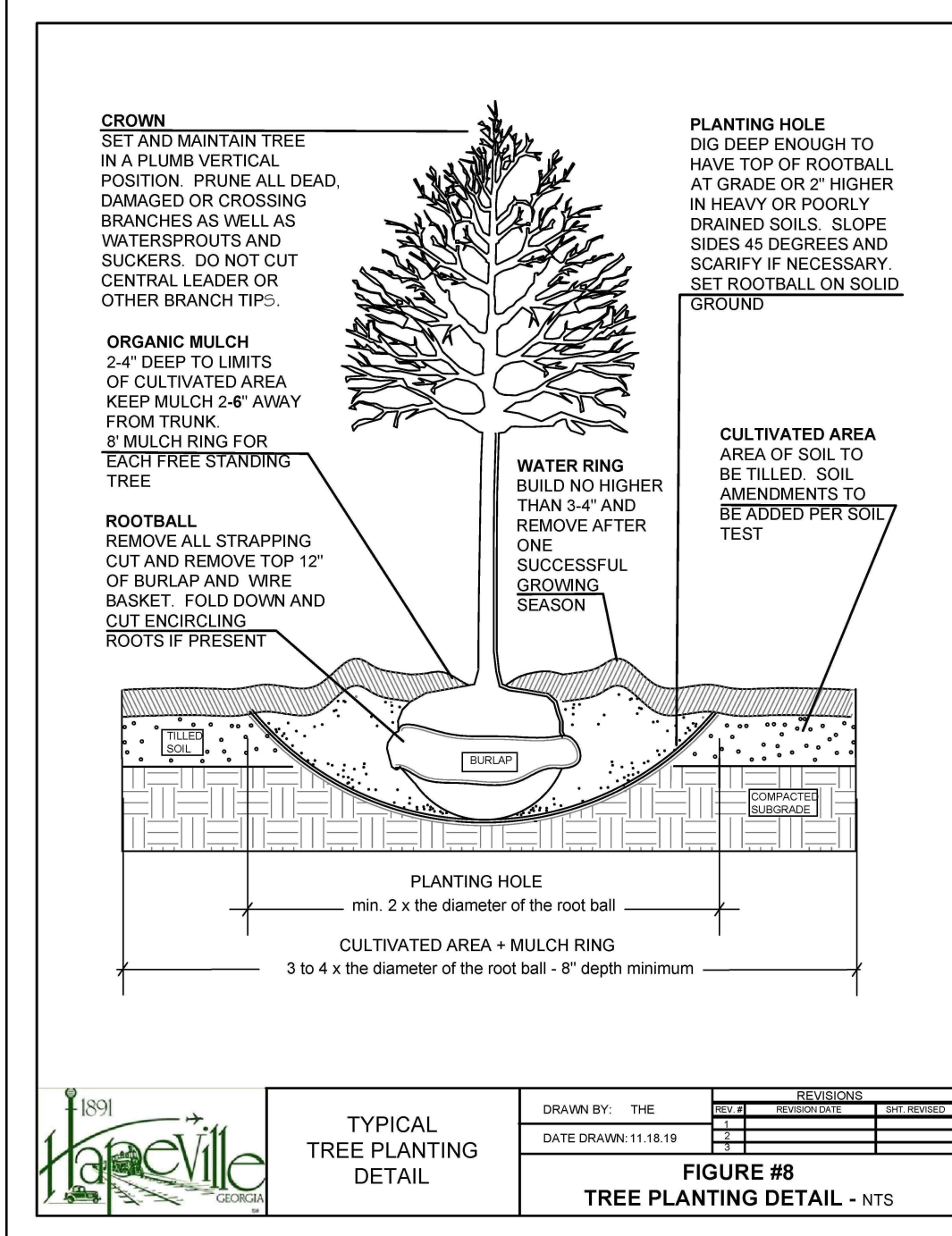
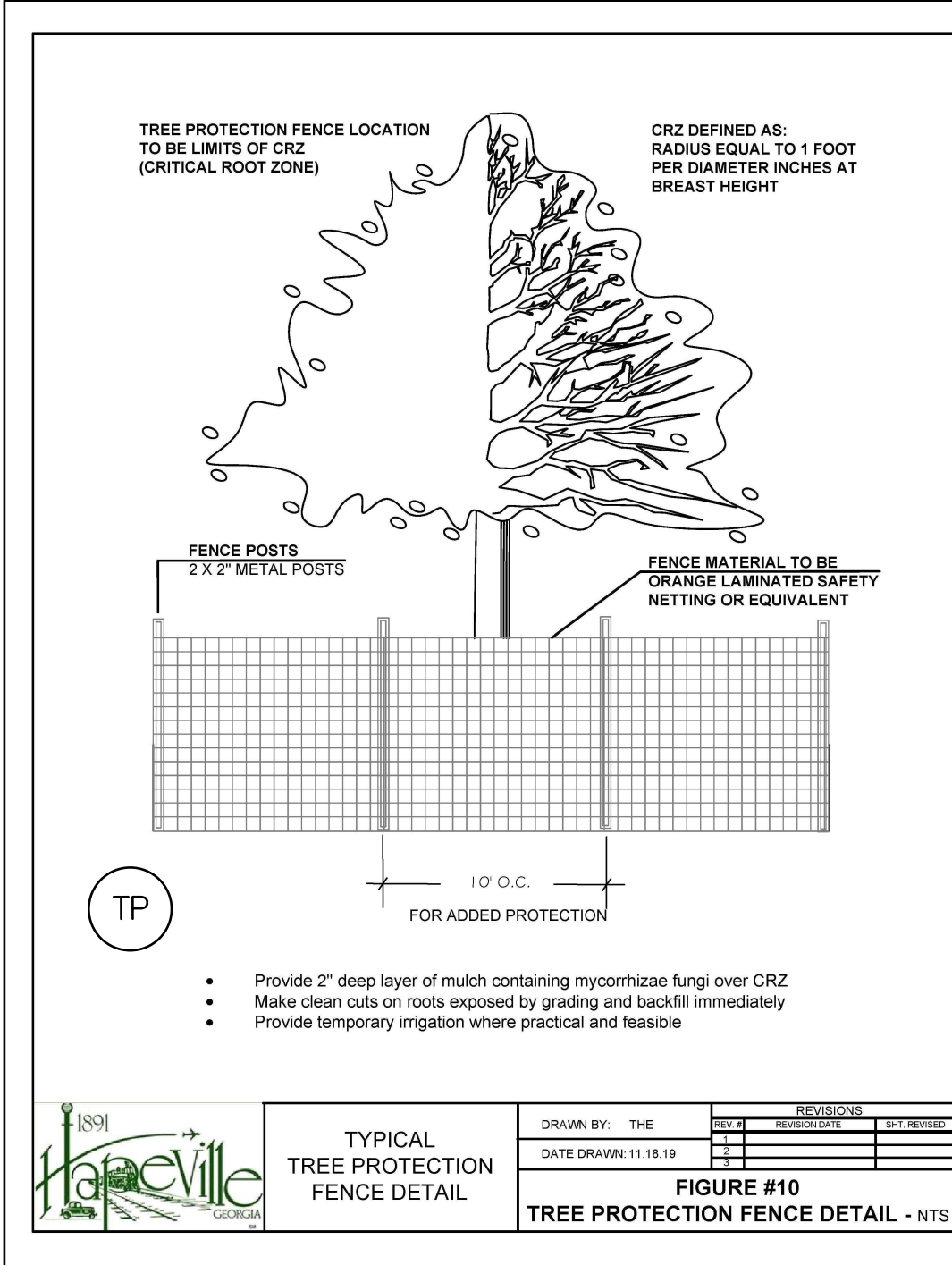
- CRITICAL ROOT ZONES
- TREE FENCE
- CONSTRUCTION EXIT
- TREE TO BE REMOVED



Note:
1. THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: SURVEY SYSTEMS ATLANTA - DATED 12/12/19 & THE
TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: SURVEY SYSTEMS ATLANTA - DATED 12/12/19

Notes:

- Field verify all quantities and dimensions



LAND

architect studio, llc

landscape architecture + land planning

defining community, lifestyle and place

LANDSCAPE ARCHITECTURE
LAND PLANNING
RECREATION DESIGN

ONE WEST COURT SQUARE
Suite 550
DECATUR, GA 30030
PHONE: (404) 502-9826
FAX: (404) 377-4881
www.landarchitectstudio.com
joe@landarchitectstudio.com

Landscape and Tree Conservation Plan

FOR

236 Mount Zion Road

SITE ADDRESS:
0 Mount Zion Rd SW
Hapeville, GA 30354

L.L.94, DISTRICT 14TH
FULTON COUNTY,
GEORGIA

OWNER/DEVELOPER:
Creative Construction Management
925 Main St, Suite 206
Stone Mountain, GA 30083

CONTACT:
Justin Honore
404-825-9332



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REVISIONS

MARK	DATE	COMMENT
	10/6/20	COMMENTS

DRAWN BY: JLH

CHECKED BY: JLH

SCALE: 1" = 10'

DATE: 09-02-20

JOB NO. 20-009

SHEET 2 OF 2

C-2

[illegible][illegible]

TRANSOM WINDOW

ANGLES AT SECOND STORY CORNER

PROPORTION & SCALE

SILL HEIGHTS

FLAT COLUMNS

CURTAIN WALL

1
2
3

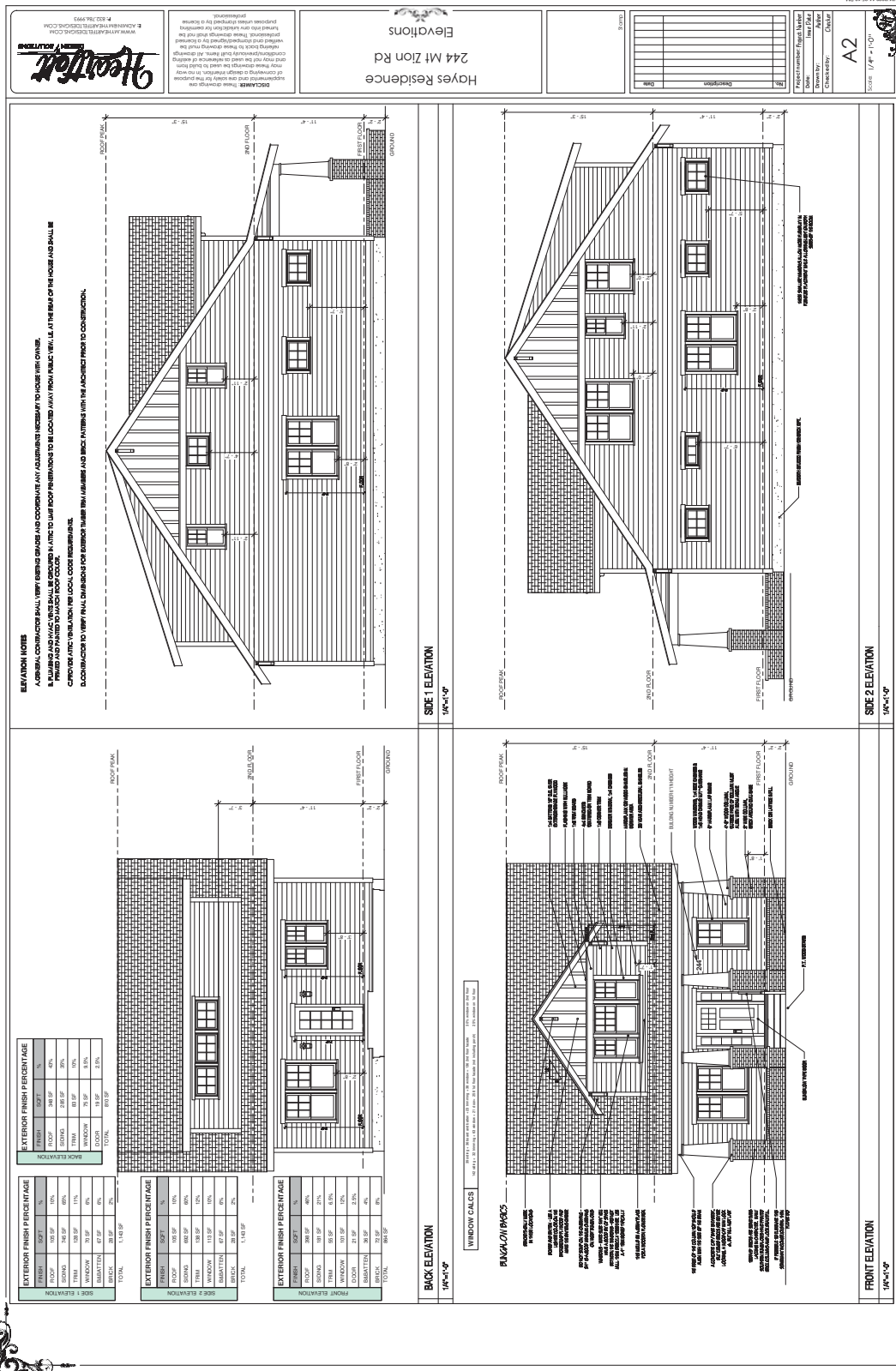
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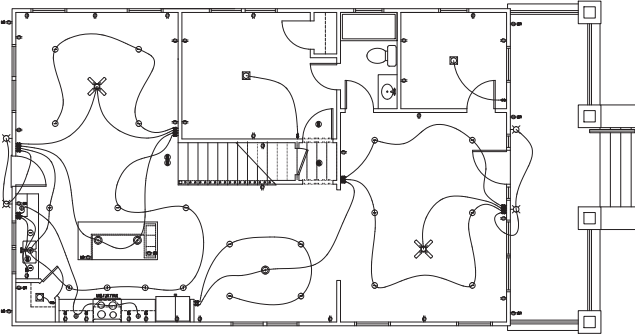
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Project number: Project Number	Date:	Issued Date
Drawn by:	Checked by:	Author
A4		
Scale: 1/4" = 1'-0"		

HeadStart
SOLUTIONS / INCUBATOR
WWW.MYHEADSTARTDESIGNS.COM
P: 800.756.9965

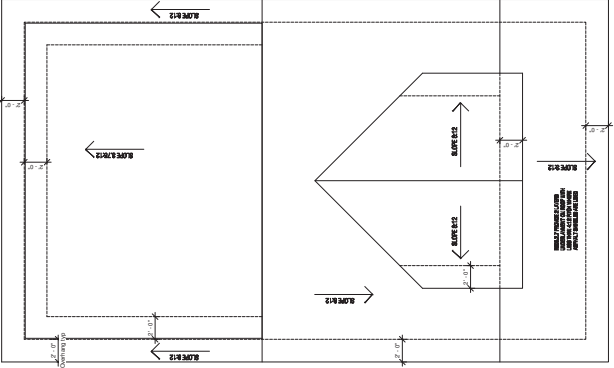
DISCLAIMER: These drawings are prepared and are solely for the purpose of conveying a design solution in no way may these drawings be used to build from and may not be used as evidence of existing conditions/previously built items. All drawings relating back to these drawings must be reviewed and stamped/signed by a licensed professional. These drawings shall not be turned into any jurisdiction for permitting purposes unless stamped by a licensed professional.





ELIZABETH BARBOUR KEY

1. **MOVING, LEARNING, AND ACTIVITIES**
2. **TEACHING AND LEARNING**
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94. **TEACHING AND LEARNING**
95. **TEACHING AND LEARNING**
96. **TEACHING AND LEARNING**
97. **TEACHING AND LEARNING**
98. **TEACHING AND LEARNING**
99. **TEACHING AND LEARNING**
100. **TEACHING AND LEARNING**



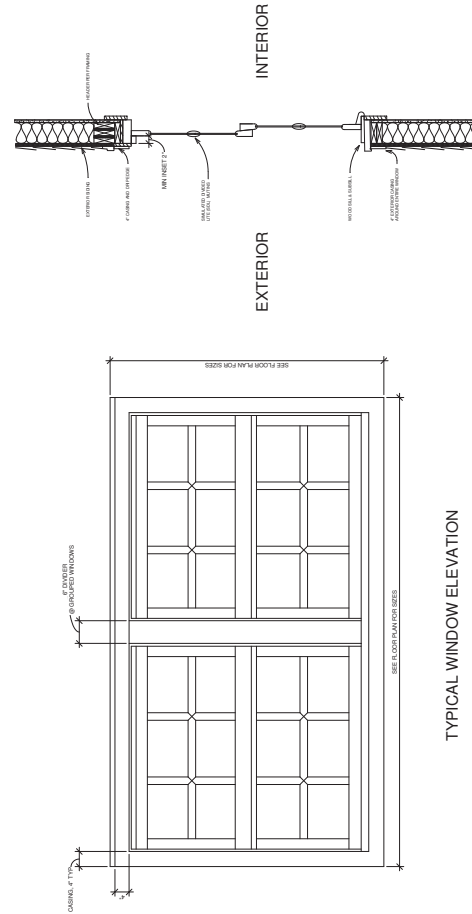
Electric Layout/Roof Plan

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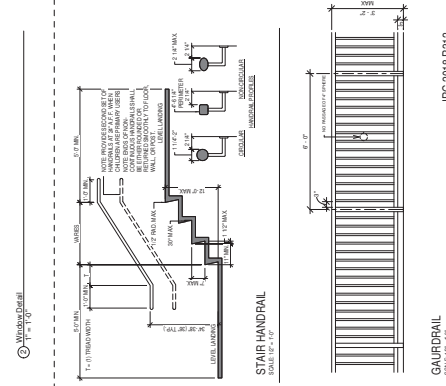
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A3	
Scale: 1/4" = 1'-0"	

ROOF PLAN

0.1571

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TYPICAL WINDOW ELEVATION





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

DATE: October 6, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 236 Mt Zion Road**

BACKGROUND

The City of Hapeville has received a site plan application from Justin Honore to construct a new two story single-family dwelling with a detached garage located at 236 Mt. Zion Rd. The dwelling will have 2,268 SF square feet of living area, four bedrooms and three bathrooms, and will be 26'10" high from the foundation. No garage detail is included in the plan.

The property is zoned R-1, One Family Residential and is subject to the Neighborhood Conservation Area 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.	Maj. Arterial	Side	Rear	Stories			
Single-family Detached	50	6,750	6,750	3br/2bth	1,600	40	15	15	5	25	2½	35	2 DU	1

REQUIREMENTS

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

- (a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.
 - (b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.
 - (c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:
 - (1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:
 - a. The locations, size and height of all existing and proposed structures on the site.
- ***The plans show the location of a new 2 story, 2,268 SF single-family dwelling. Per the site plan, the structure will be 26'10" high from the foundation. No detail other than setbacks for the garage are provided.***
 - No survey has been provided.
 - The site plan setbacks and the architectural site plan are not consistent.
 - Front setback (15' req), per Architectural Site Plan is 21'
 - Side setbacks (5' req) are shown as 10'10" and 10'8" which are **NOT** consistent with Site Plan p 1 (11'). Requirement for Architectural Design Standards is greater than 10' for the proposed height of the building.
 - Rear setbacks (25' req) are shown as 85'. **Back porch dimensions not provided.**
 - Garage set back from property line is 58' and 11' from primary structure.
 - **Plans shows different setbacks dependent upon page.**
 - b. The location and general design cross section characteristics of all driveways, curb cuts and sidewalks including connections to building entrances.
 - ***10' concrete driveway shown.***
 - ***There is an existing concrete sidewalk but it is not shown on the plans.***
 - ***Location of walkway from front door inconsistent between S1 and Site Plan***

- c. The locations, area, and number of proposed parking spaces.
- **No dimensions or other information is provided for the proposed garage.**
- d. Existing and proposed grades at an interval of five feet or less.
- **Existing grades are shown at two-foot intervals. Proposed grades must be shown.**
- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
- **See Arborist Report**
- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.
- **Provided**
- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).
- **Not applicable to residential development.**
- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.
- **An existing retaining wall is shown at the front and side of the property.**
- 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.
- **A dry pit/stand pipe design is shown on the site plan.**
- 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.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. No detail for the garage has been provided.**

- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- **The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. No detail for the garage has been provided.**
- (4) *Project data.*
- a. Site area (square feet and acres).
- **The total site area is 7,901 sq. ft. or 0.181 acres. The minimum lot size is 6,750 sq. ft.**
- 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.
 - **Provided information 2,868 SF or 38.6%. Maximum allowed is 40% is 3,160 SF.**
 - **Proposed lot coverage does not include garage calculation. Front walk calculation is not the same as provided on the architectural site plan (to the street) and therefore incomplete.**
 - **Driveway is shown as 10' for this plan, 1' narrower than 236 Mt Zion but coverage is described as the same at 860 SF. Driveway appears to be 10 X 84' (on property). Please confirm.**
 - **Parking pad is listed at 300 but appears to be 20x16.5 or 330 SF. Please confirm.**
 - **Front porch is listed as 239 SF (10x28 = 280 SF)**
 - **House is listed as 1232 SF**
 - **Deck 141 SF**
 - **Correct lot coverage must be provided.**
 - 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 4 bedrooms and 3 bathrooms.**
 - d. Floor area in nonresidential use by category.
- **Not applicable.**
- e. Total floor area ratio and/or residential density distribution.
- **The minimum required floor area is 1,000 SF. The proposed dwelling will have 2,268 SF of living area, which is compliant.**
- f. Number of parking spaces and area of paved surface for parking and circulation.
- **Not provided. Applicant must provide parking space information.**
- (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 applicant has proposed the construction of a new single-family dwelling.***
- ***Proof of ownership of the property has been provided.***
- ***The applicant has provided a development schedule.***

FINDINGS

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

Inconsistencies and incomplete information remain with regard to the site plan.

- 1. Site plan information is different between the C-1 and S1 and must be corrected.***
- 2. Provide correct setbacks on site plan.***
- 3. Provide information for the detached garage.***
- 4. Provide back porch dimensions.***
- 5. Provide the location and width information on existing sidewalk and correct walkway location.***
- 6. Lot coverage must be recalculated and corrected.***
- 7. Show proposed grades.***
- 8. See Arborist Comments for Tree Ordinance compliance.***

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



Location Map – 236 Mt Zion

20-PC-09-15

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

Name of Applicant DANIEL LOVE

Mailing Address: 27 RIVERPARK TRAIL, Newnan GA 30265

Telephone [REDACTED] Mobile # [REDACTED] Email [REDACTED]

Property Owner (s) JONATHAN LOVE

Mailing Address 101 HIGHGREEN RIDGE DECATUR CITY GA 30269

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 412 WALNUT ST.

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14009400060705

Present Zoning Classification: RSF Size of Tract: .14 acre(s)

Present Land Use: Vacant

Please check the following as it applies to this application

☒ Site Plan Review
☐ Conditional Use Permit
☐ Temporary Use Permit

Other (Please State) _____

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.

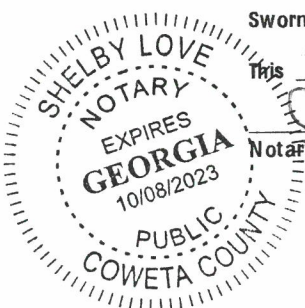
[Signature]
Applicant's signature

Date: 8/23/2020

Sworn to and subscribed before me

This 23 day of August, 2020.

[Signature]
Notary Public



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

WRITTEN SUMMARY

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

Residential two story dwelling on elevated slab with detached garage. 2158 heated square feet.

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

417 WALNUT ST.
HAPEVILLE

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 DANIEL LOVE

Address of Applicant 27 Riverpark Trail, Newnan GA, 30265

Telephone of Applicant [REDACTED]

[Signature]
Signature of Owner
JONATHAN LOVE
Print Name of Owner

Personally Appeared Before Me this 23 day of August, 2020.

[Signature]



Site Plan Checklist – Please include with your application.

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

(Please **initial** each item on the list above certifying the all required information has been included on the site plan)

DL 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.

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

DL 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.

DL 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).

DL 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.

DL 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.

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

DL 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).

DL 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.

DL 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.

DL 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.

DL The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

- DL Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- DL Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- DL Typical elevations of proposed building provided at a reasonable scale (1/8" = 1'0") and include the identification of proposed exterior building materials. Exterior elevations should show all sides of a proposed building.
- DL Site area (square feet and acres).
- DL Allocation of site area by building coverage, parking, loading and driveways, and open space areas, including total open space, recreation areas, landscaped areas and others. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.
- DL Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- DL Total floor area ratio and/or residential density distribution.
- DL Number of parking spaces and area of paved surface for parking and circulation
- DL At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

Please initial each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Applicant Signature: 
Date 8/23/2020

LEGAL DESCRIPTION

417 Walnut Street
City of Hapeville, Georgia

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District, City of Hapeville, Fulton County, Georgia, containing 0.142 acres, and being more particularly described as follows:

COMMENCING at the intersection of the centerlines of Walnut Street and Forrest Hill Drive; Thence westerly, along the centerline of Walnut Street, a distance of 615.92' to a point; Thence, N 00°59'23" W a distance of 19.77' to a point on the northerly right-of-way of Walnut Street, said point being the POINT OF BEGINNING;

Thence, along said right-of-way, S 89°55'55" W a distance of 49.98' to a point; Thence, N 00°34'25" W a distance of 124.56' to a point; Thence, N 88°08'06" E a distance of 49.08' to a point; Thence, S 00°59'23" E a distance of 126.12' to a point, which point is the POINT OF BEGINNING, having an area of 6,207 square feet, 0.142 acres, said parcel being that same parcel shown as Lot 2 on PB 321 PG 51, of the Fulton County records.



1. OWNER/BUILDER:
DANIEL LOVE
417 WALNUT ST
HAPEVILLE, GA 30354
2. 24 HOUR EMERGENCY CONTACT:
DANIEL LOVE
336-282-3606
3. ENGINEER/SURVEYOR:
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
STOCKBRIDGE, GA 30281

4. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE PROJECT ENGINEER FOR JUSTIFICATION AND/OR CORRECTION BEFORE PROCEEDING WITH THE WORK. CONTRACTOR TO ASSUME RESPONSIBILITY FOR DISCREPANCIES WHICH ARE NOT REPORTED. ALL DIMENSIONS SHOULD BE CALCULATED OR READ.

5. BOUNDARY AND OTHER PERTINENT INFORMATION WAS TAKEN FROM: PLAT RECORDED IN PB 321 PG 51 IN FULTON COUNTY RECORDS.

6. ACCORDING TO THE F.I.R.M. OF FULTON COUNTY, PANEL NUMBER 13121C0367F, DATED 9-18-2013, THIS LOT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

7. BUILDER TO PROVIDE 5% SLOPE AWAY FROM HOUSE FOR DRAINAGE PURPOSES.

8. CONTRACTOR TO MAINTAIN EROSION CONTROL DAILY.

9. ANY REVISIONS THAT WERE NOT DONE UNDER THE SUPERVISION OF THE ENGINEER OF RECORD WILL VOID THE CERTIFICATION OF THIS DOCUMENT.



FALCON DESIGN CONSULTANTS, LLC. ALL RIGHTS ARE RESERVED. ANY POSSESSION, REPRODUCTION OR OTHER USE OF THIS DOCUMENT WITHOUT PRIOR WRITTEN PERMISSION FROM FALCON DESIGN CONSULTANTS, LLC. IS EXPRESSLY PROHIBITED.

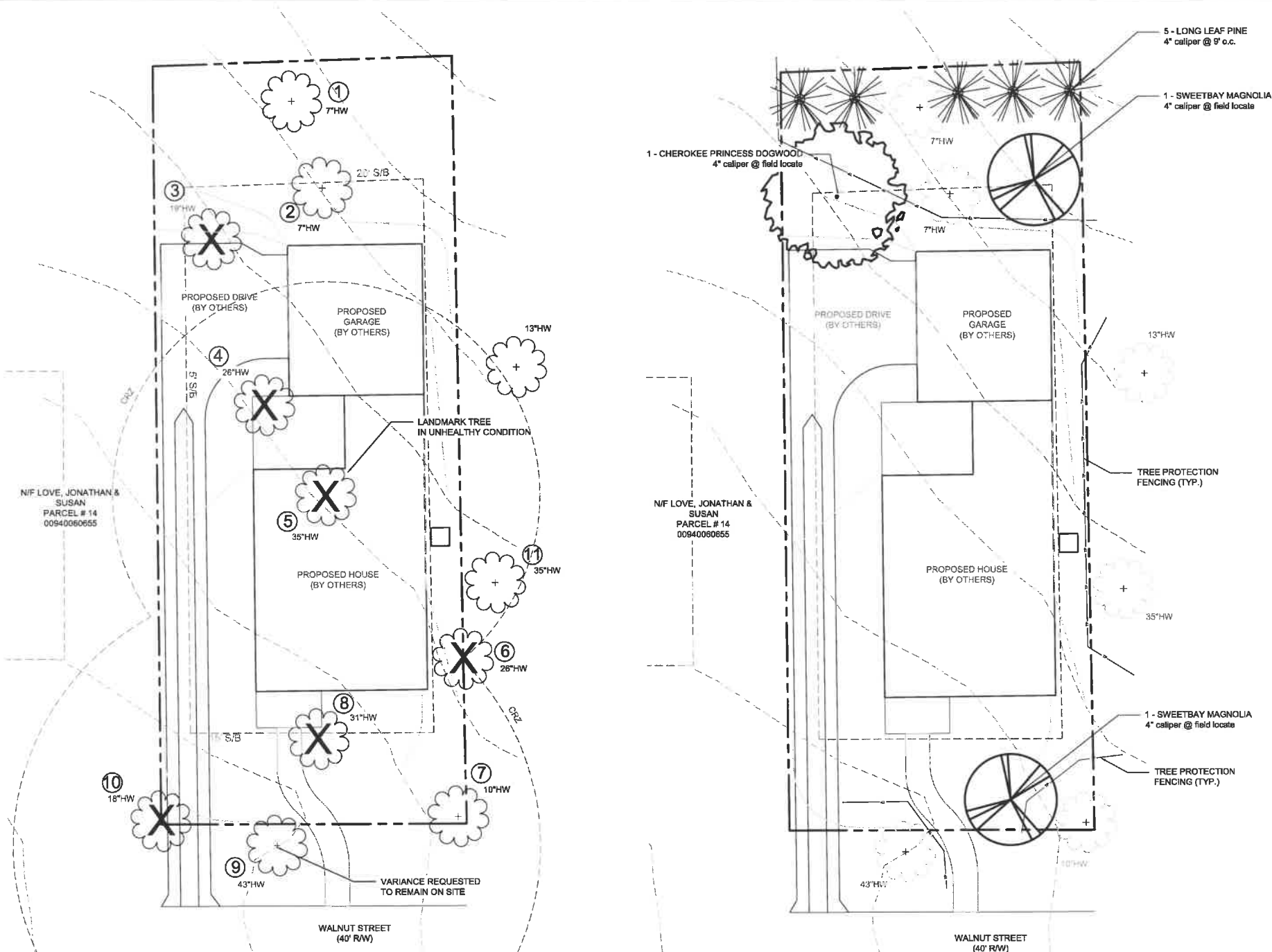


ENGINEERING PLANNING SURVEYING

COA NO. FBR 004790
235 CORP. CTR. DR., STE 200
STOCKBRIDGE, GEORGIA 30281
Ph. (770) 389-8666 - Fax (770) 389-8656

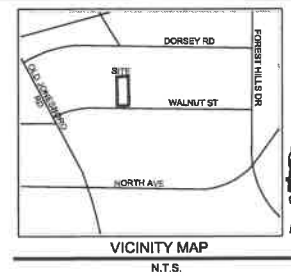
COA NO. LSF 000995

VISIT US ON OUR WEBSITE:
www.fdlc.com



EXISTING TREES ON SITE
SCALE: 1" = 10'

PROPOSED TREES TO BE PLANTED
SCALE: 1" = 10'



Tree Density Summary

City of Hapeville Tree Density Requirement:
Property Acreage x 100 inches = Required inches per acre
Site Acreage: .142 acres

Tree Density Calculation:
.142 acres x 100 inches = 14.2 inches required for site

Existing Tree Density on Site:
2 - 7" hardwoods & 1 - 10" hardwood; 24 existing inches on site

24 existing inches on site > 14.2 inches required for site
Tree density satisfied

Landmark Tree Summary

City of Hapeville Landmark Tree Requirement
Landmark Trees that are removed require an inch by inch replacement
Specimen Trees to be removed: 1 - 31" hardwood (Tree #8)

Landmark Tree Calculation:
1 - 31" tree to be removed = 31 inches to be replaced on site

Replacement Trees Provided:
5 - Longleaf Pine @ 4" caliper = 20 inches provided
1 - Princess Cherokee Dogwood @ 4" caliper = 4 inches provided
2 - Sweetbay Magnolia @ 4" caliper = 8 inches provided

Total inches = **32 inches provided**

32 inches provided > 31 inches required
Landmark Tree Replacement Requirement satisfied

Landmark Trees in Landmark Condition:

Tree # 8: 31" Red Oak In good condition. To be removed.

Tree # 9: 43" Red Oak In good condition. To remain on site. Variance requested

Landmark Trees NOT in Landmark Condition:

Tree # 5: Red Oak In poor condition. English ivy wraps around trunk 40 - 50" high and tree will most likely die within 6 to 9 years. **No recompense required.**

Tree # 11: 35" Red Oak In poor condition. English ivy wrapping around trunk 30" high and tree will most likely die within 7 to 10 years. **No recompense required.**

TREE CONSERVATION PLAN NOTES:

THE INCHES PER ACRE SHOWN ON THE TREE PRESERVATION AND/OR REPLACEMENT PLAN(S) MUST BE VERIFIED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE CITY OF HAPEVILLE AT (404) 669-2120 TO ARRANGE A SITE INSPECTION.

ALL TREE PROTECTION DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO START OF ANY LAND DISTURBING ACTIVITY AND SHALL BE MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED AND CERTIFICATE OF OCCUPANCY IS ISSUED. CONTACT THE CITY OF HAPEVILLE FOR AN INSPECTION.

TREE PROTECTION AND REPLACEMENT SHALL BE ENFORCED ACCORDING TO THE CITY OF HAPEVILLE STANDARDS. ANY FIELD ADJUSTMENTS TO TREE PROTECTION DEVICES TYPES OR LOCATIONS OR SUBSTITUTIONS OF PLANT MATERIALS SHOWN ON THE APPROVED PLANS ARE SUBJECT TO 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 MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

LABEL AT LEAST ONE TREE OF EACH VARIETY WITH A SECURITY ATTACHED WATER-PROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.

SITE DEVELOPER: JONATHAN LOVE
101 HIGHGREEN RIDGE, PEACHTREE CITY, GA 30269
PHONE: 404 247 9281
24 HOUR CONTACT: SAME AS ABOVE

HOME-OWNER WILL MAINTAIN ALL PLANTED TREES PER ORDINANCE.

BOUNDARY SURVEY AND TOPOGRAPHY OBTAINED FROM: ROLAND McCANN LAND SURVEYING DATED FEBRUARY 19, 2007.

PLANT MATERIALS LIST

TREES	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
	1	Cornus florida 'Cherokee Princess'	Cherokee Princess Flowering Dogwood	4" caliper	Straight, single leader, good & healthy form (11% of total trees)
	5	Pinus palustris	Longleaf Pine	4" caliper	Full to ground, good & healthy form (33% of total trees)
	2	Magnolia virginiana 'Sweetbay'	Sweetbay Magnolia	4" caliper	Full to ground, good & healthy form (33% of total trees)



STOCKBRIDGE OFFICE
310 COMP. CTR. DR., STE. 200
STOCKBRIDGE, GEORGIA 30081
PH: (770) 959-4884 - Fax: (770) 959-4855

NORFOLK OFFICE
40 COLLEGE CTR., STE. A
NORFOLK, GEORGIA 30058
PH: (770) 251-0778

CUMMINGS OFFICE
300 FOLLETS PARK RD., STE. C
CUMMINGS, GEORGIA 30040
PH: (770) 887-1100

TREE PROTECTION PLAN
FOR
417 WALNUT STREET
LOCATED IN:
LAND LOT 94
14TH DISTRICT
CITY OF HAPEVILLE, GEORGIA

DATE	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	

Know what's below.
Call before you dig.
UTILITIES PROTECTION CENTER
1-800-4-A-DIG
OR DIAL 811

DATE:	10-1-20
SCALE:	1" = 10'
PROJ. NUMBER:	TP10
DRAWN BY:	AM
REVIEWED BY:	JDL
REVISED BY:	

TREE RECOMPENSE
PLAN PERFORMED
BY CERTIFIED
ARBORIST ALEX
MCDONALD.
INTERNATIONAL
SOCIETY OF
ARBORICULTURE #
SO-10407A

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE ARBORIST
ACROSS THE REGISTRATION SEAL.

SHEET NUMBER

1.0



DESIGN CRITERIA

ROOF LIVE LOAD: 20 PSF
FLOOR LIVE LOAD: 40 PSF (INCL. DECKS, PATIOS, AND PORCHES)
BASIC WIND VELOCITY: 90MPH
SEISMIC DESIGN CATAGORY: B
BEARING WALLS w/ LIGHT FRAME WALLS & WOOD STRUCTURAL PANELS

GOVERNING CODES AND STANDARD

INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION w/ GA AMENDMENTS (2014,2015)
INTERNATIONAL FIRE CODE, 2012 EDITION w/ GA AMENDMENTS (2014)
INTERNATIONAL PLUMBING CODE, 2012 EDITION w/ GA AMENDMENTS (2014,2015)
INTERNATIONAL MECHANICAL CODE, 2012 EDITION w/ GA AMENDMENTS (2014,2015)
INTERNATIONAL FUEL GAS CODE, 2012 EDITION w/ GA AMENDMENTS (2014,2015)
NATIONAL ELECTRICAL CODE, 2011 EDITION, NO GA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE, 2009 EDITION w/ GA SUPPLEMENTS AND AMENDMENTS (2011,2012)
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION
ACI 318. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
A.I.S.C. MANUAL OF STEEL CONSTRUCTION
T.P.I. SPECIFICATION FOR THE DESIGN, MANUFACTURE, AND HANDLING OF WOOD TRUSSES

PROJECT DATA

- PROJECT ADDRESS: 417 WALNUT ST. HAPEVILLE, GA 30354
- PROJECT DESCRPTION: SINGLE FAMILY RESIDENCE
- CONSTRUCTION TYPE: TYPE V-B RESIDENTIAL CONVENTIONAL
LIGHT FRAME WOOD CONSTRUCTION, NON-SPRINKLERED
- OCCUPANCY CLASSIFICATION: SINGLE FAMILY HOME- DETACHED

OWNER

J.LOVE
404. 241. 9281
CONTACT: DANIEL LOVE
678. 201. 6939

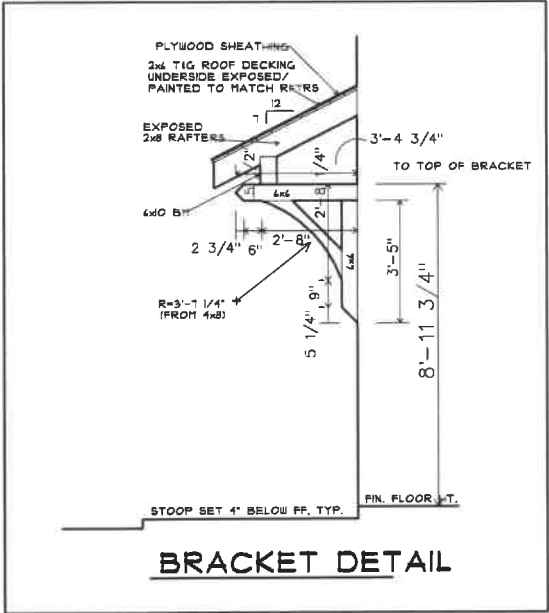
SQUARE FOOTAGE

1st FLOOR HTD.	1178 SF
2nd FLOOR HTD.	980 SF
TOTAL HEATED	2158 SF
FRONT PORCH	64 SF
REAR DECK	175 SF
GARAGE	520 SF
TOTAL UNHEATED	759 SF

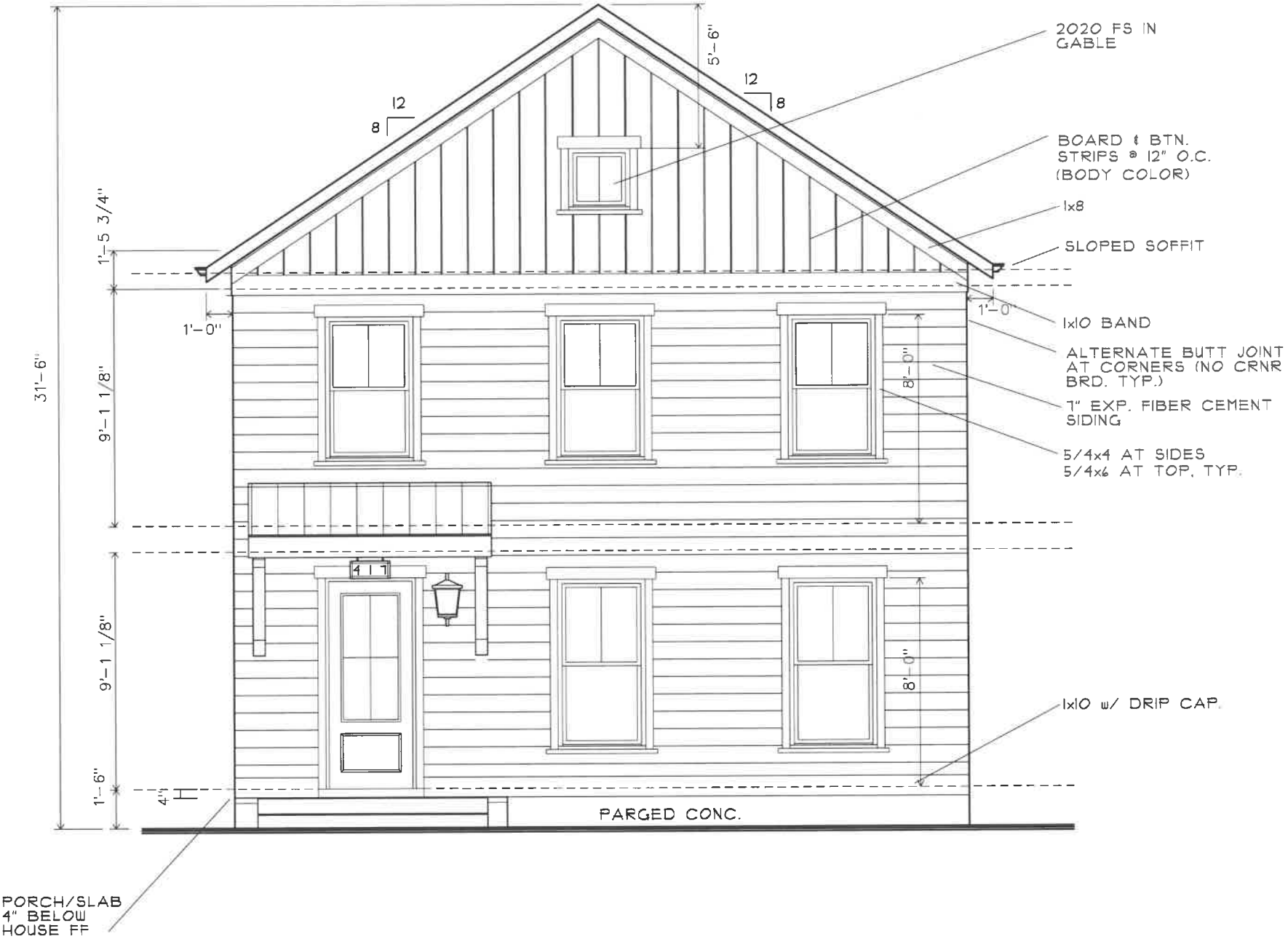
SHEET INDEX

A.0 COVER
A.1 FRONT ELEV
A.2 LEFT ELEV
A.3 REAR ELEV
A.4 RIGHT ELEV
A.5 1st FLOOR PLAN
A.6 2nd FLOOR PLAN
S.1 FOUNDATION PLAN
S.2 FLOOR FRAMING
S.3 CLG. FRAMING
S.4 ROOF TRUSS LAYOUT
E.1 1st FLOOR ELECTRICAL
E.2 2nd FLOOR ELECTRICAL
D.1 WALL SECTION, FTG DTL
D.2 STAIR DETAIL

NOTE: CONTRACTOR/BUILDER RESPONSIBLE TO FOLLOW ALL APPLICABLE LOCAL LAWS AND CODES IN ADDITION TO ALL METHODS SPECIFIED IN IRC 2018 ONE AND TWO FAMILY DWELLING CODE.
CONTRACTOR TO VERIFY ALL MEASUREMENTS AND LOAD PATHS IN FIELD.
ELECTRICAL INSTALLATION TO CONFORM TO ALL APPLICABLE ELECTRICAL CODES



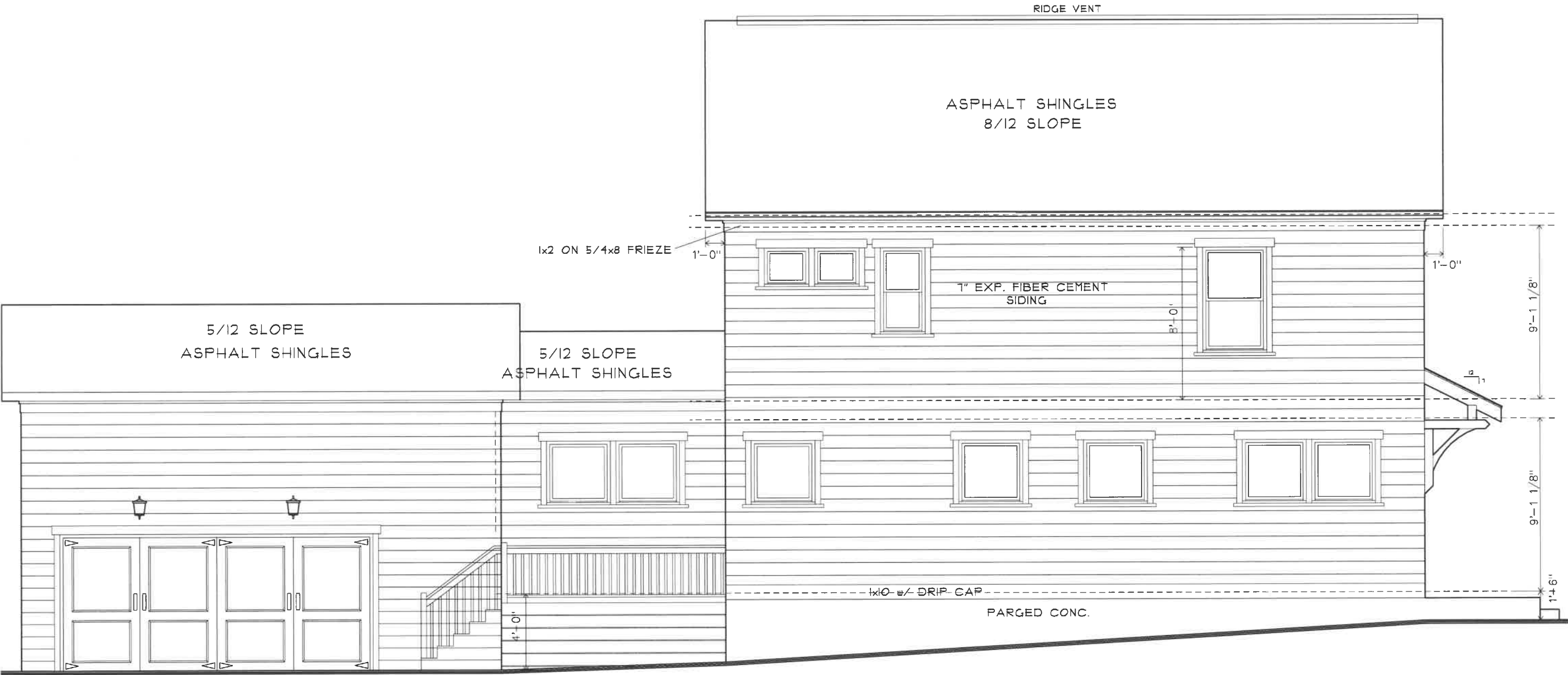
- NOTES:
- SHINGLES TO BE MIN. 30 YR. WARRANTY ASPHALT
 - HOUSE NUMBERS SHALL BE AT LEAST 6" IN HEIGHT LOCATED ADJACENT TO MAIN ENTRANCE
 - EXTERIOR MECHANICAL FEATURE SHALL BE SCREENED IF VISIBLE w/ PLANTING OR FENCING
 - LIGHT TO BE PROVIDED AT FRONT DOOR
 - GUTTERS AND DOWNSPOUTS SHALL BE PAINTED ALUMINUM
 - ARCHITECTURAL STYLE IS MODERN FARMHOUSE



417 WALNUT STREET
HAPEVILLE, GA 30354

FRONT ELEVATION
3 ELKS DESIGN
SCALE 3/16"=0"
PLOT DATE: 09.19.20

A.1



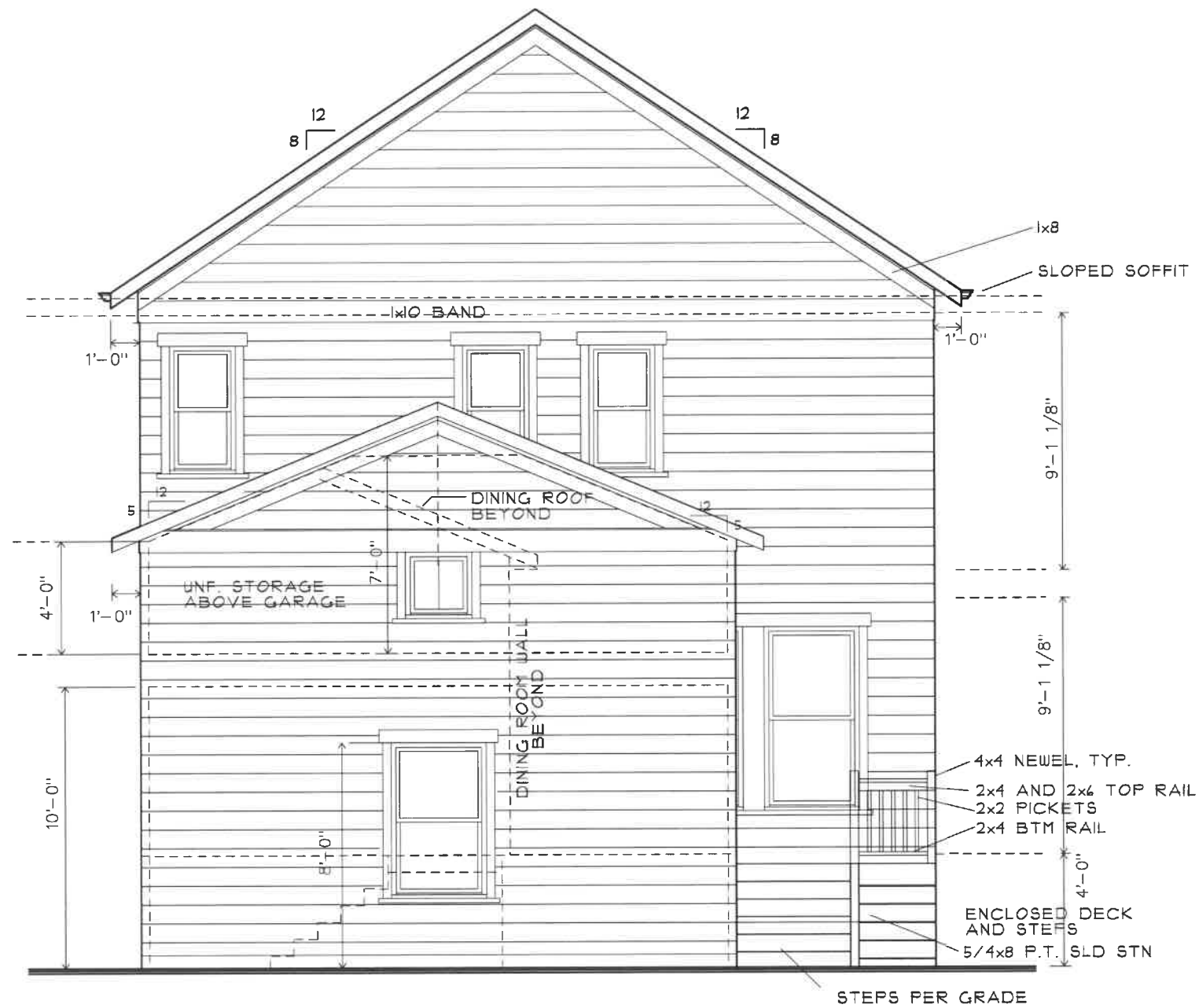
LEFT ELEVATION

3 ELKS
DESIGN

SCALE 3/16"=0"
PLOT DATE: 09.19.20

417 WALNUT STREET
HAPEVILLE, GA 30354

A.2



417 WALNUT STREET
HAPEVILLE, GA 30354

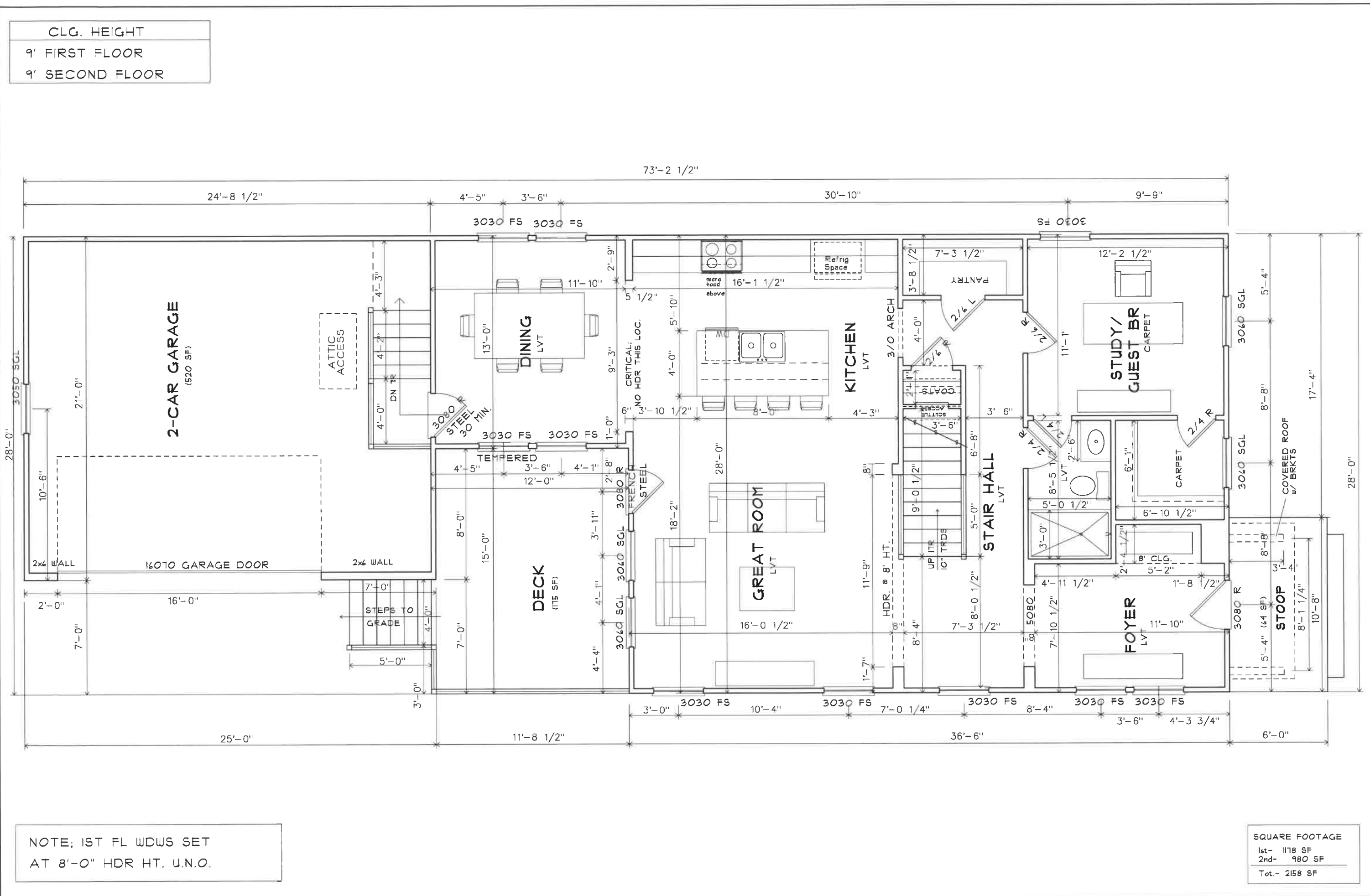
REAR ELEVATION
SCALE 3/16"=1'-0"
PLOT DATE: 09.19.20

3 ELKS
DESIGN

A.3



A.4	RIGHT ELEVATION		417 WALNUT STREET HAPEVILLE, GA 30354
	3 ELKS DESIGN	SCALE 3/16"=0" PLOT DATE: 09.19.20	



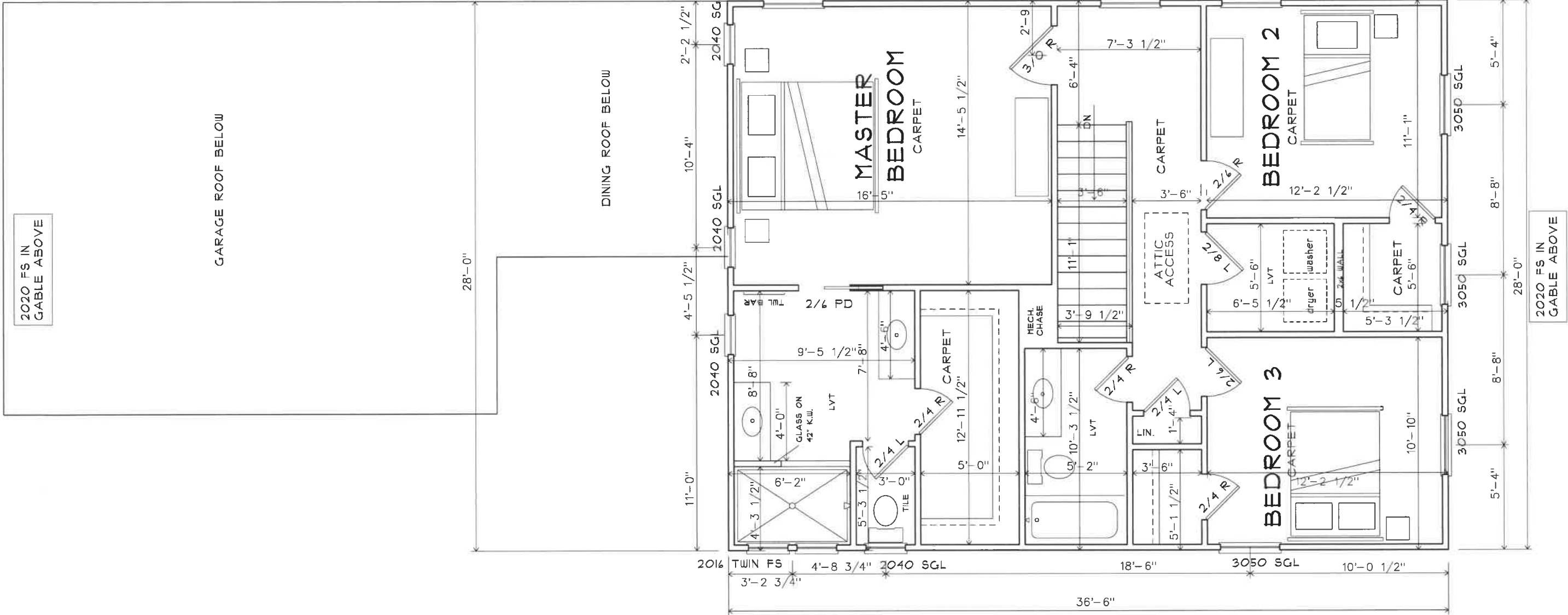
CLG. HEIGHT
9' FIRST FLOOR
9' SECOND FLOOR

NOTE; 1ST FL WDWS SET
AT 8'-0" HDR HT. U.N.O.

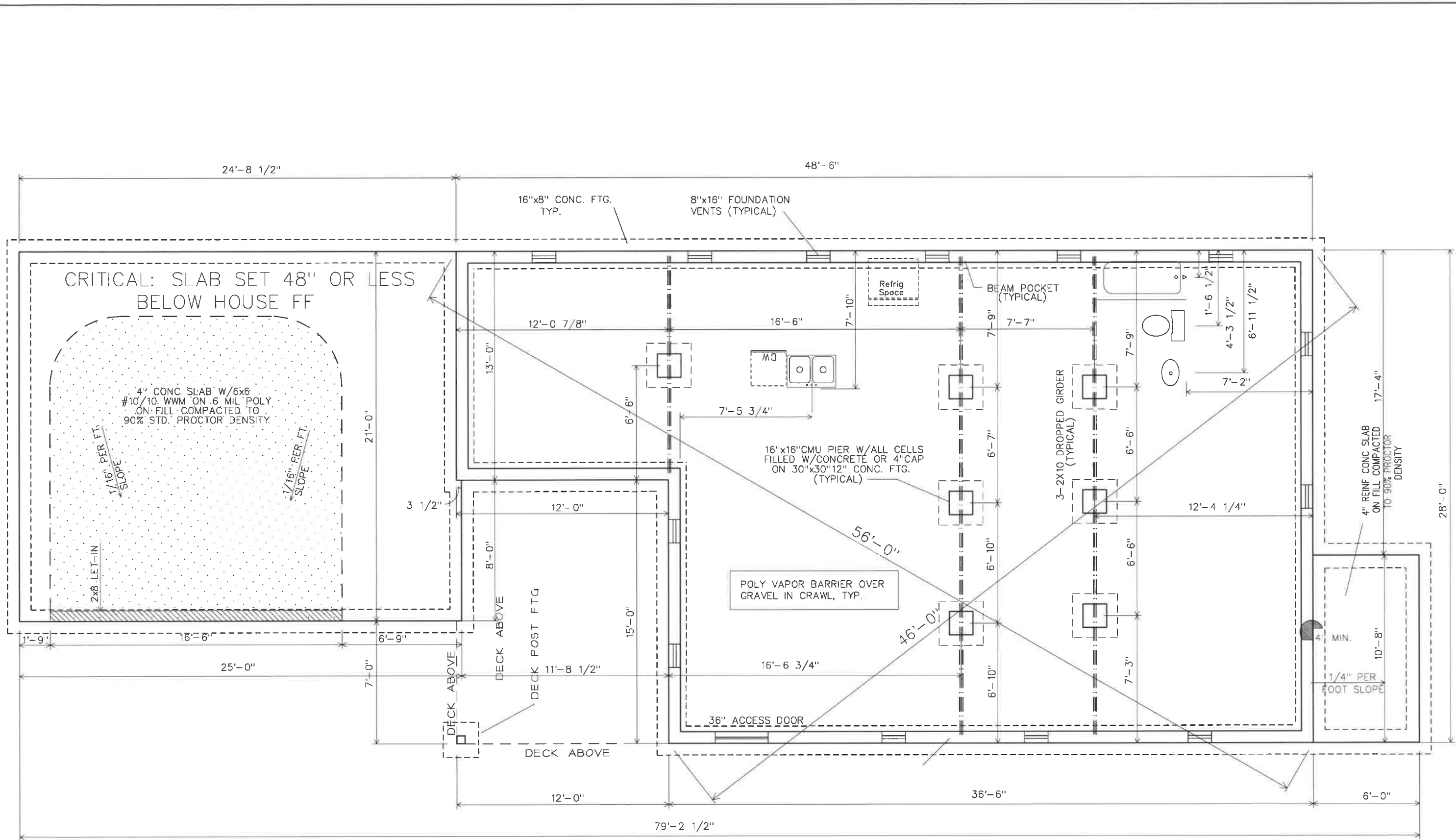
SQUARE FOOTAGE
1st- 1178 SF
2nd- 980 SF
Tot.- 2158 SF

A.5	FIRST FLOOR PLAN	417 WALNUT STREET HAPEVILLE, GA 30354
	3 ELKS DESIGN	SCALE 3/16"=0" PLOT DATE: 09.19.20

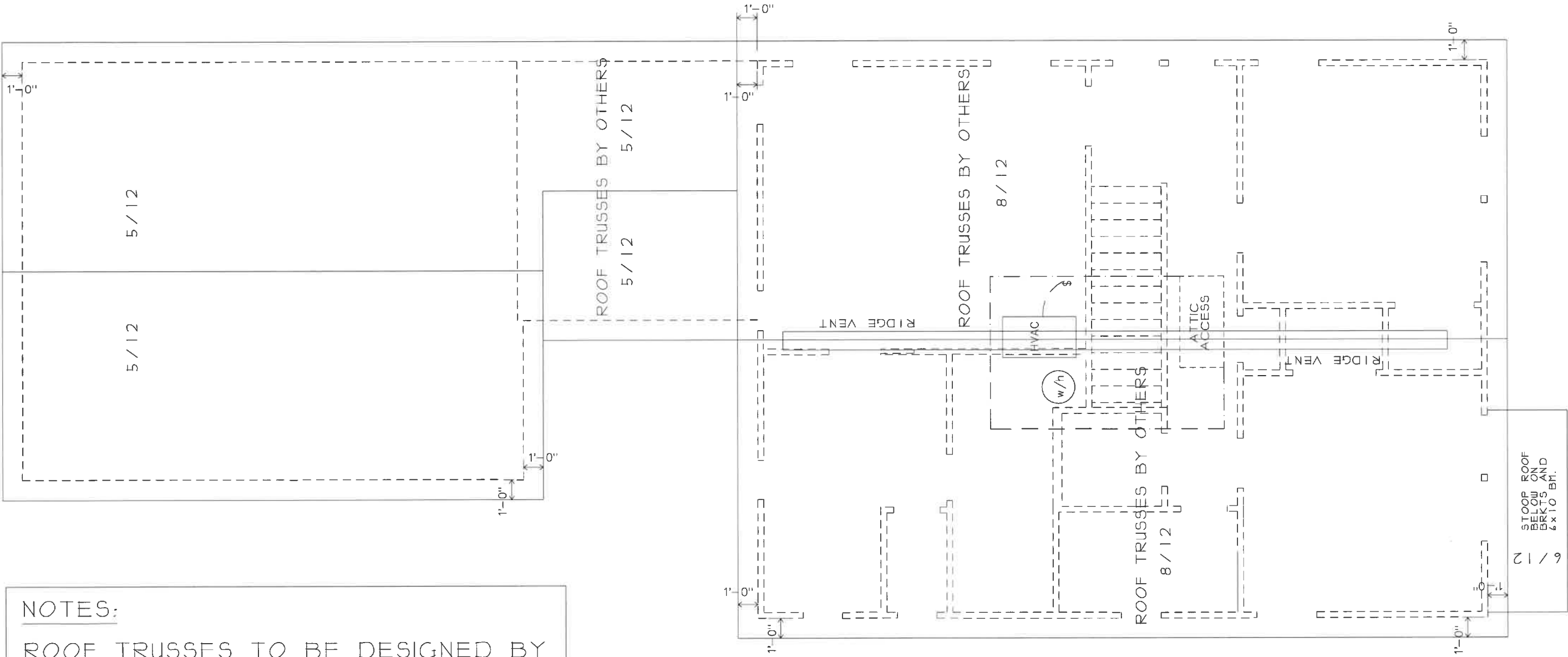
CLG. HEIGHT
9' FIRST FLOOR
9' SECOND FLOOR



A.6	SECOND FLOOR PLAN		417 WALNUT STREET
	3 ELKS DESIGN	SCALE 3/16"=0"	HAPEVILLE, GA 30354
	PLOT DATE: 09.19.20		



A.7	417 WALNUT STREET HAPEVILLE, GA 30354		
	SLAB FOUNDATION	SCALE 3/16"=0"	PLOT DATE: 09.19.20
	3 ELKS DESIGN		



NOTES:

ROOF TRUSSES TO BE DESIGNED BY OTHERS W/ NO INTERIOR BEARING.

BUILDER/FRAMER TO VERIFY THAT TRUSSES ARE BUILT AND INSTALLED PER DESIGN BY OTHERS

30 YR MIN. WARRANTY ASPHALT SHINGLES

417 WALNUT STREET
HAPEVILLE, GA 30354

ROOF PLAN

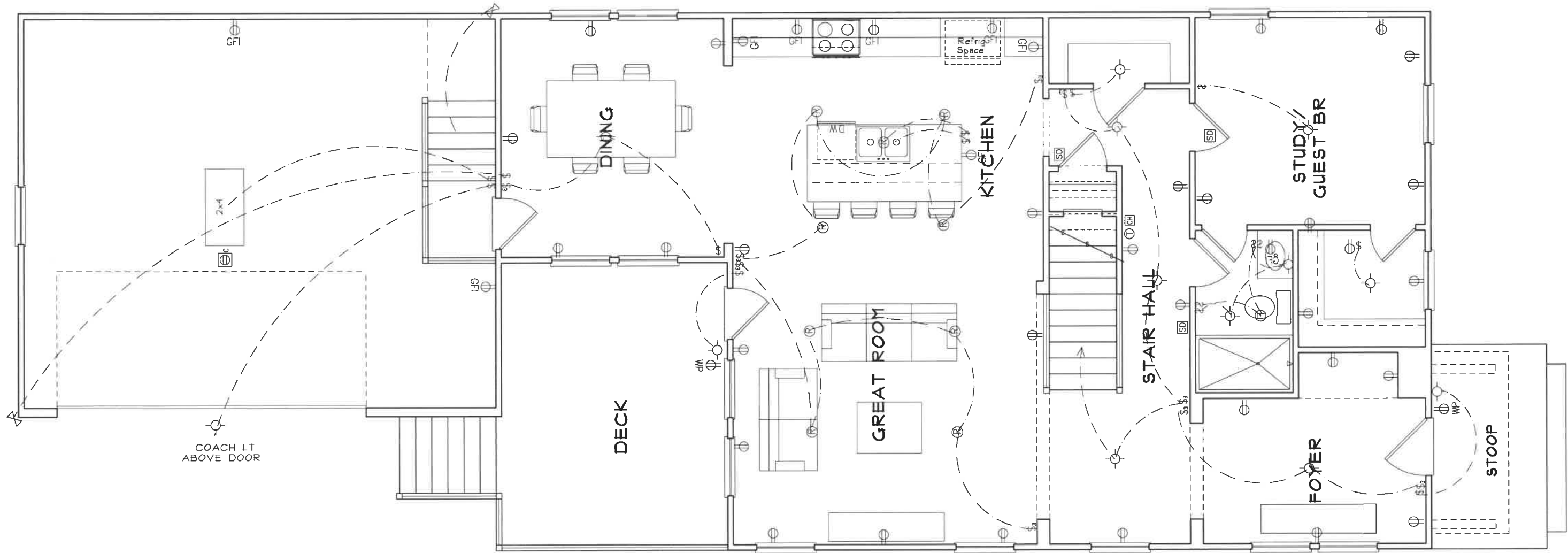
3 ELKS
DESIGN
SCALE 3/16"=0"
PLOT DATE: 09.19.20

A.8

ELECTRICAL INSTALLATION IS TO CONFORM
TO ALL APPLICABLE ELECTRICAL CODES

ALL SMOKE DETECTORS SHALL
BE INTERCONNECTED SUCH THAT
THE ACTIVATION OF ONE ALARM
WILL ACTIVATE ALL ALARMS AND
SHALL BE AUDIBLE IN ALL
SLEEPING AREAS

- ⊕ THERMOSTAT
- ⊞ DOOR CHIME
- SD SMOKE DETECTOR
- ⊞⊞ CEILING OUTLET DUPLEX



FIRST FLOOR ELEC.

3 ELKS
DESIGN

SCALE 3/16"=0"

PLOT DATE: 09.19.20

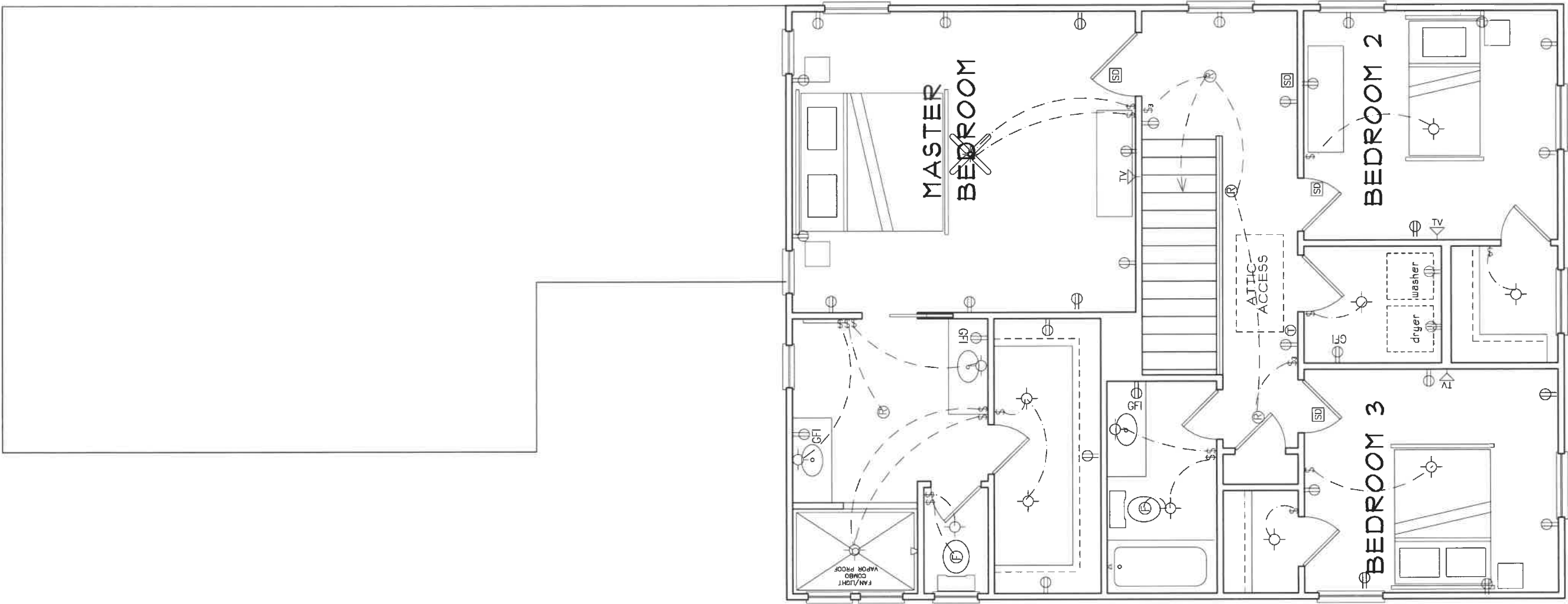
417 WALNUT STREET
HAPEVILLE, GA 30354

E.I

ELECTRICAL INSTALLATION IS TO CONFORM
TO ALL APPLICABLE ELECTRICAL CODES

ALL SMOKE DETECTORS SHALL
BE INTERCONNECTED SUCH THAT
THE ACTIVATION OF ONE ALARM
WILL ACTIVATE ALL ALARMS AND
SHALL BE AUDIBLE IN ALL
SLEEPING AREAS

- Ⓜ THERMOSTAT
- Ⓢ DOOR CHIME
- ⓈⓈ SMOKE DETECTOR



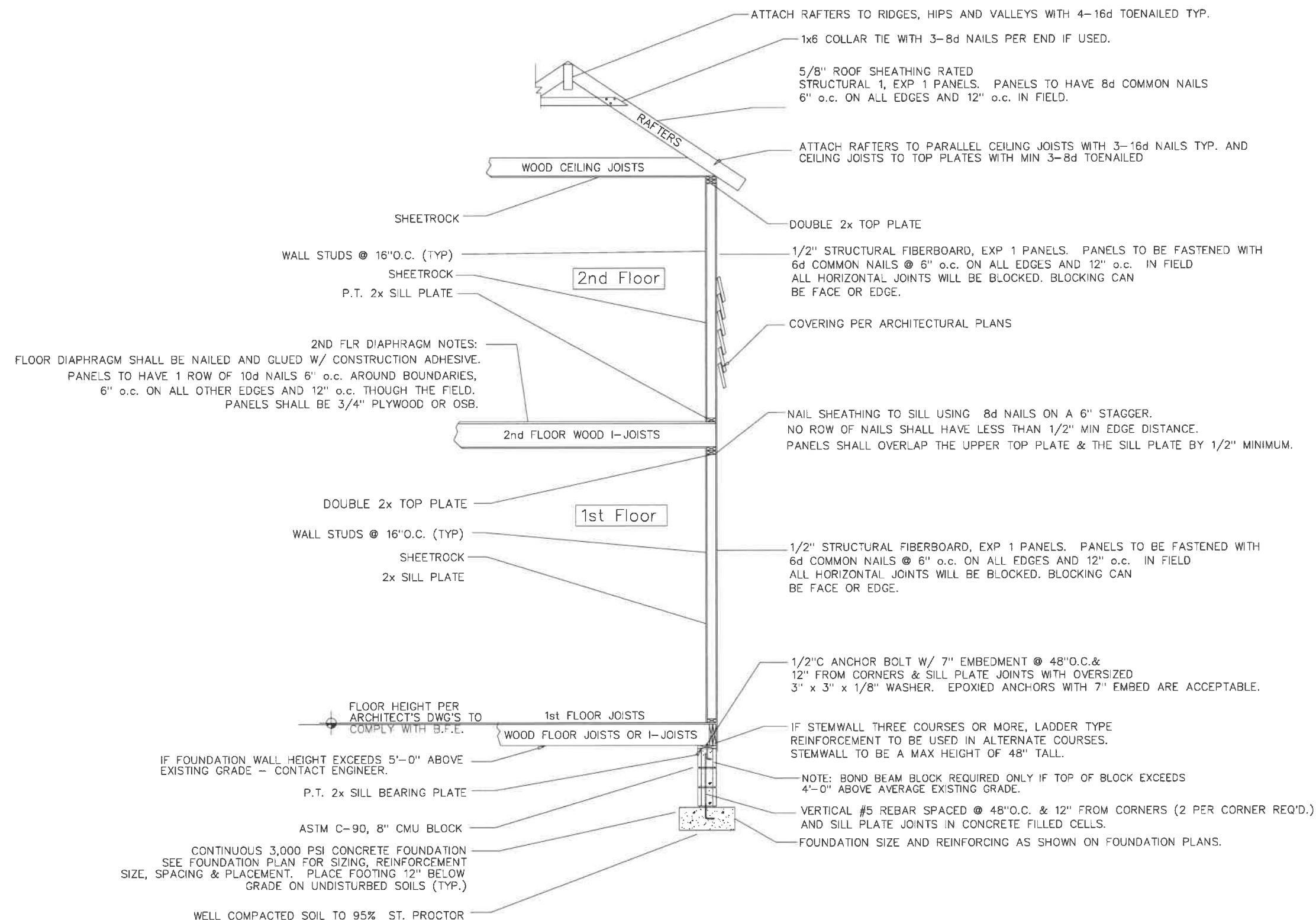
SECOND FLOOR ELEC.

3 ELKS
DESIGN

SCALE 3/16"=0"
PLOT DATE: 09.19.20

417 WALNUT STREET
HAPEVILLE, GA 30354

E.2



TYPICAL STEMWALL WALL SECTION

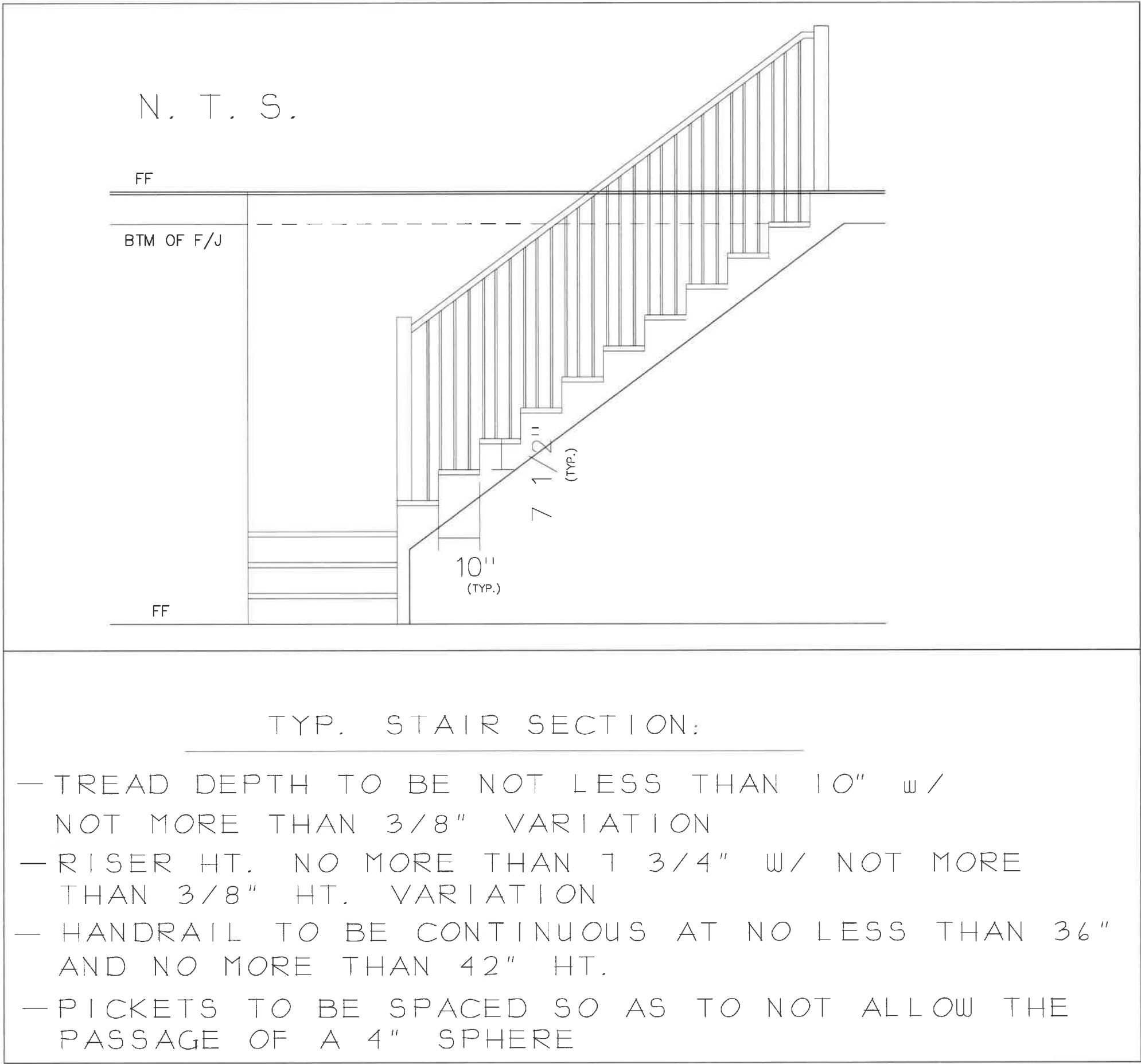
417 WALNUT STREET
HAPEVILLE, GA 30354

WALL SECTION

SCALE 3/16"=0"
PLOT DATE: 09.19.20

3 ELKS
DESIGN

D.I



417 WALNUT STREET
HAPEVILLE, GA 30354

STAIR SECTION

3 ELKS
DESIGN

SCALE 3/16"=0"
PLOT DATE: 09.19.20

D.2



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

DATE: October 2, 2020
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review – 417 Walnut Street

BACKGROUND

The City of Hapeville has received a site plan application from Daniel Love to construct a new single-family dwelling at 417 Walnut Street. The dwelling will have four finished bedrooms and three finished bathrooms. The property is currently vacant. The dwelling will have 2158 SF of heated floor area and an attached 557 SF two-car garage.

The property is zoned R-SF - Residential Single-Family, and is subject to the Neighborhood Conservation Area, Subarea E of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

ARTICLE 11.3. - R-SF ZONE (RESIDENTIAL SINGLE-FAMILY)

Sec. 93-11.3-1. - Intent.

The R-SF zone is established in order to protect residential areas currently developed with one-family detached dwellings, and adjoining areas undeveloped, likely to be developed for residential purposes by allowing single-family homes and prohibiting other uses. The regulations of the R-SF zone are specifically intended to:

- (1) Ensure the best use of the land;
- (2) Ensure and protect the orderly and proper future development of the land according to its best indicated potential use for single-family dwellings;
- (3) Protect and promote a suitable environment for family life;
- (4) Discourage any use which would generate other than usual residential traffic on minor streets; and
- (5) Discourage any use which, because of its character or size, would create excessive requirements or costs for public service.

Sec. 93-11.3-2. - Permitted uses.

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

- (1) One-family dwellings detached;
- (2) Group homes, subject to the restrictions in section 93-2-19;
- (3) Playgrounds, parks and buildings operated on a noncommercial basis, solely for recreational purposes; and
- (4) Customary accessory uses and buildings used for utility storage not to exceed 600 square feet.

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

Dimensional Requirements for **R-SF 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			
							Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg. Lot
Single-family Detached	40	4,000	4,000	3br/2bth	1,000	70	15	15	5	20	2½	35	2 DU	1

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 site is currently vacant.***
 - ***Setback dimensions provided:***
 - ***Front setback is 15.8'.***
 - ***East side setback is 6.4 to 6.8'.***
 - ***West side setback is 15'.***
 - ***Rear setback is 30.1'.***
 - 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 driveway but does not indicate the width. The applicant should indicate the width of the proposed driveway and curb cut.***
 - ***The plans do not include a new sidewalk.***
 - ***The plans include a walkway from the entrance to the street.***
 - c. The locations, area and number of proposed parking spaces.
 - ***Parking will be provided by an attached two-car garage in the rear of the house.***
 - d. Existing and proposed grades at an interval of five feet or less.
 - ***Grades are shown at two-foot intervals.***
 - e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.
 - ***The plans indicated 10 trees over 6" caliper onsite: 7" hardwood (remain), 7" hardwood (remain), 19" hardwood (removed), 26" hardwood (removed), 35" Oak Landmark (removed- unhealthy condition), 26" Oak (removed), 26" hardwood (removed), 10" hardwood (preserved), 31" hardwood Landmark (removed, good condition, required recompense), 43" Oak Landmark (remain but not counted toward tree preservation), 18" hardwood (removed). The arborist report indicates the 35" Oak is in Poor condition. The applicant is requesting a variance for the 43" hardwood as the location of the hardwood would prohibit any development on the site. See 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.
 - ***A tree conservation and planting plan and landscape plan have been 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.
- ***No retaining walls, fences, or earth berms are shown or are proposed.***
- 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 4,000 SF. The proposed site area is 6,207 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 70%, or 4,345 SF. The plans indicate that the lot coverage will be 1,178 SF for the building area, 557* SF for the garage, 739 SF for the driveway and 132 SF for the walkway, 150 SF for the deck and 64 SF for the porch, for a total coverage of 2,820 SF or 45%, which is compliant.***
****Calculation shows 544 sf for garage but site plan shows 557 SF.***
 - 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 4 bedrooms and 3 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 dwelling will have 2,158 SF of heated floor area, which is compliant.***

- f. Number of parking spaces and area of paved surface for parking and circulation.
- ***Parking will be provided by a two-car garage in the rear of the dwelling, connected to the street by a driveway with a turnaround area. The applicant should provide the width of the driveway.***
- (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 2 story single-family house.***
 - ***Authorization of the property owner has been provided.***
 - ***A 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:

- The applicant should indicate the width of the proposed driveway and curb cut.
- The applicant should address the absence of a sidewalk on the plans.
- The applicant should provide a development schedule.
- The applicant is requesting a variance for the 43" hardwood as the location of the hardwood would prohibit any development on the site. Staff supports the variance.

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 – 417 Walnut Street.