

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

December 15, 2020 6:00 PM

Agenda

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of November 10, 2020

1. MINUTES - 11-10-2020_draft

4. Old Business

4.I. 2021 Planning Commission Meeting Scheduled (Revised)

Background:

Consideration and action to approve the revised 2021 Planning Commission meeting schedule. *This item was approved by the Planning Commission on November 10, 2020.*

Documents:

1. 2021 Meeting Dates and Deadlines Schedule_rev

5. New Business

5.I. 465 North Avenue Final Subdivision Plat

Background:

Angel Marrero representing Jim Florence & Co. is requesting final plat review to subdivide the property located at 465 North Avenue, Parcel Identification Number 14-0094-0003-041-9. The property is zoned R-SF, Residential-Single Family. The proposed use of the property are single family residential lots.

Documents:

1. Application - 465 North Avenue_final plat
2. Plans - 465 North Avenue_final plat (2)
3. Planner's Report 465 North Subdivision _revised
4. Engineer's Report - 465 North Ave Final Plat Review -2

5.II. Extended-Stay Hotels Text Amendment

Background:

Consideration of a text amendment to Chapter 93 (Zoning), Article 2 (General Provisions), Section 93-2-23 (Extended-Stay Hotels) to amend and update the provisions regarding the maximum number of extended-stay hotels allowed within the City.

Documents:

1. Ordinance - Text Amendment Extended Stay Hotels (02604890xA0B3B)
2. Planner's Report Extended Stay

6. Open Discussion

6.I. Master Sidewalk Plan Discussion

Background:

Discussion regarding the City's Master Sidewalk Plan.

Documents:

1. Hapeville Sidewalk Map
2. Sidewalk Repair-Priority Inventory (PDF)
3. Planners Report sidewalk

7. Next Meeting Date - Tuesday, January 12, 2021 at 6:00 PM

8. Adjourn

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

November 10, 2020 6:00PM

MINUTES

- 1. Call to Order**
- 2. Roll Call**

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

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to move agenda item 5.IX (Zoning Map Amendment) to 5.I. Motion Carried: 5-0.

- 3. Approval of Minutes**

3.I. Minutes of October 13, 2020

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the minutes of October 13, 2020 as submitted. Motion Carried: 5-0.

- 4. Old Business**

4.I. 244 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 244 Mt. Zion Road, Parcel Identification Number 14-0094-0009-009-0. The property is zoned R1, One-Family Detached and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

The application, as submitted, is deficient. Staff recommends deferral.

MOTION ITEM: Jeanne Rast made a motion, Charlotte Rentz seconded to table the application for 244 Mt. Zion Road. Motion Carried: 5-0.

Commissioner Martin entered the meeting during discussion of the following item:

5. New Business

5.I. Zoning Map Amendment Text Amendment

Background:

Consideration of a text amendment to update the zoning map and to rezone parcels bound by North Avenue, Hope Street, and I-85 from R-3, Two-Family Residential to R-1, One-Family Detached.

Staff Comments: The City is initiating a zoning map amendment for the properties bounded by the interstate to the west and a single-family neighborhood to the east and a planned unit development has been approved to the south. The properties include single family dwellings and vacant parcels. Five of the parcels do not have road frontage.

The location of the proposed parcels is shown on the City of Hapeville Zoning Map. According to the City of Hapeville Future Land Use Map, the properties are identified as Residential.

The difference in the permitted uses for the current R-3 Zoning and the proposed R-1 Zoning are R-3 allows for two family residential buildings and patio homes/attached single family dwellings with a limit of 4 attached units.

Chairman Wismer asked if the property owners were notified.

City Planner, Dr. Patterson, stated certified letters were sent to all of the affected property owners and postcards were sent to all property owners located within 500' of the subject properties.

Public Comments.

Cliff Christiansen, authorized representative for property owner Noe Sanchez, explained that Mr. Sanchez desires to construct a duplex or quadruplex for accessible and handicap housing. Mr. Christiansen stated that the owner does have a vested right to develop the property and the owner will abide by all City codes and regulations for tree preservation. Mr. Christiansen expressed a desire to meet with the City and neighborhood association for guidance and to discuss the plan.

Linda Williams stated her property abuts the proposed development and she is concerned with increased pollution from the airport and traffic. Ms. Williams stated that the Cofield Park Neighborhood Association voted to support the proposed rezoning.

Joseph Shorter is the President of Cofield Park and expressed concerns regarding the developer speaking with the neighborhood. Mr. Shorter does not support keeping the current zoning as R-3.

Elizabeth Limon stated her home abuts the proposed development and she does not support the removal of the natural noise barrier provided by the existing trees. She also expressed concerns related to safety and access.

Emailed public comments read into the record by Secretary, Adrienne Senter:

A.F. Trundle, Jr. expressed concerns related to tree conservation, increase emissions from traffic on I-85, water management and potential for increased crime.

Terriann Neundorfer concerned with the potential impact to the existing property owners on Hope Street. Does not support removal of the existing trees as this would impact the natural sound barrier from I-85. In addition, Ms. Neundorfer expressed concerns related to increase of traffic and potential sewer issues.

Colleen McMahon concerned that any development will significantly impact the character of the immediate area. In addition, she expressed concerns related to loss of habitat, additional traffic, impact to the visual and sound barrier between her home and I-85.

Janalynn Jones is concerned with the loss of the existing wooded area and the impact to the habitat for wildlife that is beneficial to the community.

End of public comments.

Chairman Wismer asked Dr. Patterson is legal was consulted regarding the proposed rezoning.

Dr. Patterson stated the City Attorney attended the October 6, 2020 Council meeting and provided information regarding the procedures for a city-initiated rezoning.

City Attorney, Priya Patel, joined the meeting via teleconference. Mrs. Patel gave guidance to the Commission members as it relates to regulatory taking (striping of economic value) and zoning powers.

After brief discussion, the following action was taken:

MOTION ITEM: Jeanne Rast made a motion, Larry Martin seconded to recommend the Mayor & Council approve the Zoning Map Amendment to rezone the properties bounded by North Avenue, Hope Street, and I-85 from R-3 (Two-Family Residential) to R-1 (One-Family Detached). Motion Carried: 6-0.

5.II. 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 14-0094-0009-011-

6. The property is zoned R1, One-Family Detached and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

The dwelling will have 2,268 square feet of living area, four bedrooms and three bathrooms and will be 26' 2" high.

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to approve the site plan request for 236 Mt. Zion Road provided the applicant correct building height and correct any deficiencies outlined in the arborist report. Motion Carried: 6-0.

Due to technical difficulties, Commissioner Dolan was not in attendance for the following item:

5.III. 560 Lake Drive

Site Plan Review

Background:

Asha Pittman, representing Gregory Evans of GDK Investments, LLC, requested site plan review to construct a two-story single-family dwelling at 560 Lake Drive, Parcel Identification Number 14 00940001 0635. The property is zoned RSF, Residential-Single Family.

The dwelling will be 1,786 square feet and will include three bedrooms and three bathrooms. Parking will be provided by a 9' driveway at the rear of the dwelling. The west side setback encroaches in the required 15' setback. A variance is required.

Staff recommends approval subject to the following deficiencies:

- Variance for the side (west) setback from 15' to 11' from the Board of Appeals.
- The east side setback roof eave encroaches in the required 5' setback and a Design Exception must be granted for the dwelling height as required in the Architectural Design Standards.
- Tree replacement plan must comply with the Tree Conservation Ordinance.
- The applicant should provide general design cross section characteristics for the sidewalk and driveway.

MOTION ITEM: Cliff Thomas made a motion, Leah Davis seconded to approve the site plan request for 560 Lake Drive subject to the deficiencies outlined in the planner's report. The Planning Commission gave a favorable recommendation to the Board of Appeals to grant relief from the required setback. Motion Carried: 5-0.

Commissioner Dolan reentered the meeting during discussion of the following item:

5.IV. Property bounded by N. Central/LaVista/Sunset/King Arnold St. Conditional Use Permit

Background:

Will Casaday of SCP Acquisitions, LLC requested a Conditional Use Permit to construct a mixed-use, multi-family development at 369 North Central Avenue, 377 North Central Avenue, 383 North Central Avenue, 397 North Central Avenue, and 400 King Arnold Street, Parcel

Identification Numbers 14009600060125, 140096 00060133, 14009600060059, 1400960006-0042, 14009600060034, and 14009600060026. The properties are zoned UV, Urban Village.

Multi-family uses are permitted as a Conditional Use within the U-V Zoning District. The properties are developed with multiple structures which will be demolished as part of the project.

The Master Plan for the project includes property between North Central and King Arnold, bounded by LaVista Drive and Sunset Avenue with apartments, retail and commercial space as well as single-family attached homes and a single-family home across King Arnold Street. The total acreage is 9.435 acres with a maximum residential of 377 units across all parcels. The proposed multi-family project will have approximately 275 to 295 residential units and 5,000 square feet of retail and 20,000 square feet of commercial space across 7.93 acres, which is compliant. An additional 22 to 25 townhomes and a single-family home are planned across King Arnold Street.

Public Comment

Daniel Ray supported the project.

Melvin Traynum supported the project.

Commissioner Rentz inquired regarding the location of 369 North Central Avenue. Chairman Wismer stated 369 North Central Avenue is shown as tract 1.

MOTION ITEM: Jeanne Rast made a motion, Leah Davis seconded to recommend the Mayor and Council grant the request for a Conditional Use Permit to allow construction of a multifamily development at the properties bounded by N. Central Avenue, LaVista Drive, Sunset Avenue, and King Arnold Street. Motion Carried: 6-0.

5.V. 461 North Central Avenue

Preliminary Subdivision Plat

Background:

Joseph Latimer of Dwarf House Group requested preliminary plat review for the properties located at 451 North Central Avenue, 461 North Central Avenue, 436 King Arnold Street, 440 448 King Arnold Street, 466 King Arnold Street and 3580 Sherman Road, Parcel Identification Numbers 14009500030301, 14009500030152, 14009600030250, 1400960003 0243, 140096-00030276, 14009600030268. The properties are zoned UV, Urban Village.

The subdivision will combine four parcels to form one parcel of 2.678 acres. The proposed use of the property is the redevelopment of the Dwarf House restaurant and associated parking.

MOTION ITEM: Jeanne Rast made a motion, Larry Martin seconded to approve the preliminary subdivision plat for 461 North Central Avenue subject to the deficiencies outlined in the planner's and engineer's reports. Motion Carried: 6-0.

5.VI. 461 North Central Avenue

Special Exception Request

Background:

Joseph Latimer of Dwarf House Group is requesting a special exception to permit a drive-through window at 461 North Central Avenue, Parcel Identification Number 1400950003 0152. The property is zoned UV, Urban Village.

There is currently a drive-through for the restaurant, which will be demolished and rebuilt as an expanded facility on-site. The drive-through would be in the same location as the current building (west side) and queuing capacity will be increased.

Sec. 93-11.2-3 Permitted uses.

(9) Restaurants or carry-out restaurants but not including drive-through/drive-in restaurants with a maximum size of 6,000 square feet. Such restaurants shall be allowed to operate no more than six billiard tables upon the premises. Drive-through or drive-in restaurants may be allowed through special permit. The desired configuration for a drive-through or drive-in restaurant in this district is not a stand-alone building but rather part of a larger development and the site plan specifically addresses pedestrian orientation and safety.

Sec. 93-24-10. - Special exceptions.

(a) Special exceptions and special property use permits shall be decided by the mayor and council.

(b) The planning commission shall review and make nonbinding recommendations to the mayor and council on special exceptions and special property use permits.

(c) Special exceptions may be sought for: (1) Reduction of the number and size of parking spaces and off-street loading space requirements; (2) Location of off-street parking space and off-street loading spaces; and (3) Location and number of drive-throughs.

(d) When acting upon an application for a special exception, in addition to the requirements listed under the above references, the planning commission and the mayor and council shall give consideration to the following factors where applicable: (1) The proposed design and location of the particular development; (2) The possible traffic generating characteristics of the proposed development; (3) The effects the proposed development will have on the present or intended character of the area in which it proposes to locate; (4) The availability of public utilities, facilities and services; and (5) The character, and effect of the parking demands of the proposed development.

(e) After considering the above-listed factors and after reviewing the planning commission recommendation, the mayor and council shall take any actions or establish any reasonable conditions of approval, such as planted buffers, as will accomplish the intent and purpose of this chapter.

The intent of the U-V zoning district is to encourage pedestrian and neighborhood uses in the commercial area of Hapeville while discouraging land uses that are automobile or transportation related. While the U-V district does permit drive-through restaurants with special exception, it requires that such a drive-through must address pedestrian orientation and safety in their design. During design of the site, staff worked closely with the Chick Fil A team to reduce potential pedestrian conflicts along North Central Avenue.

As the site of the original Dwarf House, the expansion and originality of the new design, and the incorporated public space, this redevelopment of the Chick Fil A restaurant will be a tourist destination for the City. The project will aid in the revitalization of the main entry corridor to Hapeville adding to the welcoming gateway that showcases the office, hotel and mixed-use potential along North Central Avenue and provides a smooth transition and wayfinding into downtown Hapeville. As the redevelopment of the site emphasizes pedestrian safety, better queueing and traffic flow, and public space, the site plan specifically addresses pedestrian orientation and safety and the drive-through is a continuation of the previous structure/use, staff recommends approval.

The Board of Appeals will hear the request for the expanded restaurant footprint at their November 2020 meeting.

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to recommend the Mayor and Council grant the special exception request as submitted. Motion Carried: 6-0.

5.VII. 461 North Central Avenue

Site Plan Review

Background:

Joseph Latimer of Dwarf House Group requested site plan review to construct a 10,642 square foot building at 461 North Central Avenue, Parcel Identification Number 140095 00030152. The property is zoned UV, Urban Village and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

Findings:

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

1. Install 6' to 8' opaque wall for buffer between residential and property along northwest property line as part of the buffer.
2. Reduce 30% of parking spaces to compact size (9'x 15') parking space size.
3. All parking, except for the bus parking spaces, are shown as 10'x 18' parking spaces. Code requires 30% of parking be 9'x 15'.
4. Continue paving materials across intervening driveway.
5. Remove 12 parking spaces located in the supplemental zone along North Central Avenue to the east of the building or request a variance.
6. Reduce 26' driveway to 24' or request a variance.
7. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.

8. Address any outstanding issues on the Engineer's Report.

Variances required for Board of Appeals consideration:

1. Allow for excess of 110% parking.
2. Allow for adjoining lot parking.
3. Increase front build to line to 20'.
4. Increase driveway width on King Arnold to 26' (if not addressed).
5. Allow for parking spaces along North Central (if not addressed).
6. Increased maximum restaurant size to exceed 6,000 SF.

Special Permit required:

1. Drive-through

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

MOTION ITEM: Jeanne Rast made a motion, Charlotte Rentz seconded to approve the site plan request at 461 North Central Avenue subject to the Board of Appeals granting variances for parking, off-site parking and increase in building size. The applicant must address the deficiencies outlined in the planner and engineer's reports. Motion Carried: 6-0.

5.VIII. 3165 and 3167 Dogwood Drive and 0 Lake Avenue Preliminary Subdivision Plat

Background:

W. Barry Dunlop requested preliminary plat review for the properties located at 3165 and 3167 Dogwood Drive and 0 Lake Avenue, Parcel Identification Numbers 14009900031123, 140099-00030422, 14009900031131. The properties are zoned V, Village and R-1, One-Family Detached.

Two of parcels are currently zoned Village while the rear parcel is zoned R-1. The recombination of the lots will take on the V, Village Zoning District Classification. The proposed use of the property is a 23-unit townhome development with 2-car garages. The townhomes are clustered in 3 groupings/buildings. Each unit will be approximately 2,200 SF and a maximum height of 35 feet. A private driveway will encircle the property to provide access and rear entry to the dwellings. The parcels are also located within the Arts District Overlay.

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

(h). Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize

a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

The V, Village Zoning District requires a 15' buffer between residential uses. As the proposed use is single family attached dwelling units adjacent to a mix of commercial and residential potential uses, the applicant is requesting a variance to remove the side buffer requirements as required in the V, Village District.

MOTION ITEM: Jeanne Rast made a motion, Cliff Thomas seconded to approve the preliminary subdivision plat at 3165, 3167 Dogwood Drive and 0 Lake Avenue and grant the requested variance to remove the 15' side buffer requirement. Motion Carried: 6-0.

5.IX. 3165 and 3167 Dogwood Drive, 0 Lake Avenue

Site Plan Review

Background:

W. Barry Dunlop requested site plan review to construct a 23-unit townhome development at 3165 and 3167 Dogwood Drive and 0 Lake Avenue, Parcel Identification Numbers 14 00990003-1123, 14009900030422 and 14009900031131. The properties are zoned V, Village and R1, One Family Detached.

Commissioner Rentz asked if development is planned for the Lake Avenue property. Mr. Dunlap stated they intended to provide a path/sidewalk to the park located on Lake Avenue.

Findings:

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

1. Correct setbacks on site plan under site data.
2. Provide cross section of driveway and sidewalk.
3. Obtain approval for variance of side buffer.
4. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
5. Address any outstanding issues on the Engineer's Report.

Further, it is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards. Staff recommends approval of the Site Plan with necessary revisions.

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the site plan request for 3165, 3167 Dogwood Drive, 0 Lake Avenue provided that the applicant address the deficiencies outlined in the staff reports. Motion Carried: 6-0.

5.X. 2021 Planning Commission Meeting Schedule

Background:

Consideration and action to approve the 2021 Planning Commission meeting schedule.

MOTION ITEM: Leah Davis made a motion, Larry Martin seconded to approve the 2021 Planning Commission meeting schedule as submitted. Motion Carried: 6-0.

6. Open Discussion

6.I. Master Sidewalk Plan Discussion

Background:

Discussion regarding the City's Master Sidewalk Plan.

MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to table this item until the next meeting. Motion Carried: 6-0.

7. Next Meeting Date – Tuesday, December 15, 2020 at 6:00 PM

8. Adjourn

MOTION ITEM: Larry Martin made a motion, Jeanne Rast seconded to adjourn the meeting at 9:11PM.

Respectfully submitted by,

Brian Wismer, Chairman

Adrienne Senter, Secretary

City of Hapeville 2021 Meeting Schedule

Hapeville Planning Commission 2021

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

	Submittal Deadline	Meeting Date
January	Tuesday, December 8, 2020	Tuesday, January 12, 2021
February	Tuesday, January 12, 2021	Tuesday, February 9, 2021
March	Tuesday, February 9, 2021	Tuesday, March 9, 2021
April	Tuesday, March 9, 2021	Tuesday, April 13, 2021
May	Tuesday, April 13, 2021	Tuesday, May 11, 2021
June	Tuesday, May 11, 2021	*Tuesday, June 15, 2021
July	Tuesday, June 8, 2021	*Tuesday, July 20, 2021
August	Tuesday, July 13, 2021	Tuesday, August 10, 2021
September	Tuesday, August 10, 2021	Tuesday, September 14, 2021
October	Tuesday, September 14, 2021	Tuesday, October 12, 2021
November	Tuesday, October 12, 2021	*Tuesday, November 16, 2021
December	Tuesday, November 9, 2021	Tuesday, December 14, 2021

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

Changed to 3rd Tuesday due to conflicts with 2021 Council meeting dates

20-PC-11-23

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

Name of Applicant Angel M. Marrero - Southside Surveying & Planning

Mailing Address P.O. Box 3538, McDonough, GA 30253

Telephone 770-320-8009 Mobile _____

Email SSSap1@bellsouth.net

Property Owner (s) Jim Florence & Co.

Mailing Address 1274 E. Rock Springs Rd. NE, Atlanta, GA 30306-2265

Telephone 770-527-3689 Mobile N/A

Address/Location of Property:

465 North Ave., Hapeville

Present Zoning Classification: R-SF

Present Land Use: Residential

Parcel ID #: 14-009400030419 + 14-009400030625

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

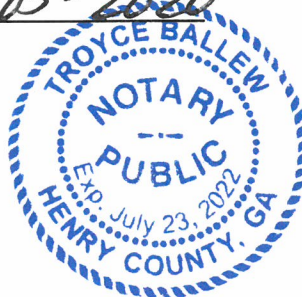
Angel M. Marrero
Applicant's signature

Date: 11-05-2020

Sworn to and subscribed before me

This 5 day of Nov., 2020.

[Signature]
Notary Public



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

WRITTEN SUMMARY

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

Subdivide 465 North Ave. into two tracts

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

465 North Ave. 14-009400030419
0 North Ave. 14-009400030625

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: Southside Surveying & Planning LLC

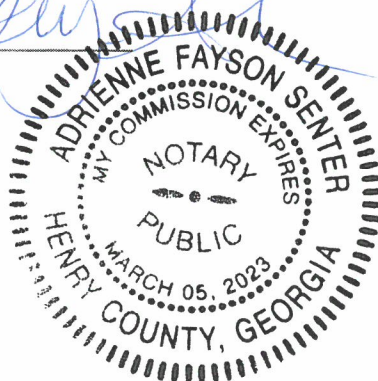
Address of Applicant: 205 F Corporate Center Dr.
Stockbridge, GA 30281

Telephone of Applicant: 770-320-8009

Jim Florence & Co
James E. Florence Pres
Signature of Owner
Jim Florence & Co.
JAMES E. FLORENCE Pres
Print Name of Owner

Personally Appeared Before Me this 4th day of November, 2020

Notary Public

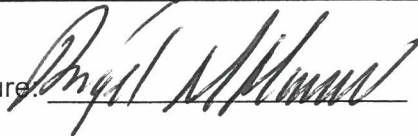


A Preliminary Plat is a document used to determine the practical ability to subdivide a particular property within the City of Hapeville. Information relating to environmental condition, zoning, development impact, consistency with the Hapeville Comprehensive Plan and relevant town master plans will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

- ☒ The proposed subdivision name and location, the name and address of the owner or owners, and the name of the designer of the plat who shall be a state-registered engineer or surveyor.
- ☒ Date, approximate north point and graphic scale.
- ☒ The location of existing and platted property lines, streets, buildings, watercourses, railroads, sewers, bridges, culverts, drain pipes, water mains and any public utility easements, the present zoning classification, if any, both on the land to be subdivided and on the adjoining land; and the names of adjoining property owners or subdivisions.
- ☐ N/A Plans of proposed underground utility layouts (including sewers, water and electricity) showing feasible connections to the existing or any proposed utility systems.
- ☒ The names, locations, widths and other dimensions of proposed streets, alleys, easements, parks and other open spaces, reservations, lot lines and utilities.
- ☐ N/A Contours at vertical intervals of not more than five feet when specifically not required by the planning commission.
- ☒ The acreage of the land to be subdivided.
- ☒ Location sketch map or city map showing relationship of subdivision site to area.

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

Applicant Signature



Date

10/13/2020

Final Plat Checklist

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

- ☒ The lines of all streets and roads, alley lines, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.
- ☒ Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including true north point. This shall include the radius, central angle and tangent distance for the centerline of curved streets and curved property lines that are not the boundary of curved streets.
- ☒ All dimensions to the nearest 100th of a foot and angles to the nearest minutes.
- ☒ Location and description of monuments.
- ☒ The names and locations of adjoining subdivisions and streets and the location and ownership of adjoining unsubdivided property.
- ☒ Date, title, name and location of subdivision, graphic scale and true north point.

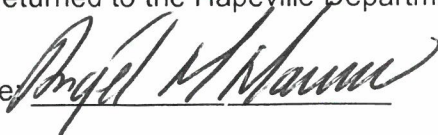
Please initial each item on the list above certifying that all required information has been included on the plat. Sign and submit this form with your Final Plat application. Failure to include this form and information required herein may result in additional delays for the consideration of your application.

Supplemental Documents for Final Plat:

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

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

Applicant Signature



Date



Return to:
Albertelli Firm
100 Galleria Parkway, Suite 960
Atlanta, Georgia 30339
Our File Number: ATL10-404

Deed Book 49862 Pg 327
Filed and Recorded Feb-25-2011 10:15am
2011-0065732
Real Estate Transfer Tax \$25.60
Cathelene Robinson
Clerk of Superior Court
Fulton County, Georgia

SPECIAL WARRANTY DEED

STATE OF _____)
COUNTY OF _____)

This Special Warranty Deed, made this 7 day of February, 2011, between Aurora Loan Services, LLC, a CORPORATION, of the County of _____, State of _____, as party of the first part, hereinafter called the Grantor, and **Jim Florence and Co.**, hereinafter called the grantee

WITNESSETH That grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, aliens, remis, releases, conveys and confirms unto grantee, all that certain land situate in Fulton County, Georgia, viz:

All that tract or parcel of land lying and being in Land Lot 94, 14th District, Fulton County, Georgia, being Lot 16, 17, 18, 19 and 20, Block 9, ~~Forest~~ Hill Park, as per plat recorded in Plat Book 7, pages 58 and 59, Fulton County Records, which plat is hereby referred to and made a part of this description.

#Forrest
Map/Parcel ID Number: 14-0094-0003-041-9

Subject to all easements and restrictions of record

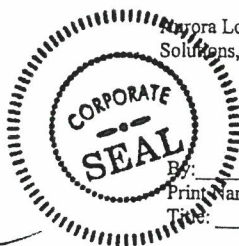
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD the same in fee simple forever; and

GRANTOR'S WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantees against the claims of all people, claiming by, though or under Grantor's, but not otherwise.
(wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in the name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Nancy Nadeau
Witness signature
Nancy Nadeau
Print witness name
Leona C. Owens
Witness signature
Leona C. Owens
Print witness name



Aurora Loan Services, LLC by LPS Asset Management
Solutions, Inc. as Attorney in Fact

By: [Signature]
Print Name: Norma J. Duggan, AVF
Title: _____

(Corporate Seal)

State of Colorado
County of Jefferson

THE FOREGOING INSTRUMENT was acknowledged before me this 7 day of February, 2011
by Norma J. Duggan of _____
By LPS Asset Management Solutions, Inc.
as attorney in fact

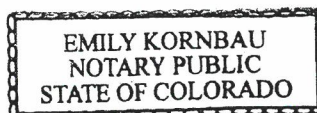
Notary Public

[Signature]
Emily Kornbau

Print Notary Name

My Commission Expires: 6/17/2013

Notary Seal



My Commission Expires 06/17/2013

DEED - Special Warranty Deed - Corporate

Written Description
Parcel #14-009400030625

All that tract and parcel of land lying and being in land lot 94 of the 14th land district of the City of Hapeville, Fulton County, Georgia, and more particularly described as follows:

Commencing at the existing intersection of the Northerly R/W line of North Ave. (50 FT. R/W) and the Westerly R/W of Wheeler St. (40 FT. R/W), this being **THE POINT OF BEGINNING**.

From THE POINT OF BEGINNING;

Thence N 84°46'23'' W a distance of 50.00' to an IPS ½" reb;
thence N 05°00'00'' E a distance of 125.00' to an IPS ½" reb;
thence S 84°46'23'' E a distance of 50.00' to an IPF 1" OTP;
thence S 05°00'00'' W a distance of 125.00' to an IPS ½" rebar;
this being **THE POINT OF BEGINNING**.

Containing 0.14 acres

Also granted all easements recorded or unrecorded.

Written Description
Parcel #14-009400030419

All that tract and parcel of land lying and being in land lot 94 of the 14th land district of the City of Hapeville, Fulton County, Georgia, and more particularly described as follows:

Commencing at the existing intersection of the Northerly R/W line of North Ave. (50 FT. R/W) and the Westerly R/W of Wheeler St. (40 FT. R/W), thence N 84°46'23" W a distance of 50.00' to an IPS ½" rebar, this being **THE POINT OF BEGINNING (P.O.B. #2)**.

FROM THE POINT OF BEGINNING (P.O.B.#2);

Thence N 84°46'23'' W a distance of 75.00' to an IPF ½" reb;
thence N 05°00'00'' E a distance of 125.00' to an IPS ½" reb;
thence S 84°46'23'' E a distance of 75.00' to an IPS ½" reb;
thence S 05°00'00'' W a distance of 125.00' to an IPS ½" rebar;
this being **THE POINT OF BEGINNING (P.O.B.#2)**.

Containing 0.22 acres

Also granted all easements recorded or unrecorded.

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.16	N09°16'01"E
L2	19.65	N05°00'00"E
L3	85.27	N03°59'31"E

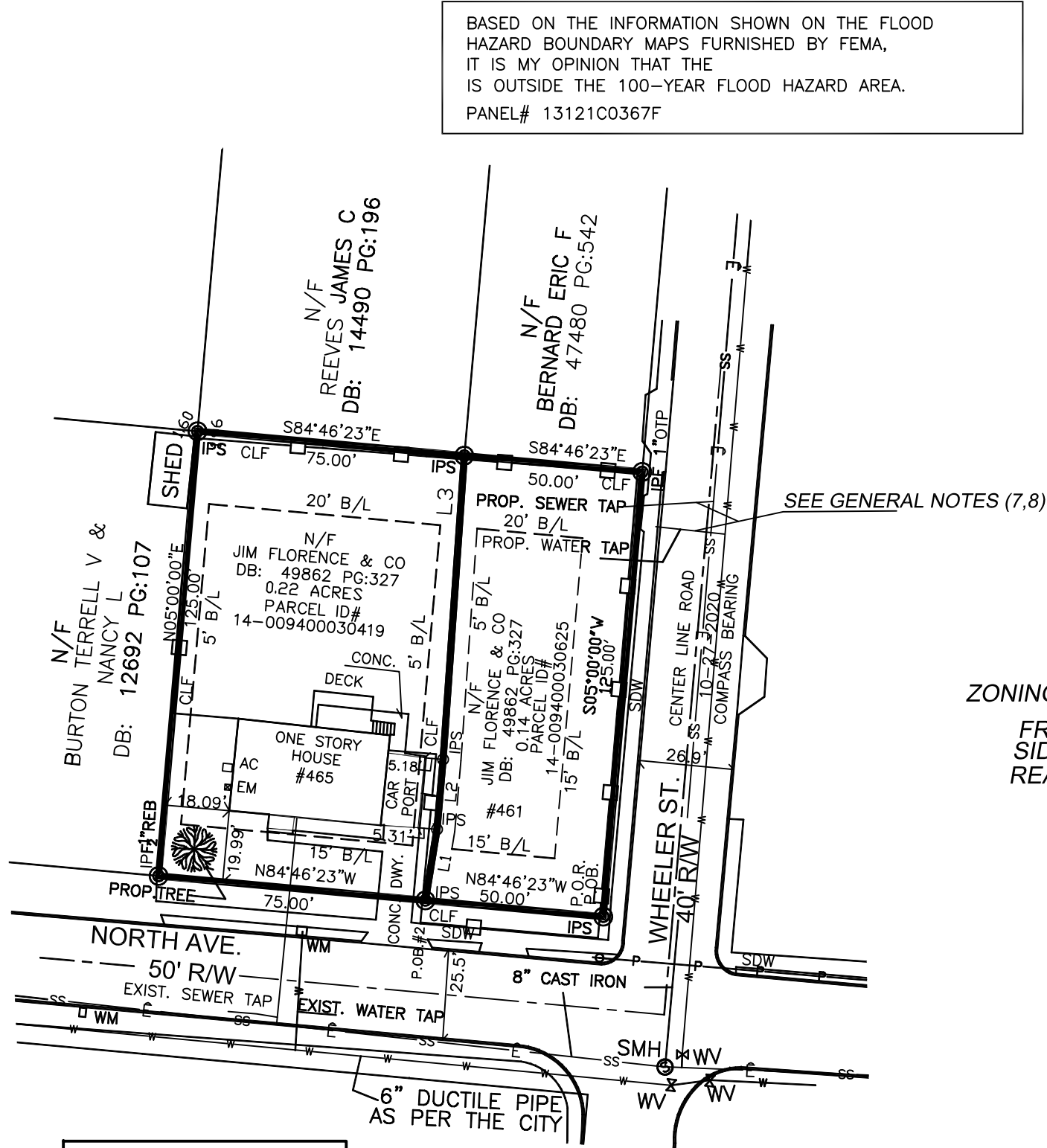
THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT

** PURSUANT TO RULE 180-6.09 OF THE GEORGIA STATE BOARD OF
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE
TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL
OPINION REGARDING THOSE FACTS OR FINDINGS AND DOES NOT CONSTITUTE
A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

SURVEY ORDER BY:
JIM FLORENCE
JIM FLORENCE & CO
1274E ROCK SPRINGS RD. NE
ATLANTA, GA.30306-2265
TEL. NUMBER (770) 527 - 3689

LOT 16,17,18,19, AND 20
BLOCK 9, FOREST HILL PARK
PB. 7, PGS. 58 & 59

PARCEL ID#
14-009400030419
0.22 ACRES
PARCEL ID#
14-009400030625
0.14 ACRES
TOTAL AREA 0.36 ACRES



ZONING: R-SF
FRONT 15'
SIDE 5'
REAR 20'

LEGEND OF SYMBOLS	
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
GM	GAS MARKER/GAS METER
OOTF	OPEN TOP PIPE
OIPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2" REBAR W/ CAP
C/L	CURB AND GUTTER
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
PC	PROPERTY CORNER
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
EP	EDGE OF PAVEMENT
PC	PROPERTY CORNER
PLP	LIGHT POLE
PP	POWER POLE
GW	GUY WIRE
JB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
FH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
HW	HEADWALL
SWCB	SINGLE WALL CATCH BASIN
DWCB	DOUBLE WALL CATCH BASIN
OS	OUTLET STRUCTURE (RISER)
DI	DROP INLET
WM	WATER METER
W	WATERLINE
SS	SANITARY SEWER LINE
OVP	OVERHEAD POWERLINE
UFO	UNDERGROUND FIBER OPTICS
G	GASLINE
LS	LANDSCAPING
PKS (F)	PK NAIL SET (FOUND)
EX-MH	EXISTING SANITARY SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
S.S.E	SANITARY EASEMENT
C/O	CLEAN-OUT
FDC	FIRE DEPARTMENT CONNECTOR
C.L.F.	CHAIN LINK FENCE
D.E.	DRAINAGE EASEMENT
R.R.E.	RAIL ROAD EASEMENT
H	HEIGHT
UE	UNDERGROUND ELECTRIC
AC	AIRCONDITION UNITS

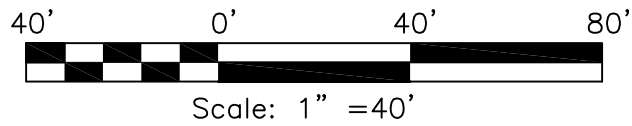
THE FIELD DATA UPON WHICH THIS MAP OR
PLAT IS BASED HAS A CLOSURE PRECISION OF
ONE FOOT IN 19,324 FEET, AND AN ANGULAR
ERROR OF 5" PER ANGLE POINT, AND WAS
ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED
FOR CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 35,008 FEET.
ROBOTIC GEOMAX ZOOM 90

465 NORTH AVE.



LOC. MAP "NTS"



REV.	DESCRIPTION	DATE
	SOUTHSIDE SURVEYING & PLANNING LSF000831	#205F CORPORATE CENTER DR. STOCKBRIDGE, GA 30281 Phone: (770) 320-8009 Fax: (770) 320-8098
	MINOR SUBDIVISION SURVEY FOR: JIM FLORENCE & CO Land Lot 094 14TH Dist.	CITY OF HAPEVILLE FULTON County, GA
	Drawn By: AMM SR.	Scale: 1"=40'
	Dwg No: 2-2009131	Date: 12/04/2020

GENERAL NOTES

- TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
- LAST DATE OF FIELD SURVEY 12/03/2020
- ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
- INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
- ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
- This survey was prepared without benefit of a title report which may reveal additional conveyances, easements or rights-of-way not shown hereon.
- Plans for providing sanitary sewer and public water service for Parcel id# 14-009400030625 (#461 North Avenue) will be provided by "Owner,Developer or Builder".
- Existing street pavement open cuts are necessary for utilities and connections for Parcel id# 14-009400030625. Construction details of the pavement patch requirements and the temporary traffic control measures are required. Approval of the existing street pavement cuts should be obtained from the Community Services Department prior to commencing construction and issue a Land Disturbance Permit for Parcel id# 14-009400030625 (#461 North Avenue).

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



A'NGEL M. MARRERO P.L.S. #2642
Certified Design Professional # 4479

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

Signature of Subdivider Date Signed

Printed or Typed Name of Subdivider

Signature of Owner Date Signed

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

Certification by land surveyor to accuracy of survey and plat and placement of monuments.
Final Surveyor's Certificate:

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments and markers shown thereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of one foot in 19,324 feet and an angular error of 05" per angle point, and was adjusted using the COMPASS rule. This plat has been calculated for closure and is found to be accurate within one foot in 35,008 feet and the property shown contains a total of 0.36 acres. The equipment used to obtain the linear and angular measurements herein was ROBOTIC GEOMAX ZOOM 90.

By: Angel M Marrero Date

Georgia Profesional Land Surveyor No. 2642
Date of Expiration 31/DEC/2022

Certification of Final Plat Approval containing the following statement:
Final Plat Approval:

This subdivision plat has been reviewed by the Planning Commission and the City Engineer and found to be in compliance with Zoning Ordinance, Conditions of Zoning Approval, City of Hapeville Development Regulations and Subdivision Regulations, as amended, and that it has been approved by all other affected City and County Departments, as appropriate. The Mayor and City Council hereby approve this Final Plat, subject to the provisions and requirements of the City's regulations and the provisions and requirements of the Development Performance and Maintenance Agreement executed for this development between the Owner and the City of Hapeville.

City Clerk on behalf of Mayor & Council Date

Chairman, Planning Commission Date

City Engineer Date



PLANNER'S REPORT

TO: Adrienne Senter
FROM: Lynn Patterson
RE: December 9, 2020

BACKGROUND

Angel Marrero representing Jim Florence & Co. has submitted a subdivision application to divide one parcel into two to form one parcel of .22 acres and one parcel of .14 acres within the R-SF, Single Family Residential zoning district. The proposed use of the property are single family residential lots.

CODE REQUIREMENTS

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

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

(h) Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

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

(f) Final plat.

- (4) Approval of the final plat by the planning commission shall not constitute acceptance by the city of dedication of any streets, easements or other public way, ground or improvements.

The final plat shall show:

- a. The lines of all streets, roads, and allies, lot lines, building setback lines, lots numbered in numerical order, house numbers, reservations, easements and any areas to be dedicated to public use or sites for other than residential use with notes stating their purpose and any limitations.

Compliant

- b. Sufficient data to readily determine and reproduce on the ground the location, bearing and length of every street line, lot line, boundary line, block line and building line, whether curved or straight, and including the true north point. This shall include the radius, central angle and tangent distance for the

centerline of curved streets and curved property lines that are not the boundary of curved streets.

Compliant

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

Compliant

- d. Location and description of monuments.

Compliant

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

Compliant

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

Compliant

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

Compliant

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

Compliant

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

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

- (a) Streets.

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

- ***No changes proposed.***

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

- ***No changes proposed.***

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

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

- b. For arterial streets, 60 feet. Arterial streets are those which carry traffic from minor streets to the major streets and include the principal streets utilized for local circulation.
- c. For minor and collector residential streets, 50 feet. Minor streets are those which are used primarily for access to the abutting residential properties and designed to discourage their use by through traffic. Collector residential streets are those which carry traffic from residential streets to arterial streets.
- d. For dead-end streets (culs-de-sac), 50 feet. Cul-de-sacs are permanent dead-end streets or courts designed so that they cannot be extended in the future. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
- e. For alleys, ten feet to 16 feet. Alleys are minor public ways used primarily for service access to the back or side of properties otherwise abutting on a street. In cases where topography or other typical physical conditions make a street of the required minimum width impracticable, the planning commission may modify the above requirements. Through proposed business areas the street widths shall be increased ten feet on each side if needed to provide parking without interference of normal passing traffic.

- ***No changes proposed.***

- (4) Additional width on existing streets. Subdivisions that adjoin existing streets shall dedicate additional right-of-way to meet the above minimum street width requirements.
 - a. The entire right-of-way shall be provided where any part of the subdivision is on both sides of the existing street.
 - b. When the subdivision is located on only one side of an existing street, one-half of the required right-of-way, measured from the centerline of the existing roadway, shall be provided.

- ***No changes proposed.***

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

- ***Not applicable.***

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

- ***Not applicable.***

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

- ***Not applicable.***

- (8) Vertical curves. All changes in grade shall be connected by vertical curves of minimum length in feet equal to 15 times the algebraic difference in rates of grade for major streets and one-half this minimum length for other streets. Profiles of all streets showing natural and finished grades drawn to a scale of not less than one-inch equals

100 feet horizontal, and one-inch equals 20 feet vertical, may be required by the planning commission.

- **Not applicable.**

(9) Intersections.

- a. Street intersections shall be as nearly at right angles as is possible, and no intersection shall be at an angle of less than 60 degrees.

- **Not applicable.**

- b. Property line radii at street intersections shall not be less than 20 feet and where the angle of street intersection is less than 75 degrees, the planning commission may require a greater curb radius. Wherever necessary to permit the construction of a curb having a desirable radius without curtailing the sidewalk at a street corner to less than normal width, the property line at such street corner shall be rounded or otherwise set back sufficiently to permit such construction.

- **Not applicable.**

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

- **Not applicable.**

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

- **Not applicable.**

(12) Dead-end streets.

- a. Minor terminal streets or courts designed to have one end permanently closed shall be no more than 400 feet long unless necessitated by topography. They shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet and a street right-of-way diameter of at least 100 feet. "Hammerhead" turnarounds are also permitted on dead-end streets accessing low density neighborhoods.
- b. Where, in the opinion of the planning commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of the property. These dead-end streets shall be provided with a temporary turnaround having a roadway diameter of at least 80 feet.

- **Not applicable.**

(13) Private streets and reserve strips. There shall be no private streets platted in any subdivision. Every subdivided property shall be served from a publicly dedicated street. There shall be no reserve strips controlling access to streets, except where the control of such strips is definitely placed with the community under conditions approved by the planning commission.

- **Not applicable.**

(14) Street names. Proposed streets in obvious alignment with others already existing and

named shall bear the names of existing streets. In no case shall the name for proposed streets duplicate existing street names, irrespective of the use of the suffix street, avenue, boulevard, driveway, place or court.

- **Not applicable.**

- (15) Alleys. Alleys shall be provided to the rear of lots used for business purposes and shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the planning commission of the need for alleys.

- **Not applicable.**

- (b) Blocks.

- (1) Length. Blocks shall not be less than 400 feet or more than 1,200 feet in length, except as the planning commission considers necessary to secure efficient use of land or desired features of street pattern. In blocks over 800 feet in length, the planning commission may require one or more public cross walks of not less than ten feet in width to extend entirely across the block and at locations deemed necessary.

- **Not applicable.**

- (2) Width. Blocks shall be wide enough to allow two tiers of lots of minimum depth, except where fronting on major streets or prevented by topographical conditions or size of the property, in which case the planning commission will approve a single tier of lots of minimum depth.

- **Not applicable.**

- (c) Lots.

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

- **Compliant**

- (2) Minimum size. The size, shape and orientation of lots shall be such as the planning commission deems appropriate for the type of development and use contemplated. Remnant lots, that is, parcels of land that would not comply with the minimum lot area or width following subdividing shall be prohibited. Such remnant parcels shall be added to adjacent lots rather than be platted as unusable parcels.

- a. The size and widths of lots shall in no case be less than the minimum requirements of the zoning ordinance. No lot shall have a width greater than six times the lot depth at the building setback line without specific approval by the planning commission.

- ***Parcels in R-SF must have a minimum of 40' of street frontage. Tracts 1 and 2 would have 75' and 50' of street frontage, respectively, and are compliant. The property line bows out where the carport (465 North Ave) is located. It would be preferable if the property line were consistent across the parcel.***

- ***Parcels in R-SF must be a minimum of 4,000 sq. ft. Parcels would be Each parcel would be 9,583 sf and 6,098 sq. ft., which are compliant.***

- b. Size of properties reserved or laid out for commercial or industrial properties shall be adequate to provide for the off-street service and parking facilities

required by the type of use and development contemplated. Platting of individual lots should be avoided in favor of an overall design of the land to be used for such purposes.

- ***Not applicable.***

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

- ***Setback lines will be compliant with R-SF zoning, with a front setback of 15' and side setback of 15'.***

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

- ***The proposed lot is smaller than the adjacent lot.***

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

- ***Not applicable.***

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

- ***Not applicable.***

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

- ***Not applicable.***

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

- (1) Public open spaces. Where a school, neighborhood park or recreation area or public access to water frontage, shown on an official map or in a plan made and adopted by the planning commission, is located in whole or in part in the applicant's subdivision, the planning commission may require the dedication or reservation of such open space within the subdivision up to a total of ten percent of the gross area or water frontage of the lot, for park, school or recreation purposes.

- ***Not applicable.***

- (2) Easements for utilities. Except where alleys are permitted for the purpose, the planning commission may require easements, not less than ten feet in width, for wires, conduits, storm and sanitary sewers, gas, water and heat mains or other utility lines, along all rear lot lines, alongside lot lines if necessary, or if, in the opinion of the planning commission, advisable. Easements of the same or greater width may be required along the lines of

or across lots, where necessary for the extension of existing or planned utilities. Easements greater than ten feet in width may be required where additional utilities, utilities larger in size or utilities greater than five feet in depth below grade are proposed in the easement.

- ***Not applicable.***

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

- ***Not applicable.***

- (e) Suitability of the land.

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

- ***No objection is present to prevent platting and development.***

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

- ***The subject tracts are not located in a Flood Hazard Zone.***

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

- ***Not applicable.***

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

- ***Not applicable.***

- (h) Variances. Where the subdivider can show that a provision of these standards would cause unnecessary hardship if strictly adhered to, and where, because of topographical or other conditions peculiar to the site, in the opinion of the planning commission, a departure may be made without destroying the intent of these provisions, the planning commission may authorize a variance. Any variance thus authorized is to be stated in writing in the minutes of the planning commission with the reasoning on which the departure was justified set forth.

- ***Not applicable.***

- (i) Zoning or other regulations.
 - (1) No final plat of land within the force and effect of an existing zoning ordinance will be approved unless it conforms to that ordinance.
 - (2) Whenever there is a discrepancy between minimum standards or dimensions noted herein and those contained in zoning regulations, the building code or other official regulations, the highest standard shall apply.

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

- (a) Required improvements. Every subdivision developer shall be required to grade and improve streets and alleys, install curbs and sidewalks, monuments, sewers, stormwater inlets and water mains in accordance with specifications established by the city.

- ***Sidewalks, curbs are present.***

- (1) Monuments.
 - a. Concrete monuments four inches in diameter or square, three feet long, with a flat top, shall be set at all street corners, at all points where the street lines intersect the exterior boundaries of the subdivision, and at angle points and points of curve in each street. The top of the monument shall have an indented cross to identify properly the location and shall be set flush with the finished grade.
 - b. All other lot corners shall be marked with iron pipe not less than three-fourths inch in diameter and 24 inches long and driven so as to be flush with the finished grade.

- ***Compliant***

- (2) Grading. All streets, roads and alleys shall be graded to their full width by the subdivider so that pavements and sidewalks can be constructed on the same level plane. Due to special topographical conditions, deviation to the above will be allowed only with special approval of planning commission.
 - a. Preparation. Before grading is started, the entire right-of-way area shall be first cleared of all stumps, roots, brush and other objectionable materials and all trees not intended for preservation.
 - b. Cuts. All tree stumps, boulders and other obstructions shall be removed to a depth of two feet below the subgrade. Rock, when encountered, shall be scarified to a depth of 12 inches below the subgrade.
 - c. Fill. All suitable material from roadway cuts may be used in the construction of fills, approaches, or at other places as needed. Excess materials, including organic materials, soft clays, etc., shall be removed from the development site. The fill shall be spread in layers not to exceed 12 inches loose and compacted by a sheep's foot roller. The filling of utility trenches and other places not accessible to a roller shall be mechanically tamped, but where water is used to assist compaction the water content shall not exceed the optimum of moisture.

- ***Not applicable.***

- (3) Storm drainage. An adequate drainage system, including necessary open ditches, pipes,

culverts, intersectional drains, drop inlets, bridges, etc., shall be provided for the proper drainage of all surface water. Cross drains shall be provided to accommodate all-natural water flow, and shall be of sufficient length to permit full width roadway and the required slopes. The size openings to be provided shall be determined by Talbot's formula, but in no case shall the pipe be less than 12 inches. Cross drains shall be built on straight lines and grade, and shall be laid on a firm base but not on rock. Pipes shall be laid with the spigot end pointing in the direction of the flow and with the ends fitted and matched to provide tight joints and a smooth uniform invert. They shall be placed at a sufficient depth below the roadbed to avoid dangerous pressure of impact, and in no case shall the top of the pipe be less than one foot below the roadbed. In all cases, drainage improvement plans and the improvements themselves shall be approved by the city engineer.

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

- ***Not applicable.***

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

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

- ***Not applicable.***

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

- developments.
 - b. For collector streets, 36 feet. Including minor streets which in the opinion of the planning commission will involve sufficient traffic and/or parking to justify the width.
 - c. For arterial streets and highways, as may be required.
- **Not applicable.**
- (6) Curbs and gutters. Except on rural streets, the subdivider shall provide permanent six-inch concrete curbs with 24-inch integral concrete gutters or standard rolled curb and gutters.
- **Existing gutters**
- (7) Sidewalks.
 - a. For the safety of pedestrians and of children at play, installation by the developer of sidewalks on both sides of streets will normally be required. The commission may waive the requirements of sidewalks along streets where a park, railroad or other use on one side of a street makes a sidewalk nonessential.
 - b. Sidewalks shall be located not less than one foot from the property line to prevent interference or encroachment by fencing, walls, hedges or other planting or structures placed on the property line at a later date. In single-family residential areas and multifamily or group housing developments, concrete sidewalks shall be five feet wide and four inches thick. Sidewalks in commercial areas shall be five feet wide and ten feet wide as dictated by adjoining sidewalk widths.
- **Existing sidewalks**
- (8) Installation of utilities. After grading is completed and approved and before any base is applied, all of the work for underground utilities including water mains, gas mains, electrical lines, etc., and all service connections shall be installed completely and approved throughout the length of the road and across the flat section. All driveways for houses to be built by the developer shall be cut and drained.
- **Tying into existing utilities. Development of vacant lot must meet site plan requirements.**
- (9) Water supply system.
 - a. Water mains properly connected with the city water supply system shall be constructed in such a manner as to adequately serve all lots shown on the subdivision plat for both domestic use and fire protection. Water mains shall be located on public property and not private property.
 - b. The sizes of water mains, the location and types of valves and hydrants, the amount of soil cover over the pipes and other features of the installation shall be approved by the city engineer and fire chief.
- **Tying into existing utilities. Development of vacant lot must meet site plan requirements.**
- (10) Sanitary sewers. Sanitary sewers shall be installed in such a manner as to serve adequately all lots with connection to the public system, according to plans approved

by the city engineer.

- ***Tying into existing utilities. Development of vacant lot must meet site plan requirements.***

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

(1) Street trees.

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

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

- ***Street trees are required as a part of the development of each lot. The proposed tree should be planted to ensure compliance and should be a recommended tree per the Tree Ordinance.***

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

- ***Not applicable.***

RECOMMENDATION

Planning has the following comments for with the proposed subdivision:

1. The property line bows out where the carport (465 North Ave) is located. It would be preferable if the property line were consistent across the parcel.
2. The required 15' setback along Wheeler Street and 5' side setback would allow for only 30' building width, including roof eaves. Any development of the property should enfront North Avenue and must meet the required setbacks.
3. The street tree shown on the survey for 465 North Avenue must be planted in accordance with Tree Conservation Ordinance supplemental yard section. Development of the vacant lot will require compliance with the Tree Conservation Ordinance during site plan review.

With the resolution of these items and barring any items required by the City Engineer, the final plat may be approved.



December 11, 2020

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

Re: 465 North Avenue
Final Plat Review No. 2
K&W Ref. No. 201051.80

Dear Ms. Senter:

As requested, I have reviewed the Final Plat of 465 North Avenue for compliance with the City's Final Plat requirements. The re-submittal was received electronically on December 8, 2020, and consists of a property subdivision to the overall 0.36 acre parcel into one parcel of 0.22 acres and another parcel of 0.14 acres within an R-SF Zoning District. The Final Plat was prepared by Southside Surveying & Planning, under the Surveying seal of Angel Marrero. With regard to my review letter dated November 17, 2020, my comments are as follows:

1. Comment not addressed and remains. All Final Plat Statements and Certifications should be signed and dated, including the Owner's certification and surveyor's certificate.
2. Comment addressed by the re-submittal.
3. Comment addressed by the re-submittal.
4. Comment addressed by the re-submittal.
5. Comment addressed by the re-submittal.

Having substantially addressed the comments, I recommend approval of the submittal subject comment 1 being addressed to the satisfaction of the City. I have retained one copy of the plat provided for review in the event there are questions. The petitioner should be made aware that the review does not constitute a waiver of City Ordinance requirements or assumption of responsibility for full review of City Ordinance requirements. Deviations from Ordinance requirements may be noted at any time during the review, permitting or construction processes. Re-submittals should include a narrative indicating how and where the review comments were addressed.

Very truly yours,
KECK & WOOD, INC.



Michael J. Moffitt, P.E.

DRAFT

1 **STATE OF GEORGIA**
2 **CITY OF HAPEVILLE**

3
4 **ORDINANCE NO. _____**
5

6 **AN ORDINANCE TO AMEND CHAPTER 93 (“ZONING”), ARTICLE 2 (“GENERAL**
7 **PROVISIONS”), SECTION 93-2-23 (“EXTENDED-STAY HOTELS”) OF THE CODE OF**
8 **ORDINANCES, CITY OF HAPEVILLE, GEORGIA; TO PROVIDE FOR**
9 **SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN**
10 **EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.**
11

12 **WHEREAS**, the Mayor and Council shall have full power and authority to provide for the
13 execution of all powers, functions, rights, privileges, duties and immunities of the city, its officers,
14 agencies, or employees granted by the City of Hapeville’s Charter or by state law; and,
15

16 **WHEREAS**, the municipal government of the City of Hapeville (hereinafter “City”) and
17 all powers of the City shall be vested in the Mayor and Council. The Mayor and Council shall be
18 the legislative body of the City; and,
19

20 **WHEREAS**, amendments to any of the provisions of the City’s Code may be made by
21 amending such provisions by specific reference to the section number of the City’s Code; and,
22

23 **WHEREAS**, existing ordinances, resolutions, rules and regulations of the City and its
24 agencies now lawfully in effect not inconsistent with the provisions of the City’s charter shall
25 remain effective until they have been repealed, modified or amended; and,
26

27 **WHEREAS**, every official act of the Mayor and Council which is to become law shall be
28 by ordinance; and,
29

30 **WHEREAS**, the procedures required for amending the City’s zoning ordinance have been
31 satisfied, including, but not limited to, notice and public hearings; and,
32

33 **WHEREAS**, the governing authority of the City finds it desirable to amend and update the
34 provisions regarding the maximum number of extended-stay hotels allowed within the City.
35

36 **BE IT, AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
37 **THE CITY OF HAPEVILLE, GEORGIA THAT:**
38

39 **Section One.** Chapter 93 (Zoning), Article 2 (General Provisions), Section 93-2-23
40 (Extended-stay hotels) of the City Code of Ordinances is hereby amended by striking subsection
41 (c) in its entirety, and replacing it with the following language:
42

- 43 (c) *Maximum number of certificates of occupancy available.* The number of certificates of
44 occupancy allowed, at one time, for the operation of an extended-stay hotel within the
45 City shall not exceed four. The lots of the holders of certificates of occupancy, existing
46 on the date of adoption of the ordinance from which this section derives, for extended-

DRAFT

stay hotels in the city bear the Fulton County Parcel Identification numbers of 14 0127 LL0356, 14 0127 LL1107, 14 0098 00090476, and 14 0127 LL1263.

Section Two. Codification and Certify. This Ordinance adopted hereby shall be codified and certified in a manner consistent with the laws of the State of Georgia and the City.

Section Three. Severability.

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section Four. Repeal of Conflicting Ordinances. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section Five. Effective Date. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

ORDAINED this _____ day of _____, 2020.

CITY OF HAPEVILLE, GEORGIA

Alan Hallman, Mayor

DRAFT

ATTEST:

Crystal Griggs-Epps, City Clerk

APPROVED BY:

Priya M. Patel, City Attorney



DATE: December 10, 2020
TO: Adrienne Senter
FROM: Lynn Patterson, Consulting Planner for City of Hapeville
RE: **Extended Stay Hotel, Parcel 14 0127 LL1263**

BACKGROUND

The City of Hapeville's Code of Ordinances, Section 93-2-23 allows for four extended stay hotels. Three extended stay hotels are delineated in the Code. Extended stay hotels are defined in the Code (Sec 93-1-2) as a building that otherwise meets the definition of "hotel," but in which cooking facilities are included in more than 20 percent of its total guest rooms. The TownePlace Suites development located at 3474 Norman Berry Drive (Parcel 14 0127 LL1263) was developed as the fourth extended stay hotel. The Parcel ID has been added to the Code section.

Proposed Change (in red)

- (c) Maximum number of certificates of occupancy available. The number of certificates of occupancy allowed, at one time, for the operation of an extended-stay hotel within the City shall not exceed four. The lots of the holders of certificates of occupancy, existing on the date of adoption of the ordinance from which this section derives, for extended-stay hotels in the city bear the Fulton County Parcel Identification numbers of 14 0127 LL0356, 14 0127 LL1107, 14 0098 00090476, and 14 0127 LL1263.

RECOMMENDATION

Staff recommends approval.

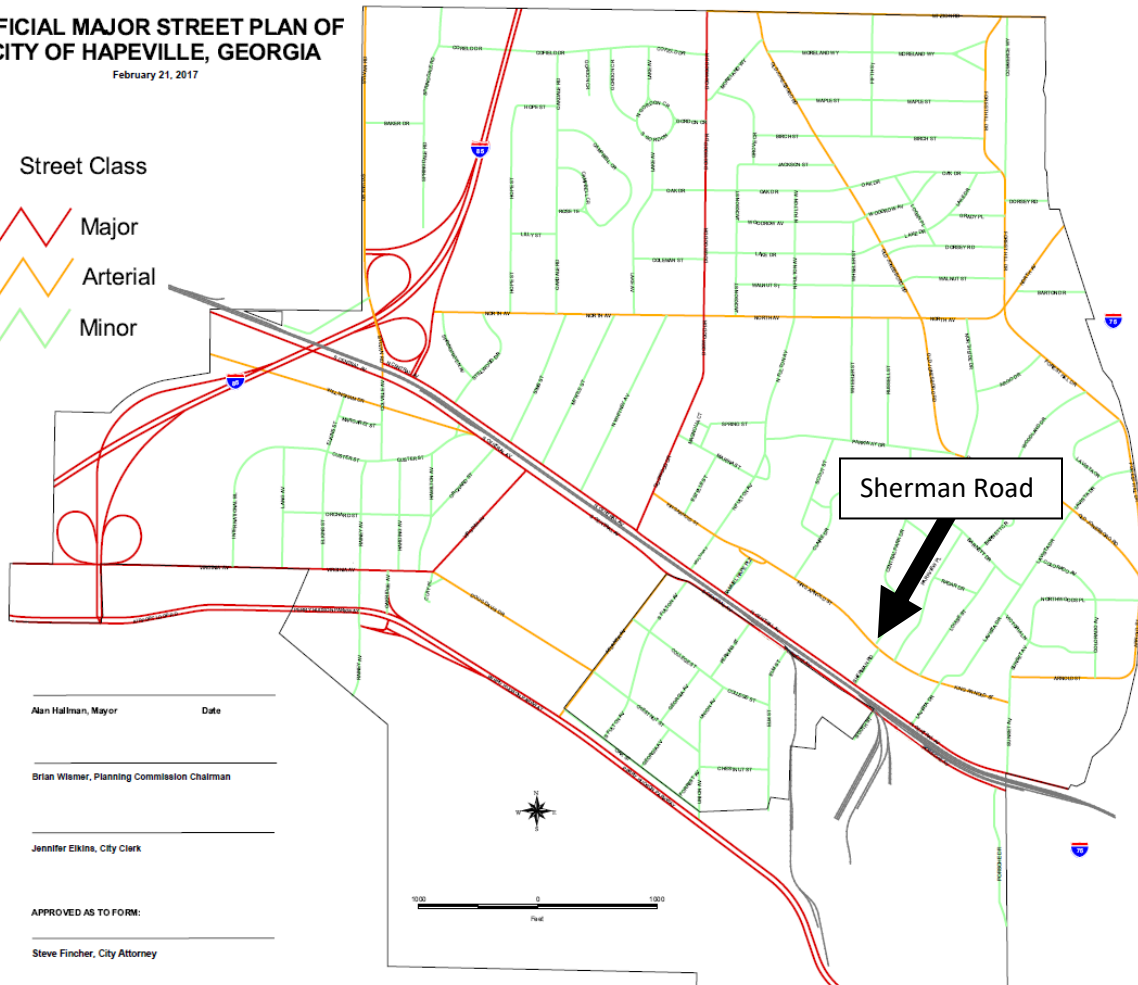
**OFFICIAL MAJOR STREET PLAN OF
CITY OF HAPEVILLE, GEORGIA**
February 21, 2017

Street Class

Major

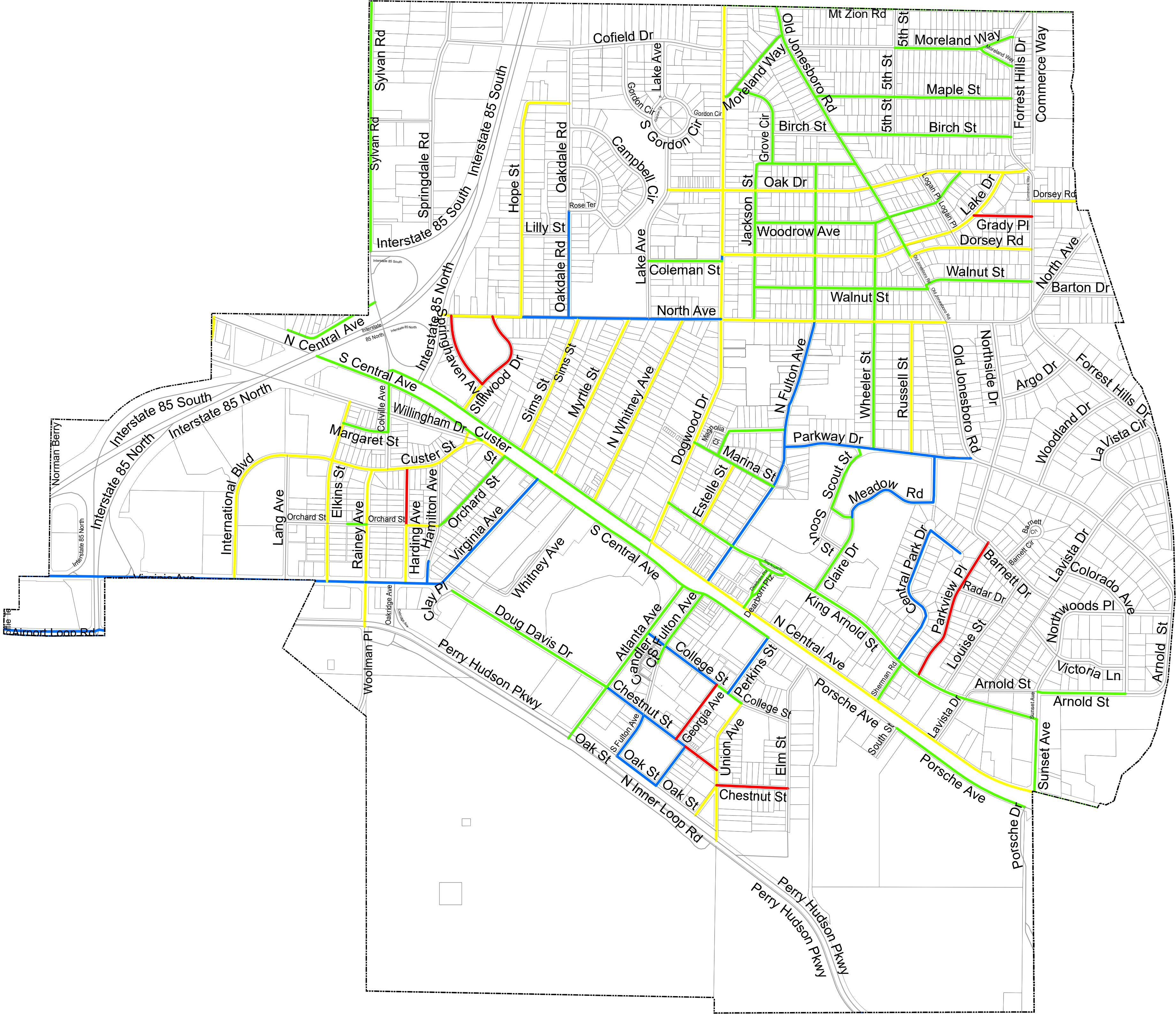
Arterial

Minor



City of Hapeville Sidewalk Conditions Map

November 2016



LEGEND

GOOD

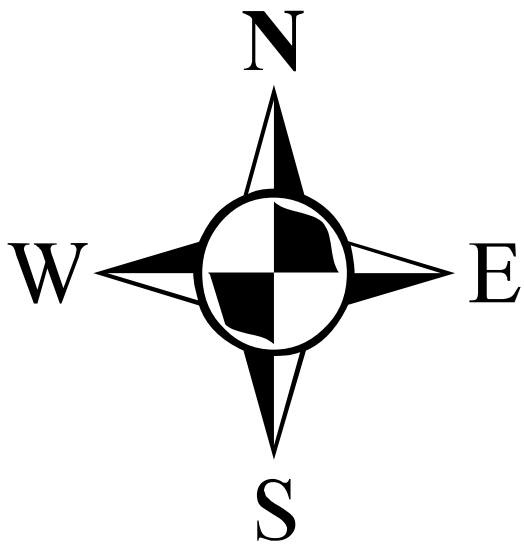
SATISFACTORY

POOR

VERY BAD

NO SIDEWALK

NOTE: ROADS WITH SIDEWALK ON BOTH SIDES OF THE ROAD WERE RATED BASED ON THE SIDEWALK IN BETTER CONDITION.



City of Hapeville

Sidewalk Repair/Priority Inventory

Road Name				Length (Mi)	Length (FT)	Sidewalk Condition	Cost Estimates
Elm St				Porsche to Chestnut		COMPLETE	2019
Chestnut Street				Union to Elm		COMPLETE	2019
Georgia Avenue				0.20	1048.75	Very Bad	\$17,285.48
Grady Place				0.10	522.34	Very Bad	\$12,791.42
Harding Avenue				0.20	1032.48	Very Bad	\$41,377.97
Springhaven Avenue				0.13	695.34	Very Bad	\$30,127.45
Stillwood Drive				0.20	1054.59	COMPLETE	\$2,020.00
Custer Street				0.42	2192.79	Poor	\$69,672.17
Dogwood Dr				N Central to N. Ave		COMPLETE	2018
Dorsey Road				0.28	1498.43	Poor	\$24,372.33
Elkins Street				0.31	1635.57	Poor	\$54,000.32
Estelle Street				0.12	618.45	Poor	\$21,393.84
Forrest Avenue				Union to Oak St		COMPLETE	2019
Hope Street				0.43	2295.24	Poor	\$66,553.52
International Boulevard				0.26	1394.04	Poor	\$24,813.81
Lake Drive				0.53	2813.21	Poor	\$79,121.62
Myrtle Street				0.29	1540.45	Poor	\$43,325.29
North Avenue				1.17	6181.35	Poor	\$91,801.50
North Whitney Avenue				0.34	1815.30	Poor	\$51,055.24
Oak Drive				0.61	3238.86	Poor	\$91,093.06
Orchard Street				0.49	2580.91	Poor	\$15,530.51
Rainey Avenue				0.27	1411.54	Poor	\$47,699.61
Russell Street				0.22	1180.01	Poor	\$20,618.14
Sims Street				0.32	1673.03	Poor	\$49,053.90
Union Avenue				Loop Rd. to College		COMPLETE	2019
Arnold Street				0.39	2045.33	Satisfactory	\$9,255.57
Atlanta Avenue				S. Central to Loop		COMPLETE	2019
Birch Street				0.40	2136.82	Satisfactory	\$14,342.95
Claire Drive				0.14	759.58	Satisfactory	\$8,989.21
Coleman Street				0.13	660.76	Satisfactory	\$6,079.92
College Street				0.29	1506.09	Satisfactory	\$13,867.89
Colville Avenue				0.15	767.33	Satisfactory	\$7,970.89
Dearborn Plaza				0.13	703.24	Satisfactory	\$8,470.77

Doug Davis Drive	0.31	1633.38	Satisfactory	\$25,805.12
Grove Circle	0.17	886.06	Satisfactory	\$10,152.96
Jackson Street	0.43	2284.59	Satisfactory	\$30,021.40
King Arnold Street	0.79	4181.22	Satisfactory	\$66,057.55
Maple Street	0.33	1758.90	Satisfactory	\$16,184.28
Margaret Street	0.08	413.25	Satisfactory	\$6,528.77
Marina Street	0.15	810.17	Satisfactory	\$7,454.65
Moreland Way	0.60	3149.39	Satisfactory	\$20,094.00
Mount Zion Road	0.43	2248.71	Satisfactory	\$20,691.25
Mount Zion Road SW	0.10	514.80	Satisfactory	\$4,736.91
North Central Avenue				
Samuel Hape to Dogwood COMLETED		to Dogwood	COMPLETE	2019
North Fulton Avenue	0.76	3989.03	Satisfactory	\$34,642.63
Old Jonesboro Road	1.30	6885.43	Satisfactory	\$49,967.36
Parkview Place	0.26	1366.54	Satisfactory	\$16,574.04
Porsche Avenue				
South St. to Perkins			COMPLETE	2019
Scout Street	0.21	1097.69	Satisfactory	\$7,645.32
Sherman Road	0.08	399.03	Satisfactory	\$7,671.59
South Central Avenue				
Dogwood to Depot			COMPLETE	2019
South Fulton Avenue	0.32	1672.14	Satisfactory	\$14,398.32
Spring Street	0.14	743.46	Satisfactory	\$7,840.82
Sunset Avenue	0.24	1272.86	Satisfactory	\$8,019.62
Sylvan Road	0.73	3838.16	Satisfactory	\$32,230.23
Walnut Street	0.48	2514.49	Satisfactory	\$23,136.84
Wheeler Street	0.38	2027.40	Satisfactory	\$18,654.86
Woodrow Avenue	0.38	2011.92	Satisfactory	\$18,512.49
Central Park Drive	0.32	1670.80	Good	\$14,039.36
Hamilton Avenue	0.31	1640.48	Good	\$5,074.43
Meadow Road	0.24	1285.11	Good	\$7,407.25
Oak Street	0.30	1558.71	Good	\$2,530.66
Oakdale Road	0.46	2414.70	Good	\$8,493.75
Parkway Drive	0.32	1679.09	Good	\$9,678.10
Perkins Street	0.12	616.81	Good	\$8,182.95
Virginia Avenue	1.38	7275.22	Good	\$61,132.08



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

DATE: November 5, 2020
TO: Adrienne Senter
FROM: Lynn M. Patterson
RE: **Sidewalk Guidelines**

BACKGROUND

The City of Hapeville has expressed its desire to become a pedestrian friendly community throughout its various visioning and planning processes and documents. The City requirements for sidewalks vary by Zoning District, where some are required, and in residential zoning districts where they are not required by Code, they have been regulated by the Design Review Committee as part of the Architectural Design Standards review process. The Planning Commission and Design Review Committee have indicated an interest in creating a clearer standard for the sidewalk requirements when not regulated by the zoning districts and/or guidance for the Board of Appeals when considering variances for sidewalk requirements.

A November 2016 City Inventory of Sidewalk Conditions was completed by Keck & Wood (see attached map and spreadsheet) which shows the locations of existing sidewalks.

For discussion purposes, the following is a suggested list of considerations when determining if private developments should require sidewalks.

1. Type of development
 - a. Commercial/Retail/Industrial: yes
 - b. Mixed use: yes
 - c. Multi-family: Yes
 - d. Townhomes: Yes
 - e. Higher density: Yes
 - f. Master plan: Yes
 - g. Single family residential: possible
2. Priority streets
 - a. Is the SFD located on one of the City's major or minor arterial streets?
3. Proximity to schools
 - a. Is the SFD located within ¼ of a mile from a school?
4. Proximity to transit
 - a. Is the SFD located within ¼ of a mile from a bus stop or other transit?
5. Proximity of existing sidewalks
 - a. Are there sidewalks on the same side of the street already?
 - b. Is there a complete or nearly complete sidewalk on the other side of the street?
6. Conflict with utilities
 - a. Are there utility poles or other infrastructure that would hinder development of the sidewalk?
7. Conflict with tree conservation
 - a. Does the construction of the sidewalk adversely affect landmark trees in good health?
8. Other
 - a. Are there other considerations that should be evaluated for the installation of a sidewalk?