



Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

February 8, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

- 3.I. Minutes of January 11, 2022
1. Minutes - 01-11-2022_draft

4. New Business

- 4.I. 240 Mt. Zion Road Site Plan Review

Background:

Justin Honore is requesting site plan review to construct a new single-family dwelling at 240 Mt. Zion Road, Parcel Identification Number 14-0094-0009-010-8. The property is zoned R-1, One-Family Residential.

Documents:

1. Application - 240 Mount Zion Road_Site Plan_Redacted
2. Plans - 240 Mt. Zion Road_Site Plan
3. Planner's Report - 240 Mt Zion Road_Site Plan Review

- 4.II. 2022 Comprehensive Plan Update Steering Committee Representative

Background:

The City of Hapeville is undertaking the 2022 Comprehensive Plan Update with assistance from the Atlanta Regional Commission (ARC). As part of the planning process, we are calling key representatives with study area knowledge and expertise to join the Hapeville Comprehensive Plan Steering Committee. This group is instrumental in guiding the course of the update by identifying issues and opportunities, developing plan goals and objectives, and reviewing the feasibility and effectiveness of recommendations.

We ask the Planning Commission to nominate one member to join the Steering Committee.

5. Open Discussion

- 5.I. Parking Study Discussion

Background:

Discussion regarding traffic study and parking requirements.

6. **Next Meeting Date - Tuesday, March 8, 2022**
7. **Adjourn**



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

Planning Commission Meeting
700 Doug Davis Drive
Hapeville, Georgia 30354

January 11 2022, 6:00 PM

MINUTES

1. Called to order at 6:09 p.m.

2. Roll Call

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

3. Election of Officers

- Vice Chairman:
Motion Item: Jeanne Rast made a motion, Charlotte Rentz seconded to nominate Lucy Dolan as Vice Chairman of the Planning Commission.
Discussion: Commissioner Martin stated several members are awaiting reappointments. Chairman Wismer stated the election of officers would take place with the current members.
Motion Carried: 6-0.
- Chairman:
MOTION ITEM: Lucy Dolan made a motion, Larry Martin seconded to nominate Brian Wismer as Chairman of the Planning Commission. Motion Carried: 6-0.

4. Minutes of December 14, 2021

4.I. Approval of Minutes

MOTION ITEM: Cliff Thomas made a motion, Charlotte Rentz seconded to approve the minutes of December 14, 2021. Motion Carried: 6-0.

5. Old Business

5.I. 2022 Planning Commission Meeting Schedule (Revised)

Background:

Consideration and action to approve the revised 2022 Planning Commission meeting schedule. Due to the City Council's schedule, the meeting originally scheduled for July 12, 2022, has been changed to July 19, 2022. *This item was approved by the Planning Commission on November 14, 2021.*

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the revised 2022 Planning Commission meeting schedule, as presented. Motion Carried: 6-0.

5.II. 3143 Old Jonesboro Road

Site Plan Review

Background:

Cortney Bailey of A Sheltered Cove, LLC requested site plan review to construct a new single-family dwelling at 3143 Old Jonesboro Road, Parcel Identification Number 14-0094-0010-032-9. The property is zoned R-1, One-Family Residential. *This item received conditional approval on November 16, 2021, pending final review of the proposed Accessory Dwelling Unit (ADU).*

The original plan included a 2-story ADU which exceed the maximum allowable square footage of 640-sf. The applicant has modified the plans to include a 1-story ADU which meets the allowable square footage.

Staff stated the only outstanding item is the submittal of a development schedule.

MOTION ITEM: Larry Martin made a motion, Cliff Thomas seconded to approve the site plan request for 3143 Old Jonesboro Road subject to the submittal of the revised plans for the Accessory Dwelling Unit and a development schedule. Motion Carried: 6-0.

5.III. 3602 S. Fulton, 647-651 Chestnut, 3614-3633 Georgia (Rev. Pod C) Site Plan Review

Background:

Tiffany Hogan of D.R. Horton, Inc. and authorized representative of Theo Stone of Atwell, LLC requested site plan review for the properties located at 3602 S. Fulton Avenue, 647-651 Chestnut Street, and 3617-3633 Georgia Avenue, Parcel Identification Numbers 14- 0098-0021-050-4, 14-0098-0021-048-8, 14-0098-0021-049-6, 14-0098-0021-051-2, 14-0098-0021-052-0 and 14-0098-0021-047-0 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use. *This item was approved by the Planning Commission on November 14, 2021.*

The plan has been revised and meets the minimum open space requirement.

Findings:

Staff recommends approval of the site plan with the following conditions that satisfy the code requirements.

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape area.
6. Provide required street trees.
7. Provide setback dimensions for all vertical elements. Will require City Planning Commission approval for greater than 15' setback.
8. Provide dimensions between buildings 29-26 and 22-25
9. Provide intervening driveway materials detail.
10. Provide location for mail kiosk.
11. If monument sign is desired, location(s) should be indicated on plans. All signs require sign permit approvals.
12. Fire Marshal review needed re sprinkler requirements.
13. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
14. Address any outstanding issues on the Engineer's Report.
15. It is understood the building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.

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

MOTION ITEM: Larry Martin made a motion, Charlotte Rentz seconded to approve the site plan for 3602 South Fulton Avenue, 647-651 Chestnut Street, 3617-3633 Georgia Avenue (Pod C) subject to the deficiencies outlined in the Planner's report. Motion Carried: 6-0.

5.IV. 781 – 819 North Central Avenue

Site Plan Review

Background:

North & Central Venture Partners, LLC requested review of a revised site plan for the properties located at 781 North Central Avenue, 789 North Central Avenue, 0 North Central Avenue, 803 North Central Avenue, 809 North Central Avenue and 813-819 North Central Avenue, Parcel Identification Numbers 14-0098-0011-011-8, 14-0098-0011-012-6, 14-0098-0011-013-4, 14-0098-0011-014-2, 14-0098-0011-015-9 and 14-0098-0011-018-3. The properties are zoned V, Village and is part of the A-D, Arts District Overlay, and is subject to the requirements of the Neighborhood Conservation Area, Subarea C of the Architectural Design Standards. *The Planning Commission tabled this item on November 16, 2021, to allow the applicant additional time to submit a revised site plan that accommodates additional parking for residents and visitors.*

Findings:

The proposed project includes 2 bedroom, 3 bedroom and 4 bedroom units ranging in size from 1,250 SF to 1,900 SF. Site amenities include a townhome fronting on greenspace, a dog park,

and bocce ball court. The site plan was revised to include 20 guest parking spaces and 15 additional parking spaces dedicated for the townhome units for a total of 171 parking spaces.

The project is located in the Western Gateway of the LCI Study/Comprehensive Plan approved by the City in 2017. A variance request for increased building height to 44' is included in the application which can be approved by the Planning Commission. An additional variance request which will be heard by the Board of Appeals is for a reduced setback (from 15' to 10') along Stillwood Drive as a result of the City requesting an additional 5' right of way.

Public Comment: None.

MOTION ITEM: Cliff Thomas made a motion, Jeanne Rast seconded to approve the site plan request for 781-819 North Central Avenue and grant the requested variance to increase the height from 35' to 44' and recommend the Board of Appeals grant the variance for the reduced setback along Stillwood Drive for the additional 5' of right of way.

Discussion: Commissioner Martin expressed concerns regarding the potential increase in traffic and the density. Commissioner Dolan stated the project does bring significant change to the area and commended the developer for addressing the concerns related to parking. Ms. Dolan further stated that the City should consider traffic impacts as development increases.

Commissioner Rast stated historically, the City's population was over 10,000 residents and has decreased since the 90's to approximately 6,500 residents. Additionally, Ms. Rast noted the need for amenities such as a grocery store would require increasing the current population. Commissioner Thomas stated developments on the adjacent side of town were approved and are equally within close proximity of a major interstate.

Motion Carried: 5-1; Larry Martin opposed.

6. New Business

6.I. 3581, 3583, 3585, 3587 South Fulton Avenue

Final Plat Review

Background:

Nicholas Imerman of Built By Broadband, LLC requested final plat review for the properties located at 3581, 3583, 3585 and 3587 South Fulton Avenue, Parcel Identification Number 14-0098-0021-075-1. The properties are zoned RMU, Residential Mixed Use.

Findings:

Phase 2 (of 2) has been completed with the construction of the final 4 (of 8) townhomes.

The plat meets the requirements, and staff recommends approval as submitted.

MOTION ITEM: Cliff Thomas made a motion, Larry Martin seconded to approve the final plat for the properties located at 3581, 3583, 3585 and 3587 South Fulton Avenue as submitted.

Motion Carried: 6-0.

6.II. 3411 Old Jonesboro Road

Final Plat Review

Background:

Robert Garrison III requested final plat review for the property located at 3411 Old Jonesboro Road, Parcel Identification Number 14-0066-0002-001-8. The property is zoned R-O, One Family Detached.

Findings:

The subdivision application request to subdivide one parcel (.663 acres) into three parcels (.23 acres, .23 acres, .204 acres). The proposed use of the property are single family residential lots.

Parcels located within the R-O zone must be a minimum of 10,000 square feet. Lot 1 and Lot 2 are compliant. Lot 3 is not compliant with 8,859 square feet. A variance would be required for approval.

Commissioner Martin expressed concerns regarding the lot sizes and does not support the variance.

Commissioner Davis does not support the variance as the applicant has not provided a hardship.

Public Comments:

Carolyn Routh, 2102 Argo Drive, does not support the reduced lot sizes.

Louise Applequist, 3204 Dogwood Drive, concerned with potential traffic congestion, emergency services and lack of school resources.

Anne Cruz, 2109 Woodland Drive, does not support the subdivision request.

Marie Winkler, 3411 Old Jonesboro Road, stated she is the property owner and expressed support for the request.

The Commission members discussed the need to reconfigure the lot size to meet the code requirements.

The following action was taken:

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to table the final plat application for 3411 Old Jonesboro Road to give the applicant time to reconfigure the lot sizes and resubmit. Motion Carried: 6-0.

6.III. 0 Norman Berry Drive (3460)

Conditional Use Permit

Background:

Sonial Patel and Jay Patel requested approval of a Conditional Use Permit to operate a commercial parking lot on a 1.36-acre parcel located at 0 Norman Berry Drive, Hapeville, Georgia 30354, Parcel Identification Number 14-0127-LL1230. The property is zoned U-V, Urban Village and is subject to the zoning regulations under Section 93-11.2-5 (Conditional Uses) of the City of Hapeville Zoning Ordinance.

Findings:

The proposed parking lot shows 35 spaces which will serve the tenants of 1155 Virginia Avenue. There are no other approved commercial parking lots in close proximity.

Previously, a conditional use for the parking lot was approved on September 19, 2017 and again in 2018. Conditions for the approval of the previous commercial lots were not all met and maintained, specifically the landscape and striping requirements.

The property owner in 2017 and 2018 had contended they were seeking a national brand hotel; however, development has not come to fruition at this location. This may be largely in part because of existing utilities (24" storm sewer running east / west and two sanitary sewers with 20' easements running north/ south and east west on the parcels. In the interim, representatives for Hapeville Center, 1155 Virginia Avenue, have indicated a need for additional parking for their tenants.

Staff Recommendation:

The property has not been developed as was originally intended by the property owner. Given a lack of alternative and the need for parking in the area, staff recommends a special use permit for a parking lot be granted with the following conditions and any other the Planning Commission or City Council deem appropriate. No parking will be allowed on the site until all conditions are met. Should the conditions not be maintained, the City will issue a citation and reserve the right to revoke the conditional use.

The parking lot shall adhere to all landscape requirements per Sec 93-28-18, the U-V, Urban Village Sec 93-11.2 Sec. 93-11.2-7. - Area, placement, and buffering requirements., Sec. 93-11.2-9. - Sidewalk requirements, Sec. 93-11.2-10. - Parking and curb cut requirements, and Sec. 93-2-5. - Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences, and any other applicable City Codes.

Highlights from this section include but are not limited to:

- A survey and landscape plan meeting the requirements above must be provided. The survey and landscape plan must clearly show the dimensioned parking spaces (handicapped, full-size, and compact).
- The parking lot shall be resurfaced, striped and maintained.
- Proper on-site water retention and drainage for the site must be detailed and provided.
- A fence meeting City Code must surround the lot.
- Street trees, 30' on center must be provided.
- Lighting for the parking lot.
- Security cameras for the parking lot.
- The exterior perimeter landscape area must have a horizontal dimension of no less than 5 feet with an average of 10 feet along Norman Berry drive. Vegetative screening in this landscape area must be maintained at a minimum height of three feet.
- Interior and exterior tree plantings are to be provided in accordance with chapter 93, article 29. Trees must be planted in interior portions of parking lots so that no parking space is

more than 50 feet from a parking lot tree. These trees must be placed in landscaped beds protected from the adjacent vehicles.

- This is a commercial parking lot and not an airport parking lot serving the adjacent retail. Therefore, no shuttles shall operate, nor will there be any parking for more than 24 hours permitted. Signs shall be provided on the site indicating the above parking restrictions.

There was a brief discussion regarding the applicant submitting the revised site plan to the Planning Commission to ensure all requirements are satisfied.

MOTION ITEM: Jeanne Rast made a motion, Larry Martin seconded to recommend approval of the Conditional Use Permit to operate a commercial parking lot at 0 Norman Berry Drive subject to the conditions outlined in the Planner's report. Motion Carried: 6-0.

7. Open Discussion:

7.I. Parking Study Discussion

Background:

At the December 14, 2021 meeting, Commissioner Lucy Dolan expressed concern over the impact of recent increased development on traffic in the city and also parking requirements. The Commission agreed to have a discussion on traffic and parking at the January 11, 2022 meeting. Staff will guide the Planning Commission as needed in developing the request to City Council.

The Commission discussed areas for consideration, including Sunset Avenue & LaVista Drive at North Central Avenue and Dogwood Drive at N. Central Avenue.

Suggestions included on-street parking on one side of the street within residential areas.

Dr. Patterson suggested a survey for public input.

Chairman Wismer suggested the Council review the parking study completed in 2019. He stated the study was well done and provided guidance to address parking issues.

The Commission suggested the following task list:

- Zoning Use by District – Commission needs to review parking standards.
- Survey – Develop questions for a public survey focusing on parking.
- Ask Council to review the parking study completed in 2019 – suggest a feasibility study.

Commissioners Dolan and Rast will have continued dialogue with Dr. Patterson regarding parking and developing the survey.

No action was taken.

8. Next Meeting Date – February 8, 2022 at 6:00 p.m.

9. Adjourn

MOTION ITEM: Cliff Thomas made a motion, Lucy Dolan seconded to adjourn the meeting at 8:47 p.m. Motion Carried: 6-0.

Respectfully submitted,

Brian Wismer, Chairman

Adrienne Senter, Secretary

DRAFT

21-PC-11-57

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

Name of Applicant Justin Honore

Mailing Address: 140 Barrington Parkway Stockbridge, GA. 30281

Telephone [REDACTED] Mobile # [REDACTED] Email justin@honoremanc

Property Owner (s) Honore' Investments, LLC

Mailing Address 140 Barrington Parkway Stockbridge, GA. 30281

Telephone [REDACTED] Mobile # [REDACTED]

Address/Location of Property: 240 Mount Zion Rd SW, Hapeville, GA 30354

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** 14 009400090108

Present Zoning Classification: R1, SFR Detach Size of Tract: .184 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 too. I can read and write the English language and/or this document has been read and explained to me and I have full and voluntarily completed this application. I understand that it is a felony to make false statements or writings to the City of Hapeville, Georgia pursuant to O.C.G.A. 16-10-20 and I may be prosecuted for a violation thereof.

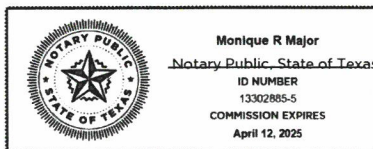
Justin Honore
Applicant's signature Justin Honore

Date: 10/20/2021

Sworn to and subscribed before me

This 20th day of October, 2021.

Monique R. Major
Notary Public



Notarized online using audio-video communication

	CITY OF HAPEVILLE ECONOMIC DEVELOPMENT DEPARTMENT PLANNING COMMISSION APPLICATION
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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 also
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 hor
Construction is estimated to take 3-4 months from start to finish. We intend to en
are completed with quality craftsmanship and are aesthetically pleasing to not onl
but our current neighbors as well.

Additionally, we very much value God's gift of nature and fully intend to not only a
recently implemented Tree Conservation ordinance, but also to make the landsca
lush and aesthetically pleasing to not only future home buyers but our current neig
We very much look forward to working hand-in-hand with the city of Hapeville Eco
Department to achieve our goals and we most certainly hope that our goals are ir
We thank you in advance for your consideration and very much welcome your ing

[illegible]

**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:

240 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



Justin Honore

Justin Honore

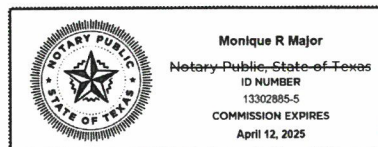
Signature of Owner

Honore' Investments, LLC

Print Name of Owner

Personally Appeared Before Me this 20th day of October, 2021.

Monique R. Major
Notary Public



Notarized online using audio-video communication

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: Justin Honore
 Date 10-19-21 10/20/2021 Justin Honore

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

SITE PLAN & DETAILS

FOR

240 Mount Zion Road

SITE ADDRESS:
240 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

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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REVISIONS

MARK	DATE	COMMENT

DRAWN BY: JLH

CHECKED BY: JLH

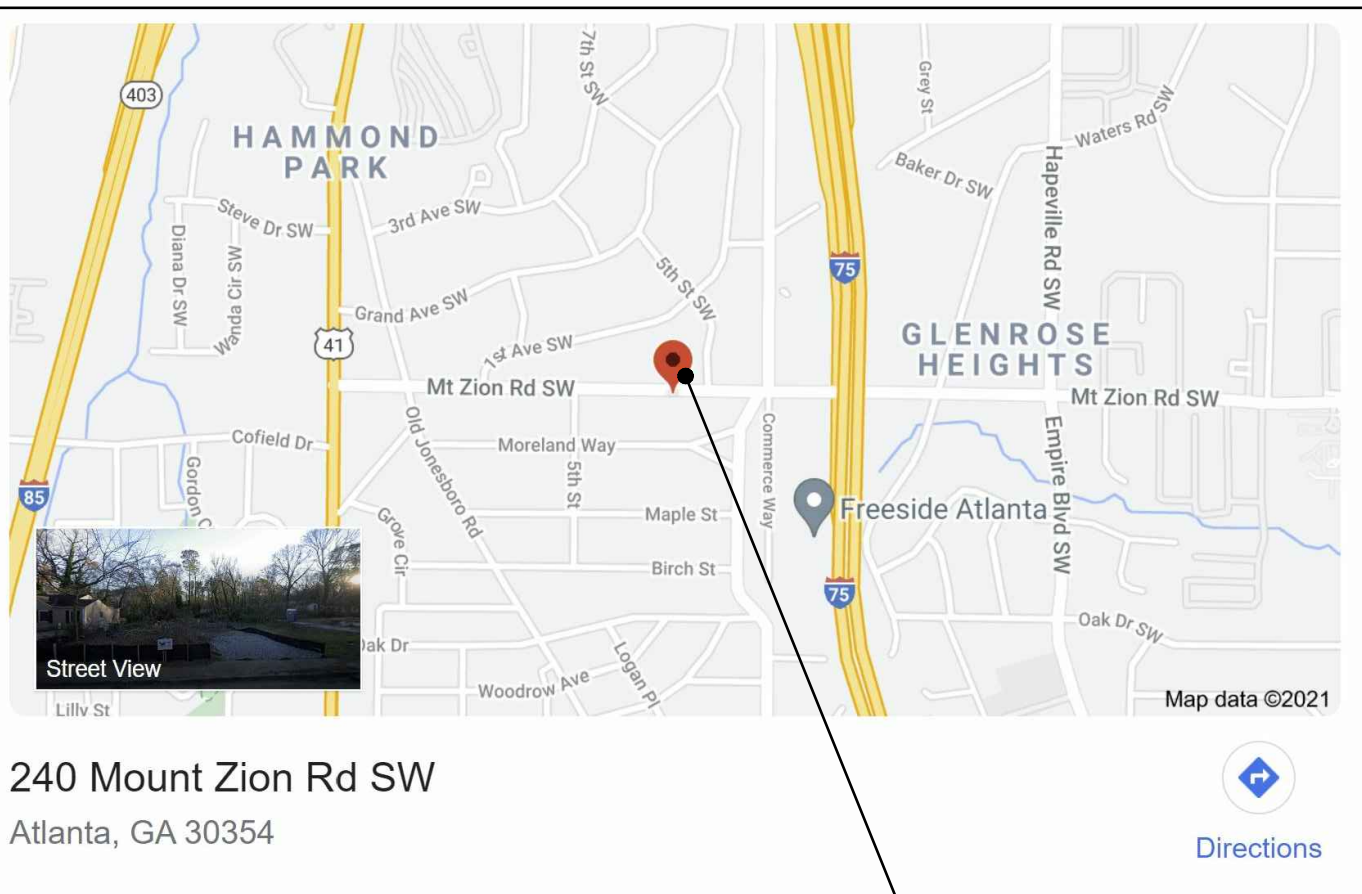
SCALE: 1" = 10'

DATE: 09-20-21

JOB NO. 21-019

SHEET 1 OF 2

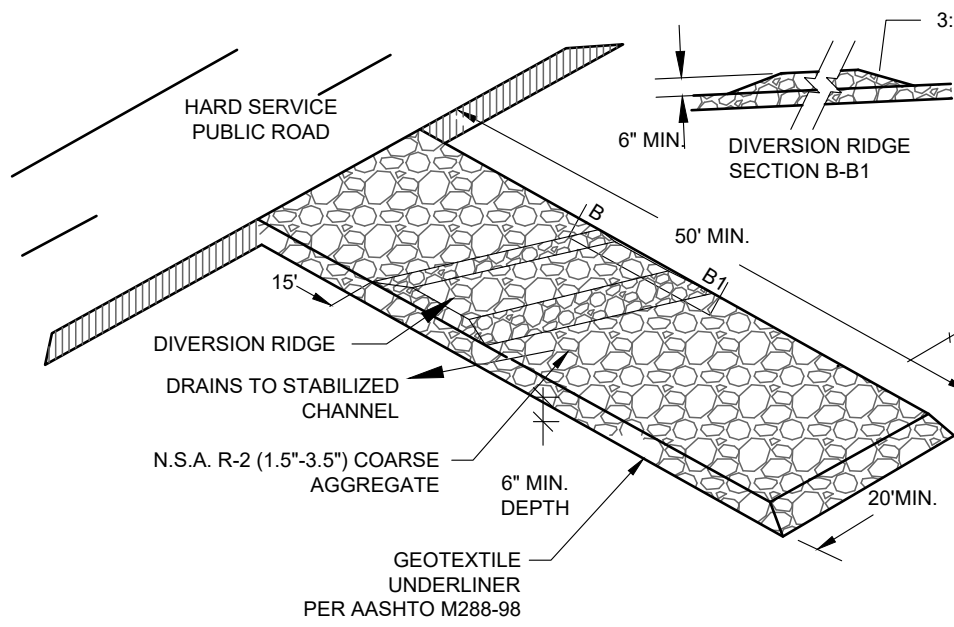
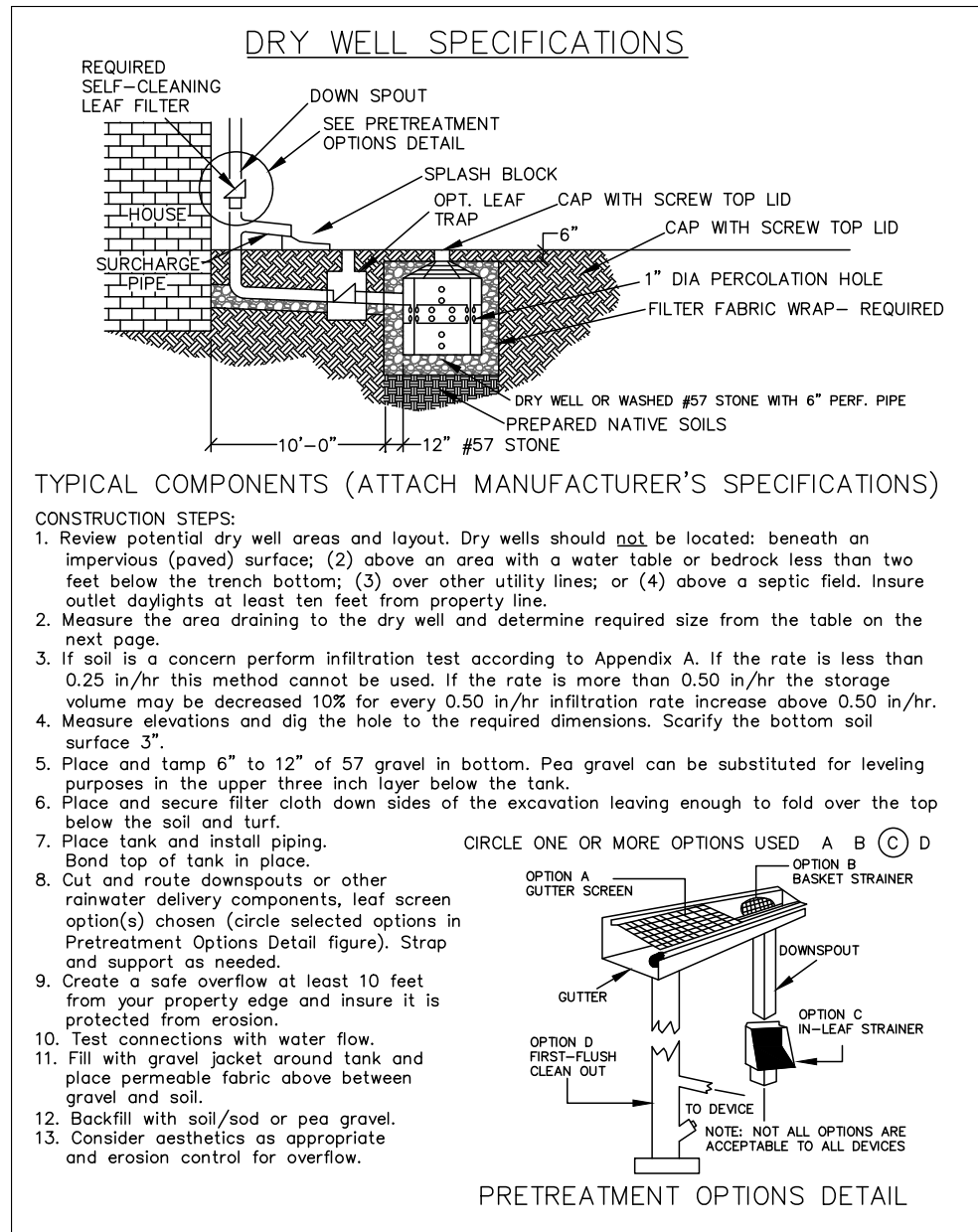
C-1



SITE LOCATION MAP

N.T.S.

SITE

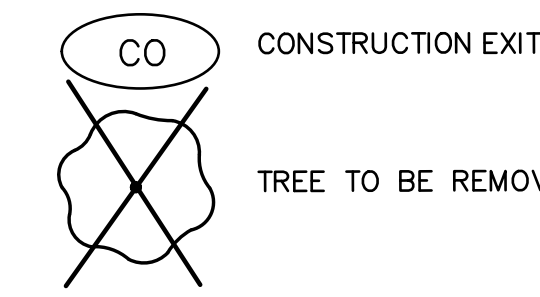


STANDARD SANITARY CLEANOUT

LEGEND

--- CRITICAL ROOT ZONES

TP TREE FENCE See Detail ON SHEET C-2



Sd1-CP

SLIT FENCE

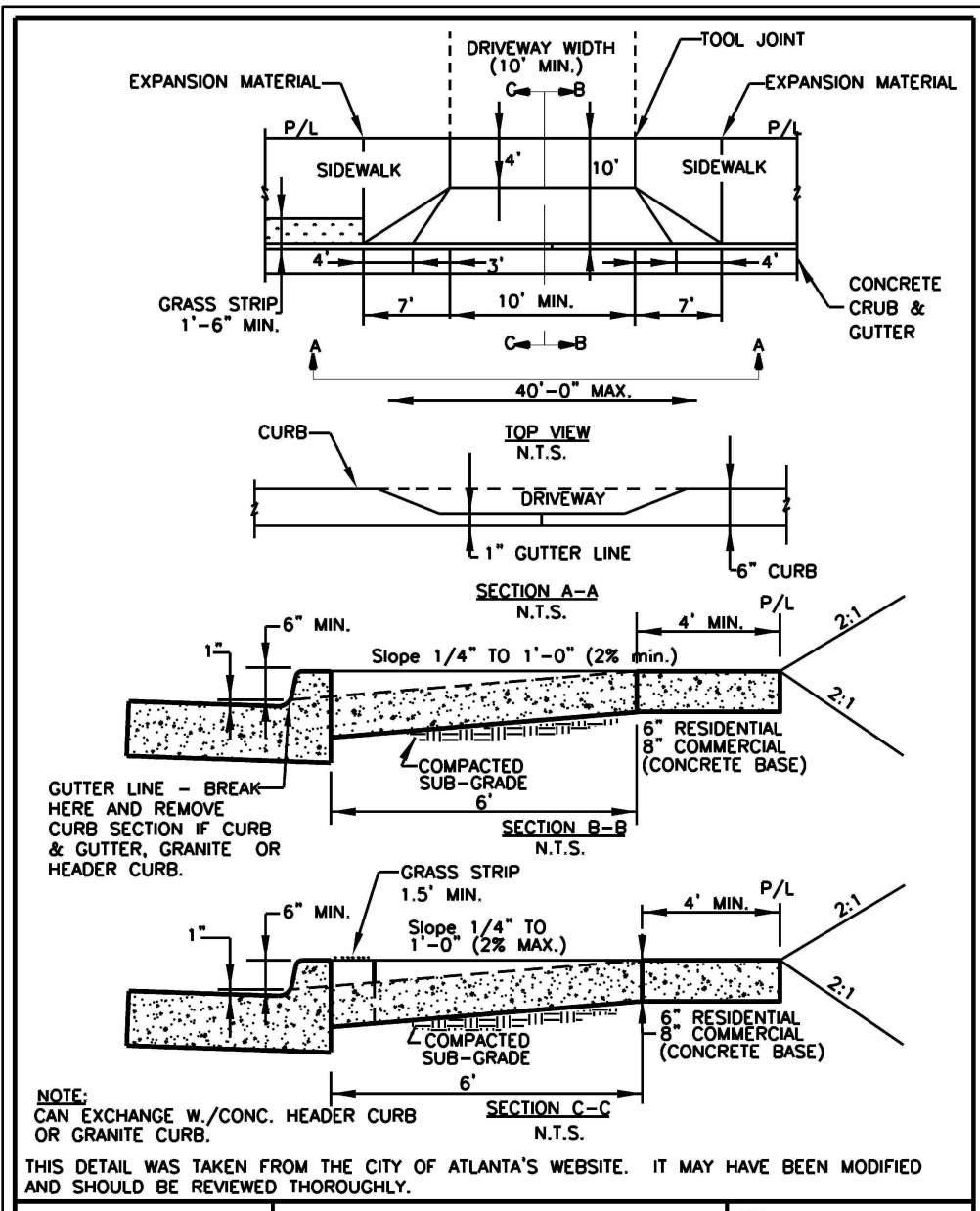
WATER LINE

SANITARY LINE

DRAINAGE FLOW

CLEAN OUT (6"PVC)

WM WATER METER



STANDARD DRIVEWAY DETAIL

PROJECT DATA

GENERAL/SITE NOTES:

1) OWNER/CONTRACTOR:
JUSTIN HONORE
CREATIVE CONSTRUCTION MANAGEMENT
(404)825-4332

2) TOTAL LOT AREA:
= 7,998 S.F./0.184 AC.
3) TOTAL LOT COVERAGE (PROPOSED):
PROPOSED IMPERVIOUS SURFACES:
HOUSE = 1,042 SQ. FT.
FRONT WALK = 112 SQ. FT.
REAR PATIO & STEPS = 180 SQ. FT.
DRIVEWAY & PARKING PAD = 1,450 SQ. FT.
GARAGE = 400 SQ. FT.
TOTAL IMPERVIOUS = 3,112 SQ. FT. (34.8%)
TOTAL LOT = 7,998 SQ. FT.

4) TOTAL FLOOR AREA RATIO:
FIRST FLOOR = 1,042 S.F.
SECOND FLOOR = 1,042 S.F.
TOTAL FLOOR AREA = 2,084 S.F. = 26.0%

5) BUILDING HEIGHT = 23'-11" AFF

6) GARAGE HEIGHT = 16'-4"

7) TOTAL DISTURBED AREA = 7,418 S.F./.17 AC.

8) ZONING: R-1

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

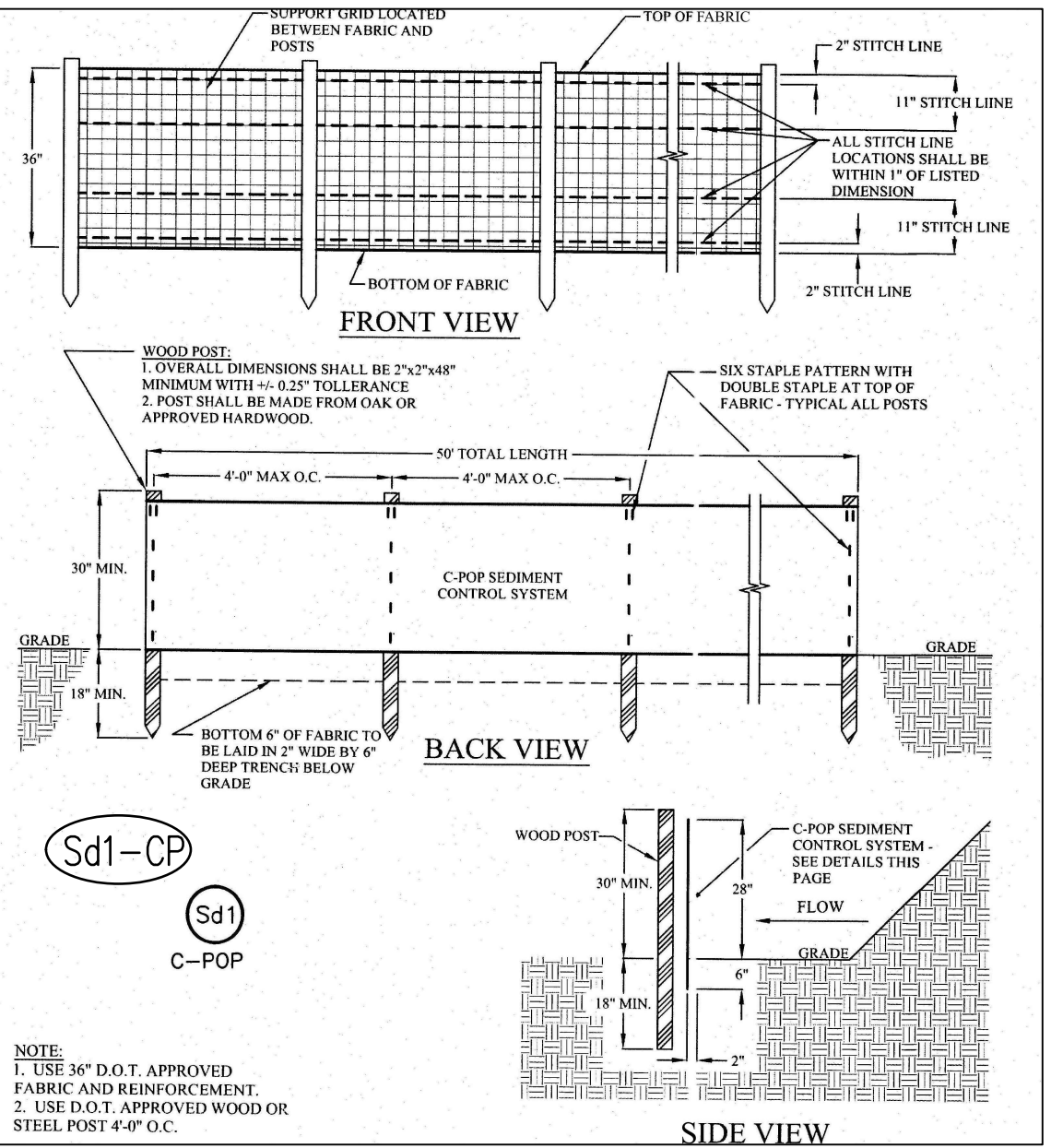
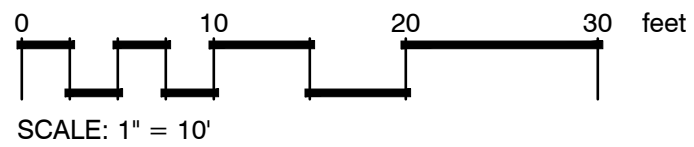
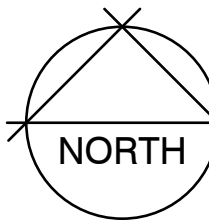
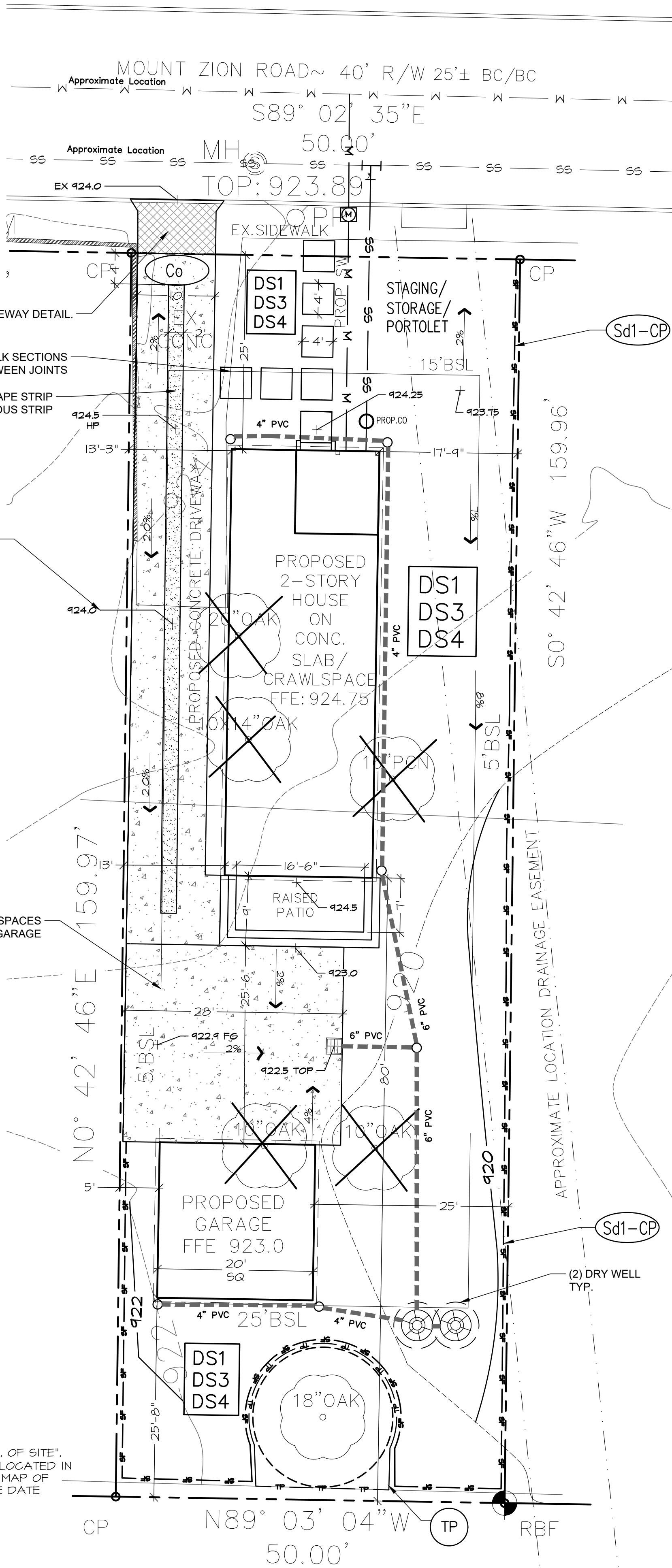
10) "THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE".
11) FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF FULTON COUNTY, GEORGIA 1312C0361F EFFECTIVE DATE SEPTEMBER 18, 2013

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

NO GRADED SLOPE
SHALL EXCEED 2H:1V

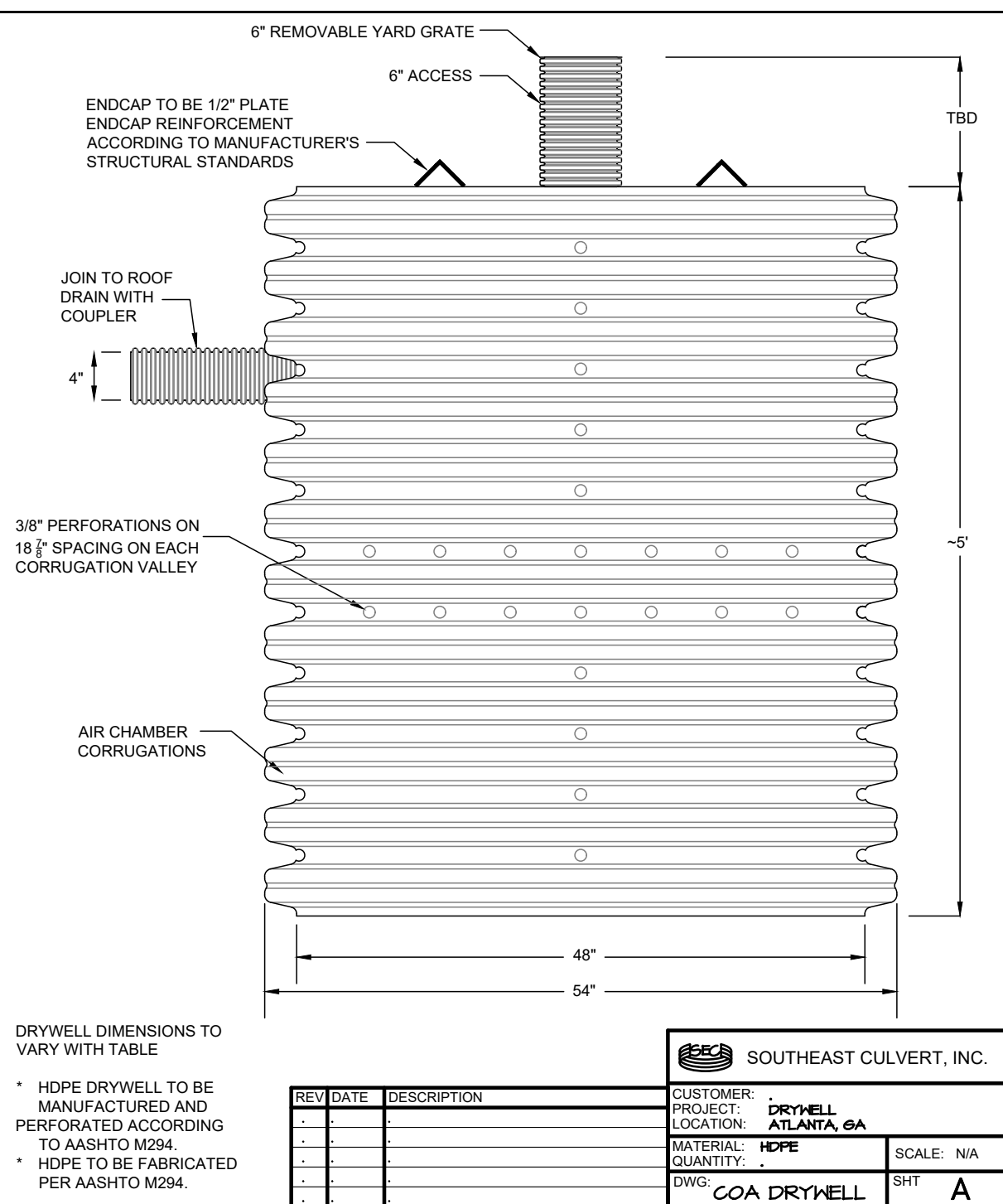
Note:

1. THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: SURVEY SYSTEMS ATLANTA - DATED 12/11/19 & THE
TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: SURVEY SYSTEMS ATLANTA - DATED 12/11/19



C POP SILT FENCE

P-RE-PEA-PEAS-81



STANDARD DRYWELL DETAIL

MEASURE CONTRIBUTING DRAINAGE AREA
AND READ AREA FOR GIVEN MEDIA DEPTH:
TOTAL CONTRIBUTING DRAINAGE AREA = 1,400 S.F. OF ROOF AREA
1,100 S.F. OF CONCRETE AREA

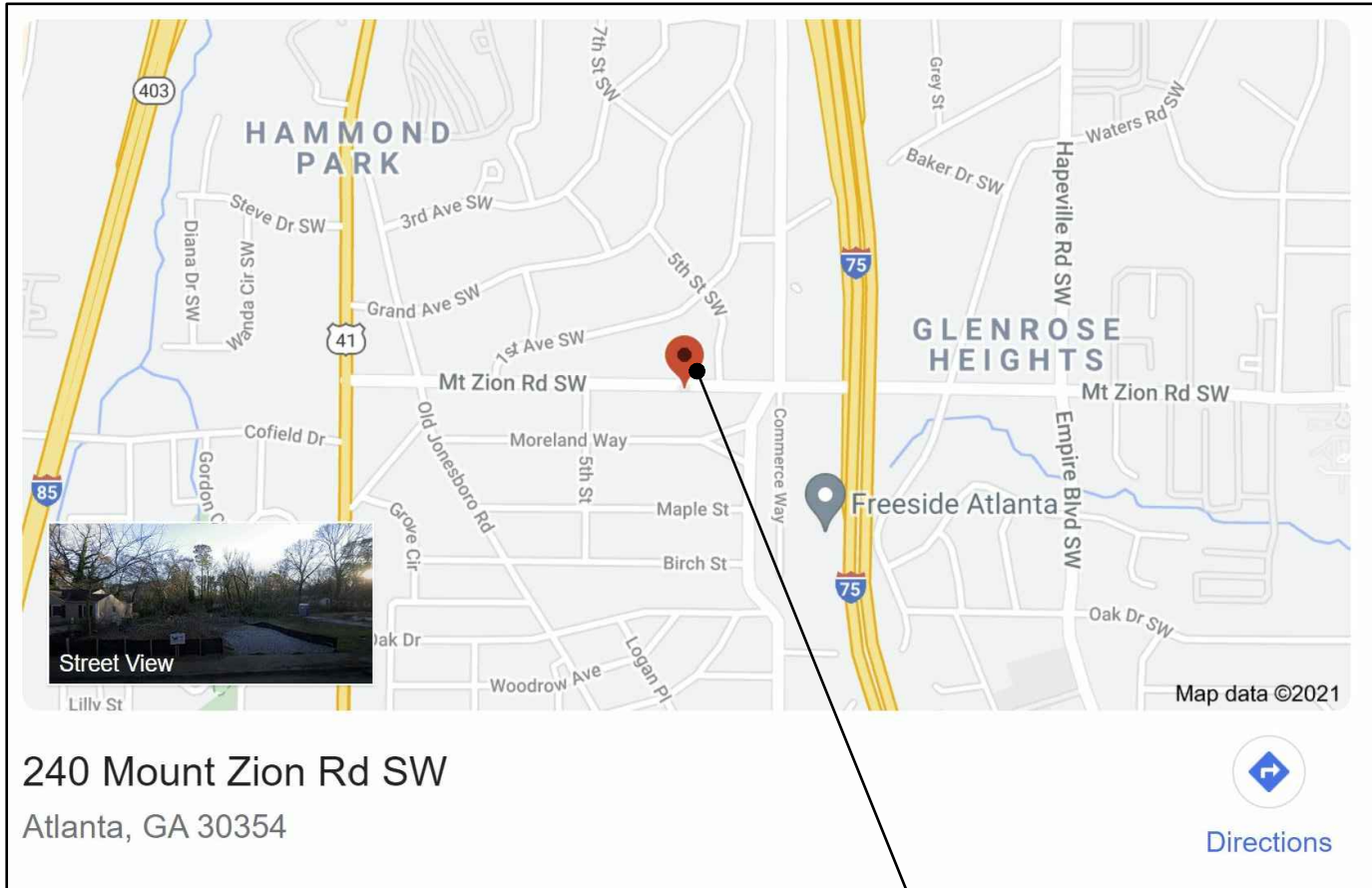
TANK (1,325 S.F.) USE 2 = 2,650 S.F. CAPTURED
CONTRIBUTING DRAINAGE AREA = 2,500 S.F.
TANK DIAMETER = 48 INCHES
TANK HEIGHT = 60 INCHES
GRAVEL BED DEPTH = 12" (6 OR 12 INCHES)

SIZING CALCULATION:

GRAVEL BED DEPTH (INCHES)	TANK HEIGHT (INCHES)	TANK INSIDE DIAMETER (INCHES)	CONTRIBUTING AREA CAPTURED (S.F.)
6	30	258	345
12	30	285	380
6	60	461	622
12	60	489	657
6	120	622	809
12	120	657	852

THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE





SITE LOCATION MAP

5 TREES DESTROYED:
20" OAK
14" WATER OAK
16" PECANS
(2)-10" OAK

TREE SAVED:
18' OAK - IN REAR OF PROPERTY

TREE DENSITY:
0.184 ACRES X 100 INCHES = 18" REQUIRED

18" TREE SAVED = 18" PROVIDED

DENSITY IN COMPLIANCE

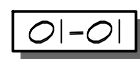
Tree Conservation Plan Notes:

- 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.

NOTE: TYPE OF IRRIGATION

REFERENCE NOTES SCHEDULE

SYMBOL DESCRIPTION



TYPE OF IRRIGATION TO BE USED
INSTALL TREE DIAPER AT EACH TREE
www.treeddiaper.com. Builder will maintain Tree Diapers (i.e. fill with water) weekly until home is sold and owner takes possession

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

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

TOTAL LOT AREA =
7,998 S.F./0.184 AC.

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

THERE ARE NO STATE WATERS WITHIN 200 FT. OF SITE

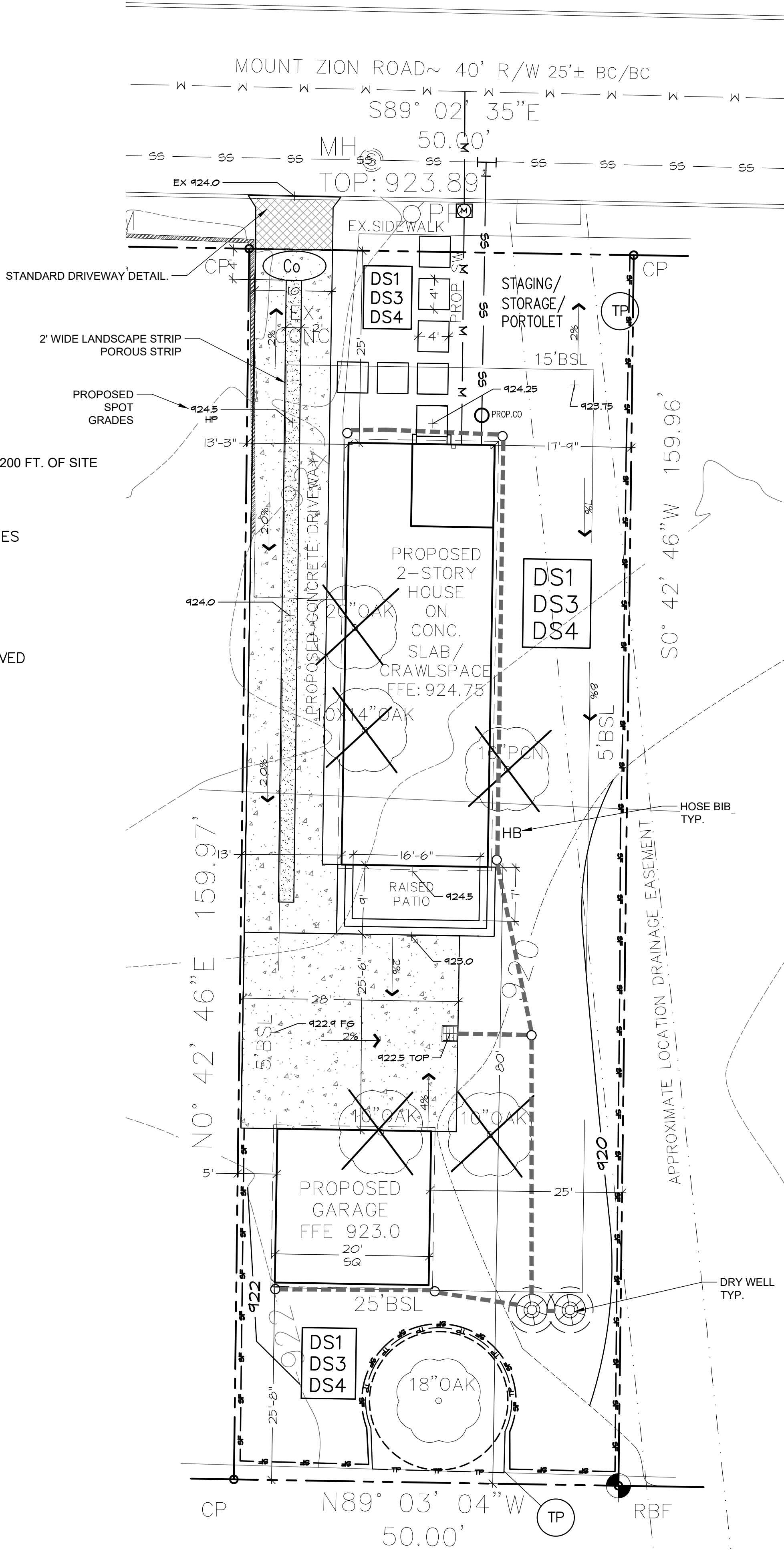
LEGEND

----- CRITICAL ROOT ZONES

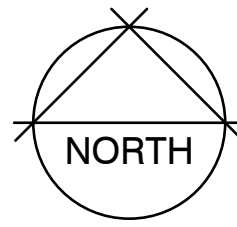
TP TREE FENCE

CO CONSTRUCTION EXIT

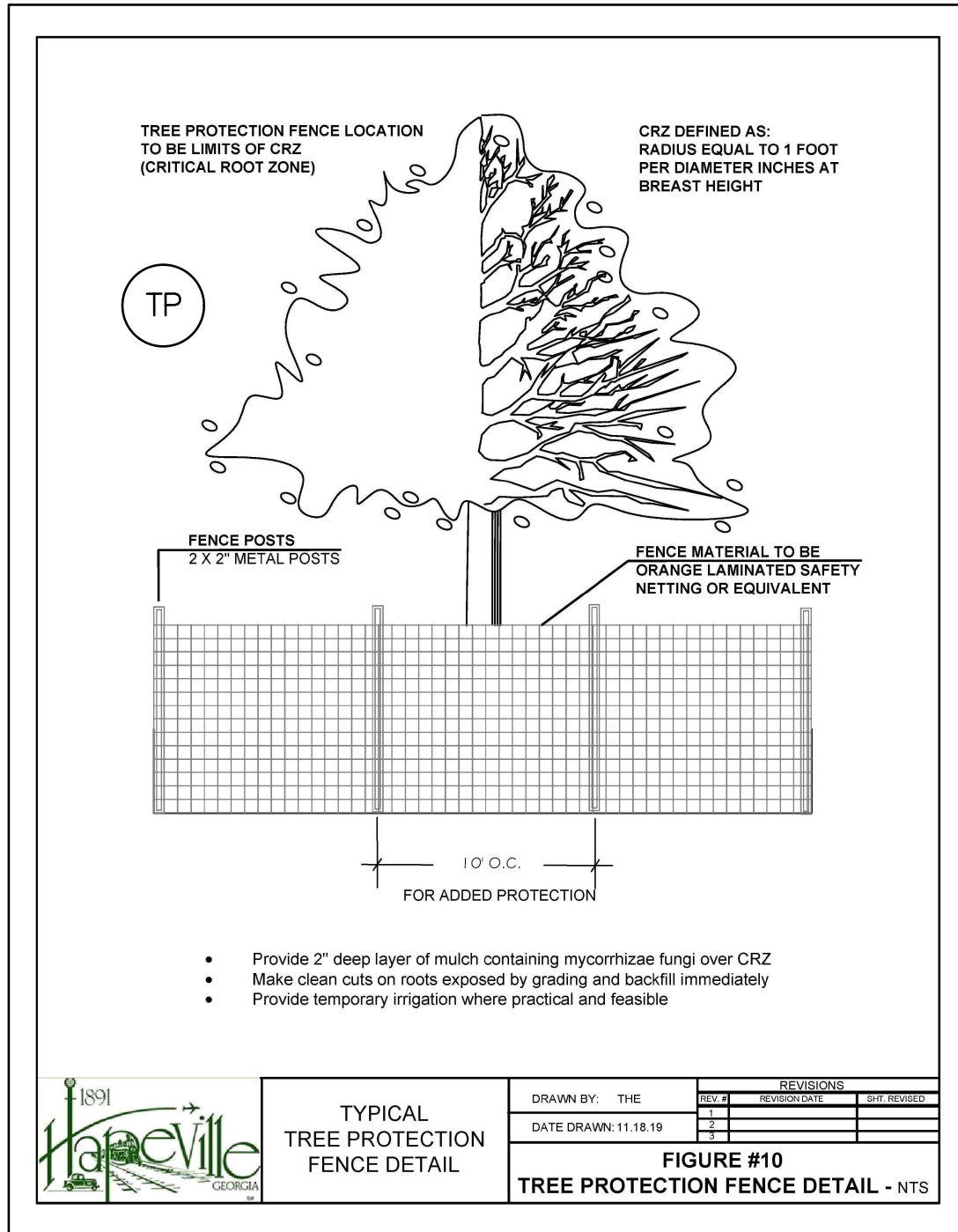
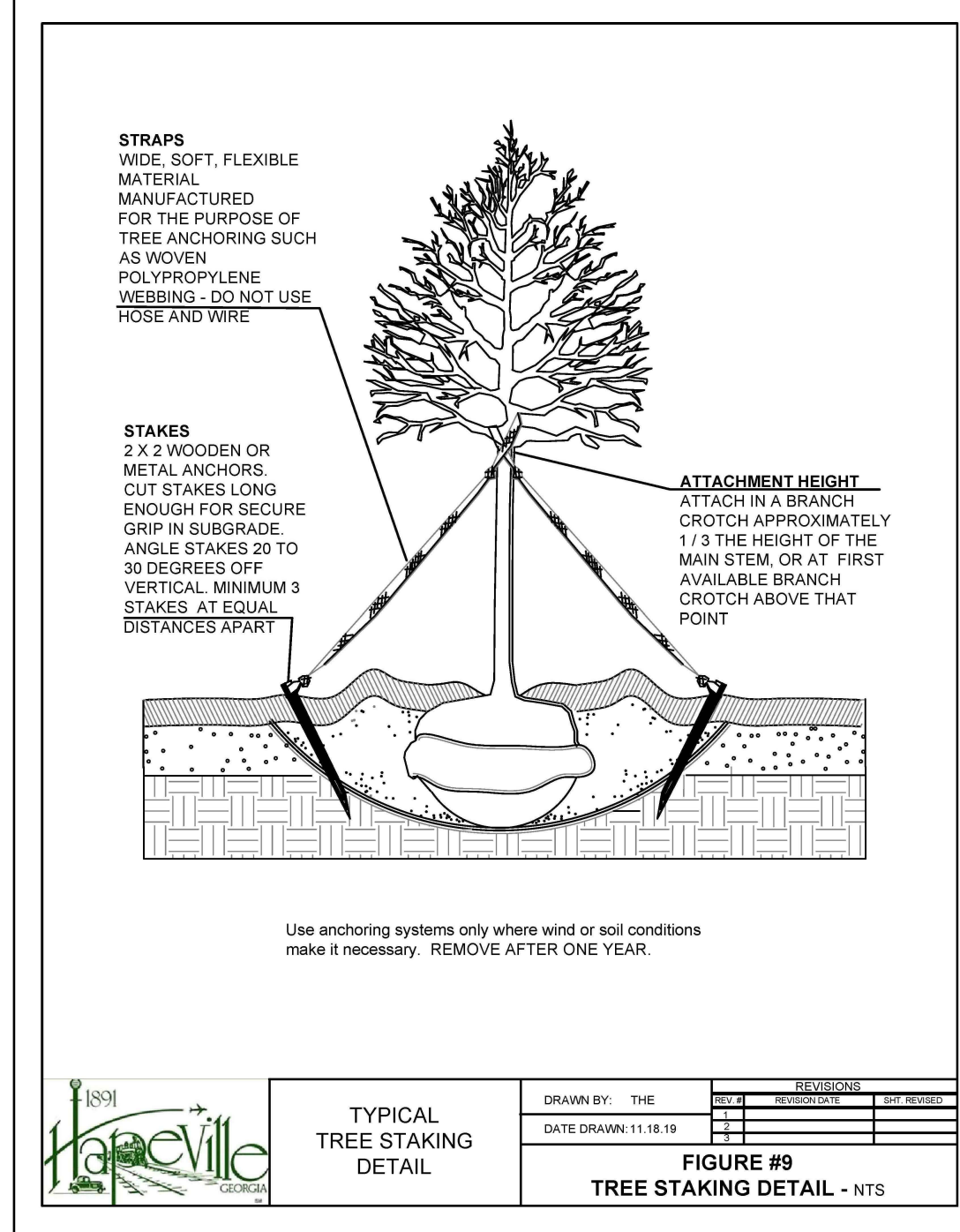
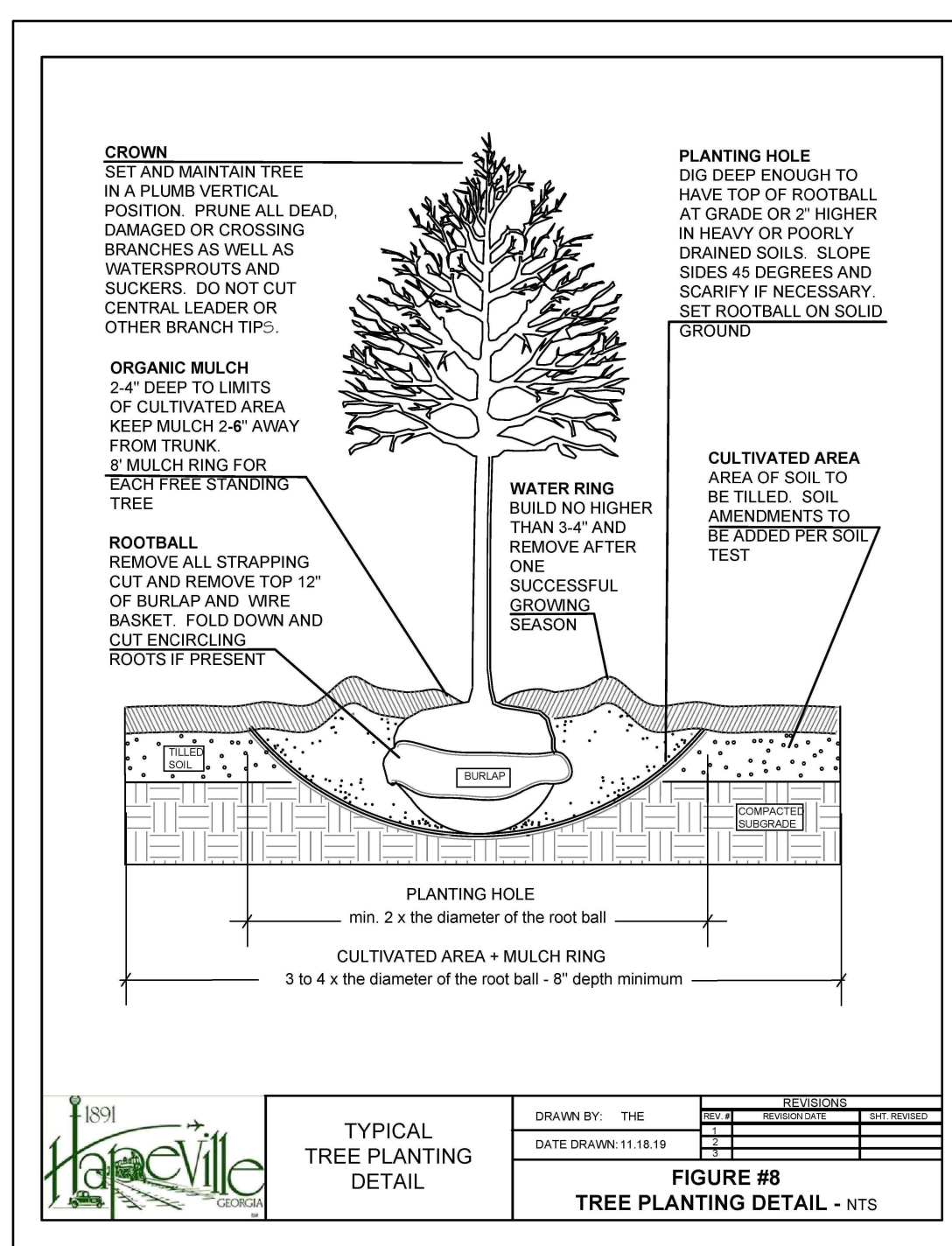
TREE TO BE REMOVED



Note:
1. THE SURVEY INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: SURVEY SYSTEMS ATLANTA - DATED 12/11/19 & THE
TOPOGRAPHICAL INFORMATION ON THESE PLANS IS TAKEN FROM FIELD SURVEY
PREPARED BY: SURVEY SYSTEMS ATLANTA - DATED 12/11/19



0 10 20 30 feet
SCALE: 1" = 10'



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

240 Mount Zion Road

SITE ADDRESS:
240 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

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

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USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF LAND
ARCHITECT STUDIO, LLC

REVISIONS

MARK	DATE	COMMENT

DRAWN BY: JLH

CHECKED BY: JLH

SCALE: 1" = 10'

DATE: 09-20-21

JOB NO. 21-019

SHEET 2 OF 2

C-2



EXISTING

New Home
240 Mt Zion Rd

PROPOSED

SCOPE OF WORK		VICINITY MAP		DESIGN TEAM COLLABORATION		PROJECT SPECIFIC CALCULATIONS		SHEET LIST																																	
				Owner: Single Family Address: 240 Mt Zion Rd Contact: Designer: Address: Contact: Structural Engineer: Address: Contact: MEP Engineer: Address: Contact: Address: Contact:		BUILDING HEIGHT: BUILDING WIDTH: BUILDING DEPTH: HEATED FLOOR AREAS: FIRST FLOOR SECOND FLOOR NON-HEATED FLOOR AREAS: FIRST FLOOR SECOND FLOOR BASEMENT/CRAWL SPACE TOTAL BUILDING AREA GROSS FLOOR AREA		<table><thead><tr><th>Sheet Number</th><th>Sheet Name</th><th>Sheet Issue Date</th><th>Current Revision</th></tr></thead><tbody><tr><td>A000</td><td>Coversheet</td><td>01/11/22</td><td></td></tr><tr><td>A101</td><td>Proposed Floor Plans</td><td>01/11/22</td><td></td></tr><tr><td>A102</td><td>Roof Plan</td><td>01/11/22</td><td></td></tr><tr><td>A200</td><td>Exterior Elevations</td><td>01/11/22</td><td></td></tr><tr><td>A202</td><td>Exterior Elevations</td><td>01/11/22</td><td></td></tr><tr><td>A203</td><td>Garage Plan & Elevation</td><td>01/11/22</td><td></td></tr><tr><td>A430</td><td>Exterior Finishes</td><td>01/11/22</td><td></td></tr></tbody></table>		Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	A000	Coversheet	01/11/22		A101	Proposed Floor Plans	01/11/22		A102	Roof Plan	01/11/22		A200	Exterior Elevations	01/11/22		A202	Exterior Elevations	01/11/22		A203	Garage Plan & Elevation	01/11/22		A430	Exterior Finishes	01/11/22	
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A430	Exterior Finishes	01/11/22																																							
ZONING REQUIREMENT DATA		FLOOD MAP		APPLICABLE CODES		SHEET LIST (CONTINUED)																																			
Zoning: Minimum Lot Area: Minimum Lot Width: Minimum Lot Depth: Maximum Building Height: Minimum Floor Area: Front Yard Setback: Side Yard Setback: Rear Yard Setback: On-Site Parking Per Dwelling: Building Construction Type: Maximum Lot Coverage: Maximum Number of Stories:				YEAR CODE International Building Code International Residential Code International Mechanical Code International Plumbing Code International Fuel Gas Code International Fire Code International Energy Conservation Code International Swimming Pool Code, Spa Code NFPA 70 National Electrical Code NFPA 101 Life Safety Code AMMENDMENTS																																					

Stamp

Date

Description

No.

Project number: Bw-03

Date: 11/4/2021

Drawn by: Author

Checked by: Checker

A000

Scale:

240 Mt Zion Rd
New Home
Coversheet



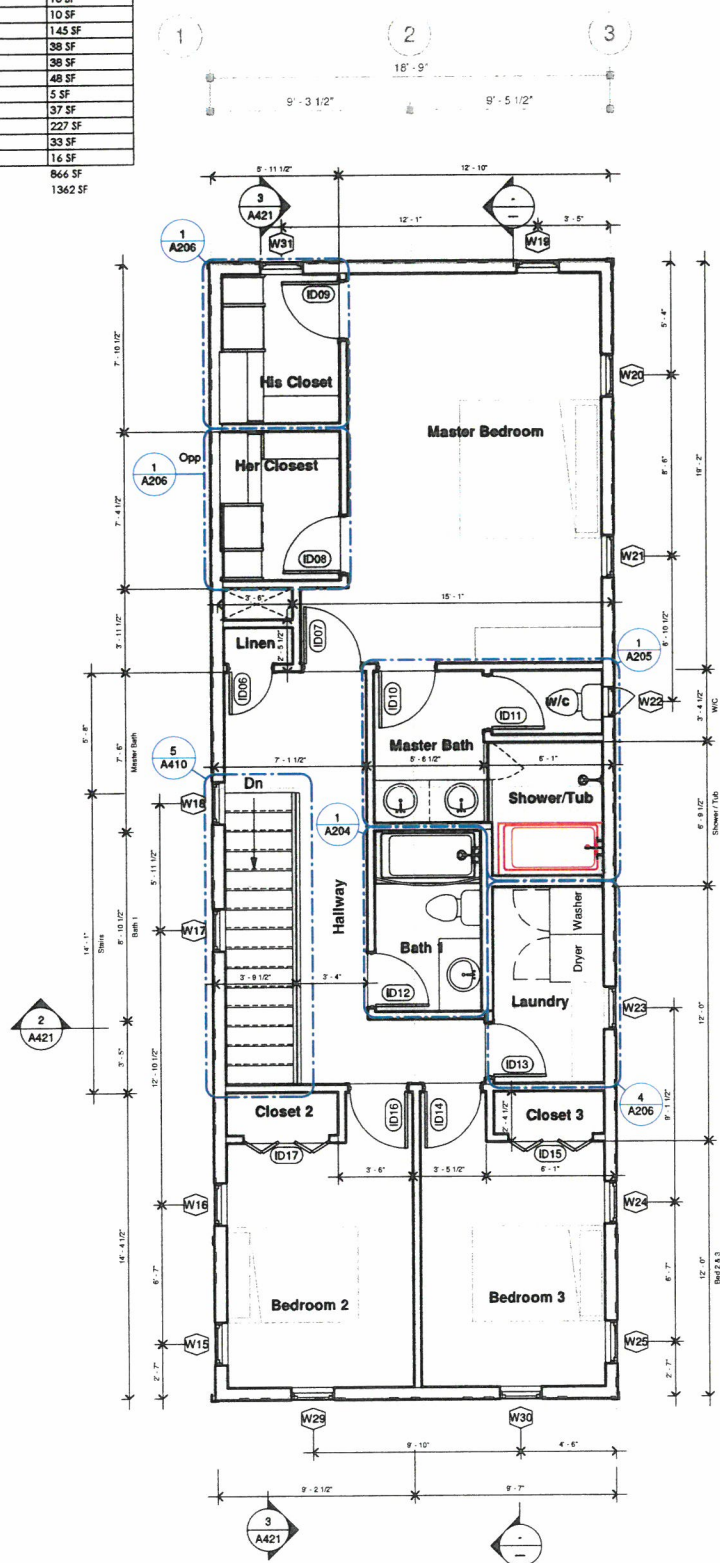
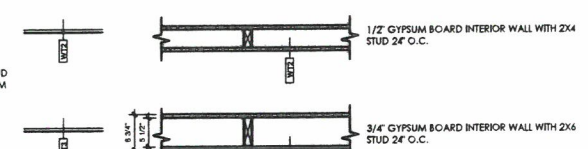
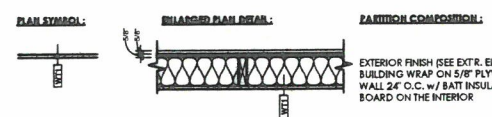
DISCLAIMER: These drawings are supplied for the purpose of conveying a design intention. In no way may these drawings be used as reference of existing conditions/previously built items. All drawings shall be verified and stamped signed by a licensed professional. These drawings shall not be turned into any jurisdiction for permitting purposes unless stamped by a license professional.



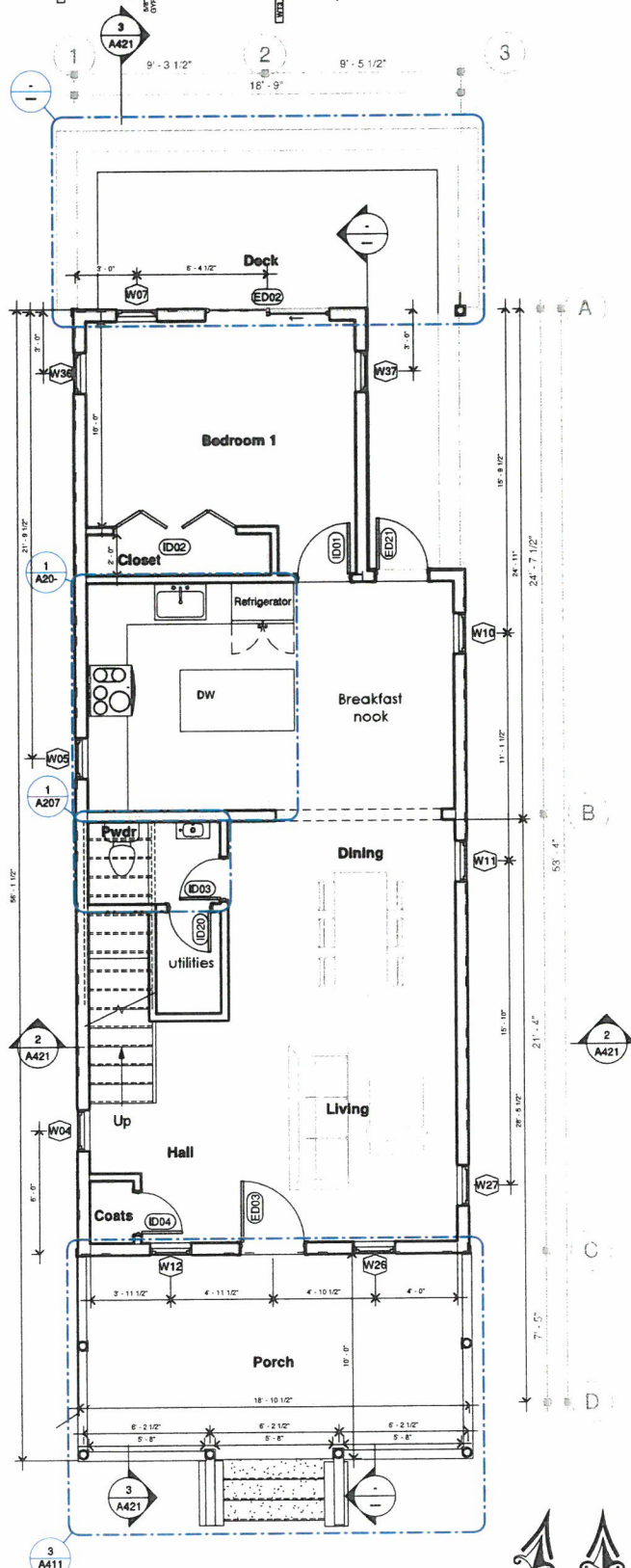
WOOD STUD PARTITION TYPES

NOTE: STUD SPACING AND GAUGE MAY VARY DEPENDING ON STRUCTURAL DESIGN. G.C. TO COORDINATE WITH STRUCTURAL DRAWINGS & STUD FRAMING ENGINEER PRIOR TO INSTALLATION. SEE WALL SECTIONS FOR MORE DETAIL WALL COMPOSITIONS.

WALL TYPES

$$3/4" = 1'-0"$$


② 2nd Floor Plan
1/4" = 1'-0"



① 1st Floor Plan
1/4" = 1'-0"

NOTES: ARCHITECTURAL

1. ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL RESIDENTIAL CODE, THE 2018 INTERNATIONAL BUILDING CODE, THE GEORGIA STATE BUILDING CODE AND ALL APPLICABLE LOCAL JURISDICTION RULES AND REGULATIONS. PROJECTS IN THE CITY OF LAFAYETTE.
2. CONTRACTOR TO VERIFY ALL DIMENSION DATUMS AND LEVELS PRIOR TO CONSTRUCTION. ALL DIMENSIONS ARE TO FACE OF FINISH UNLESS NOTED OTHERWISE. DO NOT SCALE DRAWINGS FOR CRITICAL DIMENSIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
4. DO NOT SIGNIFICANTLY VARY OR MODIFY THE WORK SHOWN WITHOUT WRITTEN INSTRUCTIONS FROM THE OWNER.
5. REPORT ERRORS AND OMISSIONS TO THE DESIGNER IMMEDIATELY.
6. WORKING DRAWINGS BY THEIR VERY NATURE ARE DIAGNOSTIC AND DO NOT PROVIDE ALL DETAILS OR CONDITIONS OF CONSTRUCTION. HOWEVER, QUESTIONS MAY ARISE AS TO THE DESIGN INTENT AND TO CONSTRUCTION TECHNICAL DETAILING WITH DRAWINGS. AS CLARIFICATIONS, INTERPRETATIONS, AND REVISIONS ARE PART OF THE CONSTRUCTION PROCESS, HEARTFELT DESIGN SOLUTIONS LLC SHALL NOT BE LIABLE FOR DIRECT, INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF NOT PARTICIPATING IN THE CONSTRUCTION PROCESS.

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DESIGN SOLUTIONS

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E: ADMIN@MYHEARTFELTDESIGNS.COM
P: 832.786.9993

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Single Family
New Home
Proposed Floor Plans

Stamp

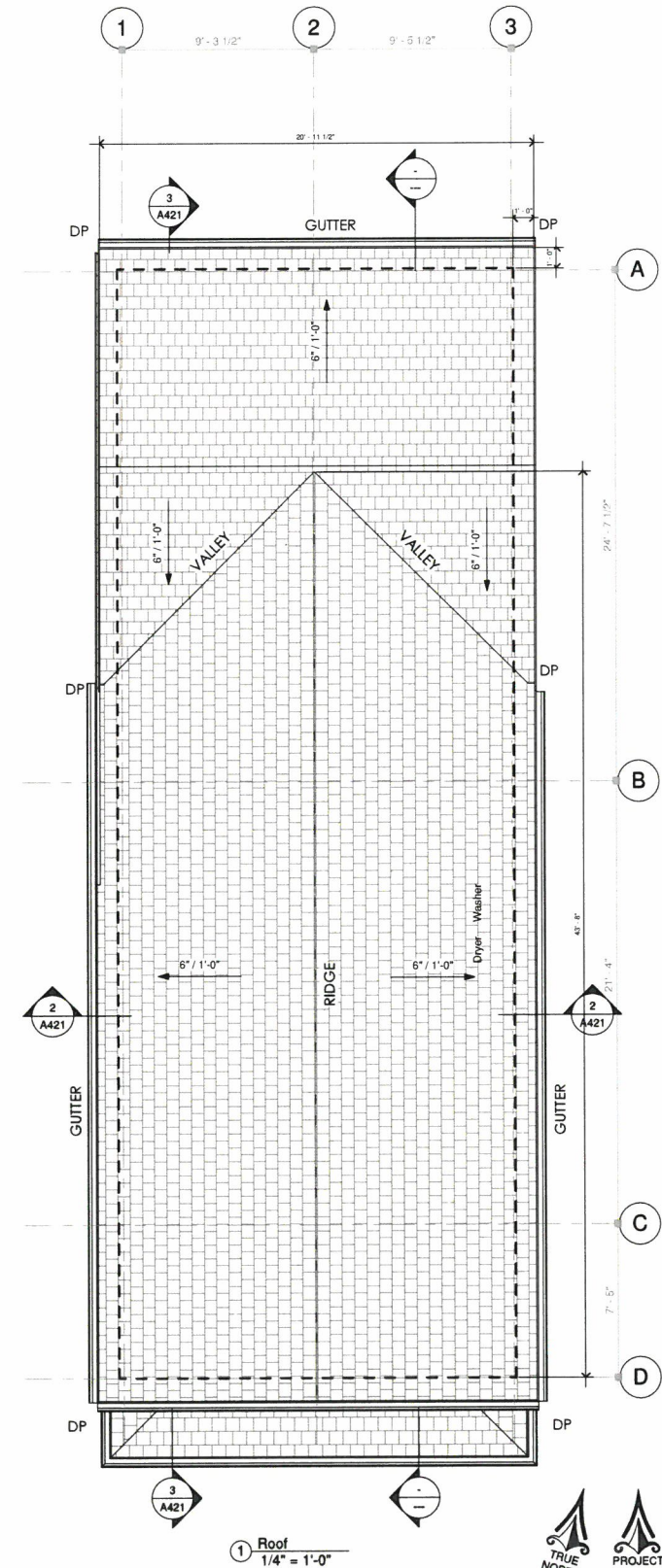
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Project number:	Bw-03
Date:	11/4/202
Drawn by:	Author
Checked by:	Check

A101

Scale: As Indicated

1/11/2022 3:05:41 PM



NOTES: ROOF

1. CONTRACTOR SHALL REVIEW AND COORDINATE WITH ARCHITECTURAL, MEP, & STRUCTURAL PLANS TO ASCERTAIN EXACT CONDITIONS AND COMPONENTS RELATED TO THE WORK DESCRIBED BY THESE DOCUMENTS. ALL WORK SHALL BE IN ACCORDANCE WITH ACCEPTED MANUFACTURERS PRINTED INSTRUCTIONS AND NRCA STANDARDS.
2. DIMENSIONS, DETAILS, EQUIPMENT SIZE AND LOCATION SHOWN ON THESE ROOF PLAN AND ROOF DETAILS ARE FOR INFORMATION AND REFERENCE ONLY. EXACT SIZE, LOCATION, TYPE OF MATERIAL AND TYPE OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE SUBCONTRACTOR TO CONFIRM AND GENERAL CONTRACTOR TO COORDINATE.
3. REFER TO NOMENCLATURE FOR TYPE OF ROOF SYSTEM. AREAS ARE MARKED WITH DESIGNATED LETTER. SEE ROOF PLAN AND NOMENCLATURE.
4. ALL PIPING/ CONDUITS/ ETC. SHALL BE A MIN. 10" ABOVE ROOF SURFACE. PROVIDE PORTABLE PIPE HANGERS WITH PROTECTION PADS.
5. ISOLATE ALL HEAT PIPES/FLUES AS RECOMMENDED & OUTLINED IN THE NRCA MANUAL FOR ISOLATED STACK FLASHING.
7. REFER TO MEP DRAWINGS FOR SIZE AND LOCATION OF NEW DECK PENETRATIONS AND ROOF TOP EQUIPMENT.
8. GENERAL CONTRACTOR TO ENSURE ALL ROOFTOP PENETRATIONS (EQUIP, SOIL STACKS, ETC.) ARE INSTALLED MIN. 2'-0" FROM OTHER DECK PENETRATIONS, RISE WALLS, AND ROOF EDGE.
9. UPON SUBSTANTIAL COMPLETION THE GENERAL CONTRACTOR SHALL EXAMINE AND ENSURE DRAIN LINES, GUTTERS AND DOWNSPOUTS ARE FREE OF DEBRIS AND BLOCKAGE, FLUSH WITH WATER TO ENSURE THAT DRAINS FLOW FREELY, WHERE APPLICABLE.
10. GUTTER SYSTEM TO INCORPORATE:
 - GUTTER
 - DOWNSPOUT & BAND
 - RIGHT & LEFT END CAP
 - SEAMER
 - HANGERS & SCREWS
 - FASCIA BRACKETS
 - END DROP
 - SPLASH BLOCK

Single Family
New Home
Roof Plan



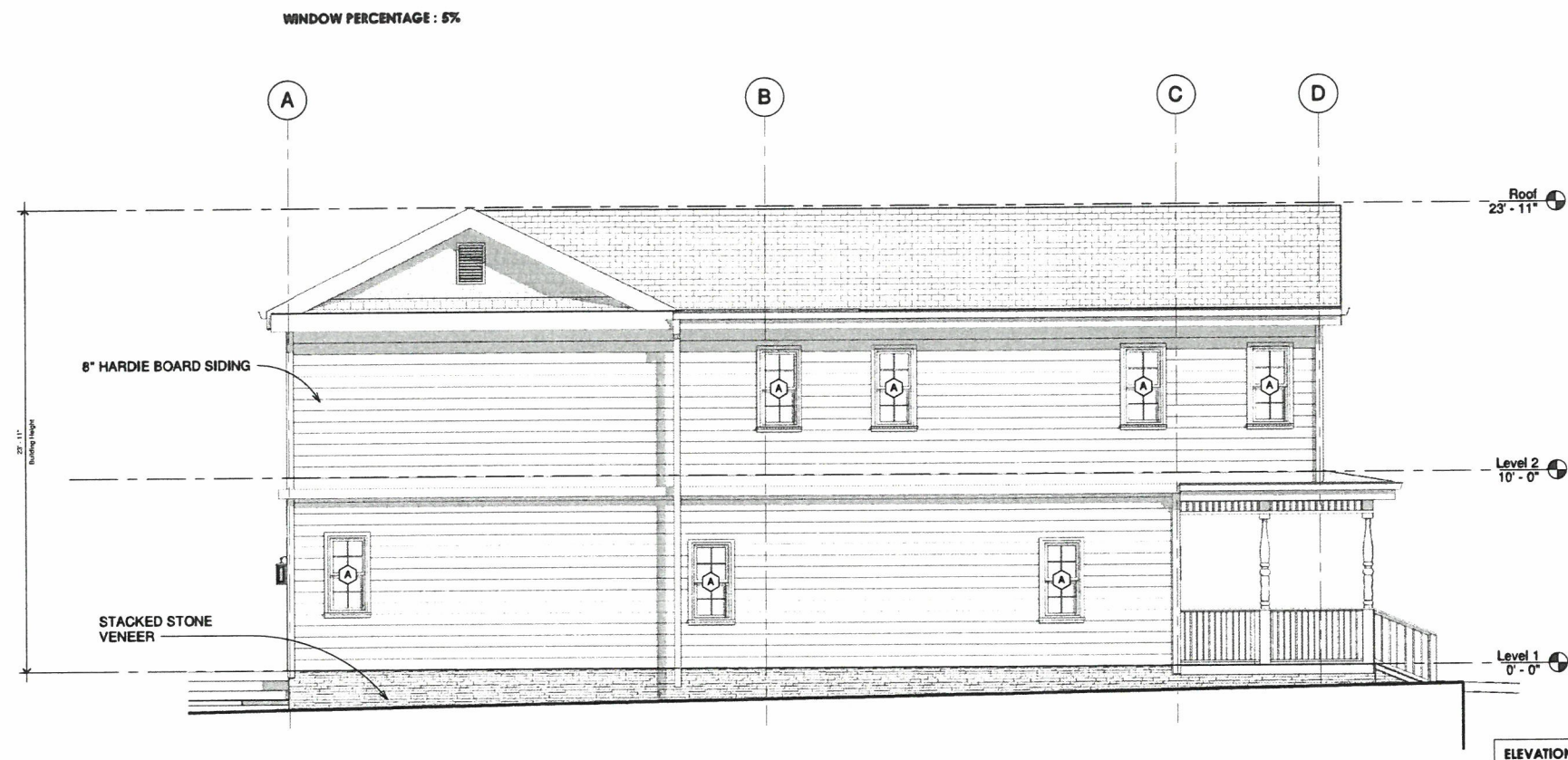
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Stamp

No.	Description	Date

Project number: BW-03
Date: 11/4/2021
Drawn by: Author
Checked by: Checker

A102
Scale: 1/4" = 1'-0"



1. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO THE HOUSE WITH THE OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH THE ROOF COLOR.
3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
4. CONTRACTOR TO VERIFY FINISH DIMENSIONS FOR EXTERIOR TIMBER TRIM, MEMBERS AND FINISH PATTERNS WITH THE HPDS PRIOR TO CONSTRUCTION.

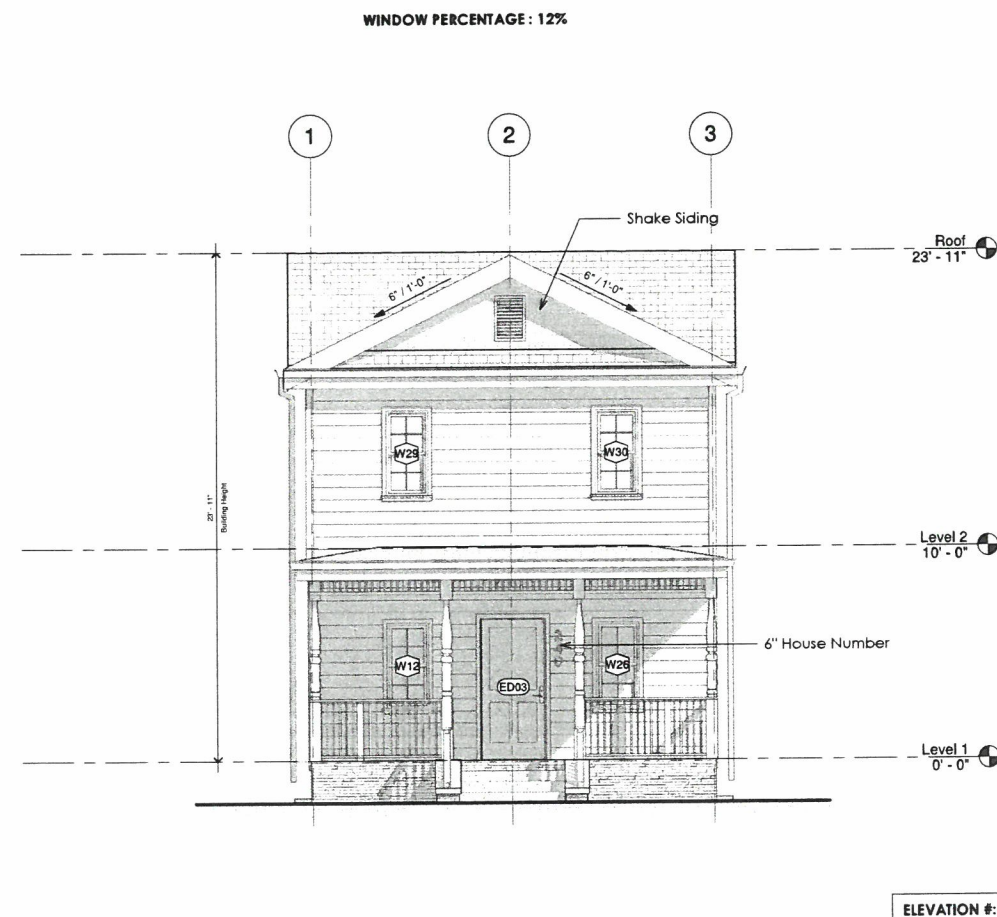
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E: ADMIN@MYHEARTFELTDIGNS.COM
P: 832.786.9993

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240 Mt Zion Rd
New Home
Exterior Elevations

Starr



*See finish Schedule for material specifications.

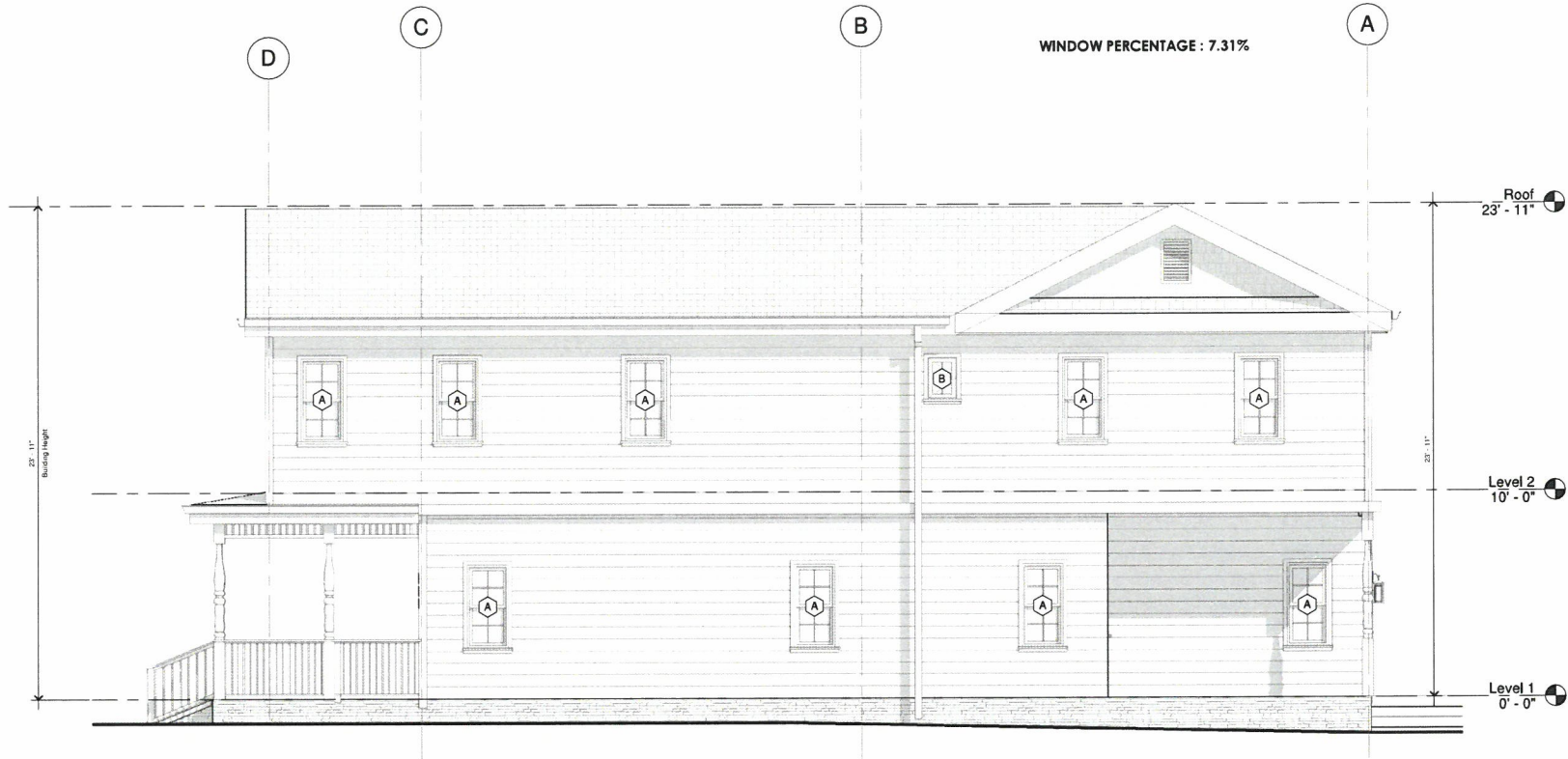
TAG	DESCRIPTION
-----	-------------

Code Max Building Ht:
Actual Building Height:
Elevation #1 Sqft:
Elevation #2 Sqft:
Elevation #3 Sqft:
Elevation #4 Sqft:

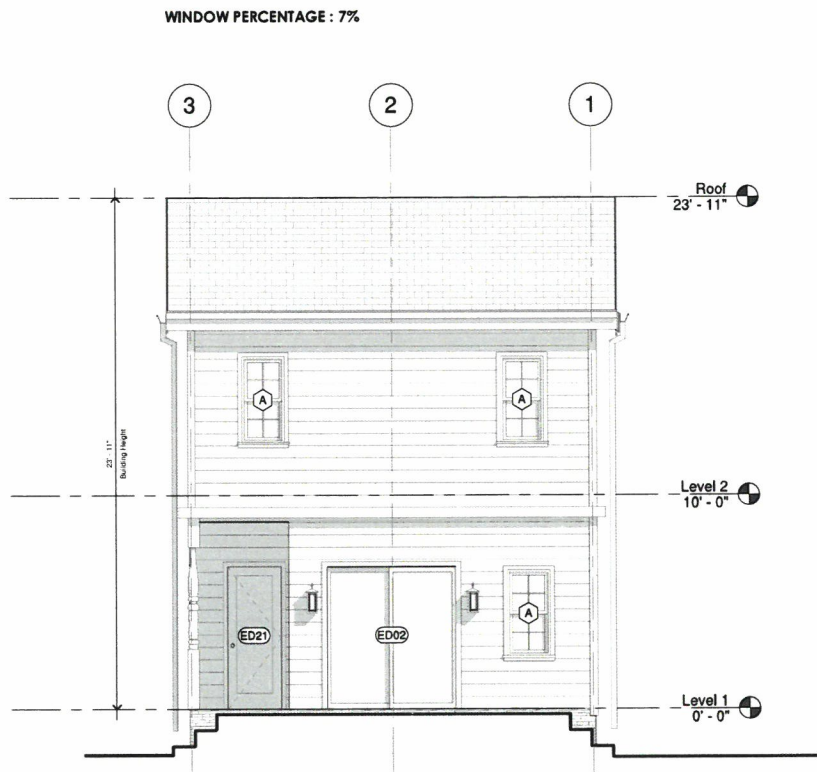
Project number:	Bw-03
Date:	11/4/2021
Drawn by:	Author
Checked by:	Checker

A200

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



ELEVATION #:



ELEVATION #:

ELEVATION NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING GRADES AND COORDINATE ANY ADJUSTMENTS NECESSARY TO THE HOUSE WITH THE OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE BROUPE IN ATTIC TO LIMIT ROOF PENETRATIONS TO BE LOCATED AWAY FROM PUBLIC VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH THE ROOF COLOR.
3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
4. CONTRACTOR TO VERIFY FINAL DIMENSIONS FOR EXTERIOR TIMBER TRIM MEMBERS AND FINISH PATTERNS WITH THE HFDS PRIOR TO CONSTRUCTION.



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240 Mt Zion Rd
New Home
Exterior Elevations

FINISH LEGEND:

*See finish Schedule for material specifications

TAG	DESCRIPTION
-----	-------------

BUILDING CALCULATIONS:

Code Max Building Ht:
Actual Building Height:
Elevation #1 Sqft:
Elevation #2 Sqft:
Elevation #3 Sqft:
Elevation #4 Sqft:

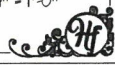
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No.	Description	Date

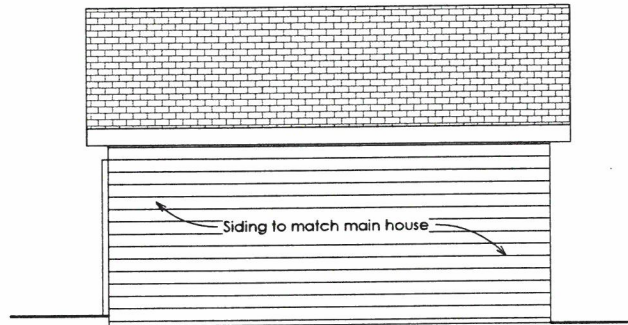
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Date: 11/4/2021
Drawn by: Author
Checked by: Checker

A202

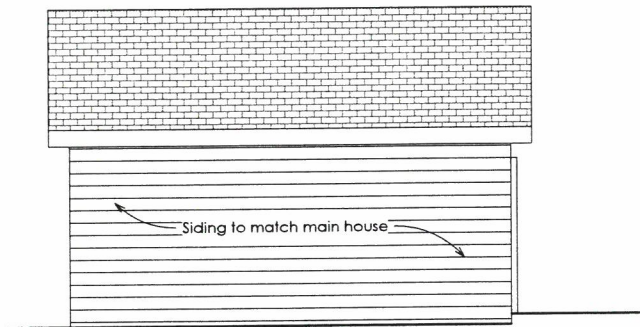
Scale: 1/4" = 1'-0"



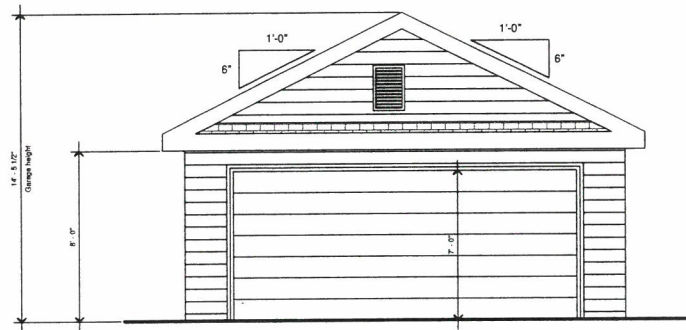
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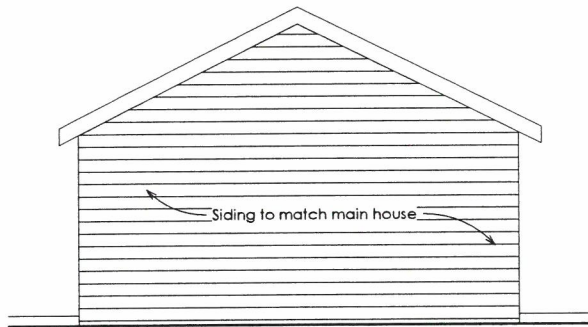
④ Garage Elevation 4 - a
1/4" = 1'-0"



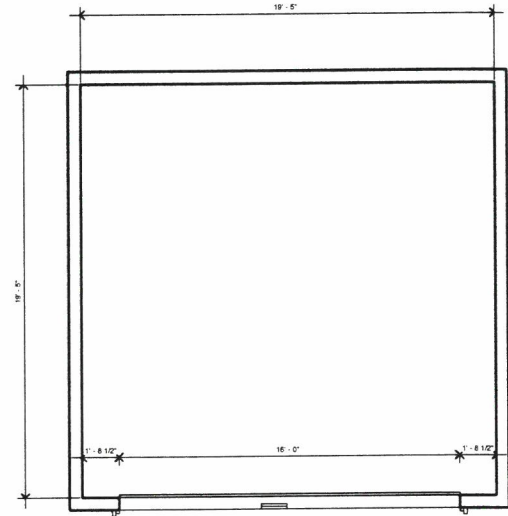
④ Garage Elevation 2 - a
1/4" = 1'-0"



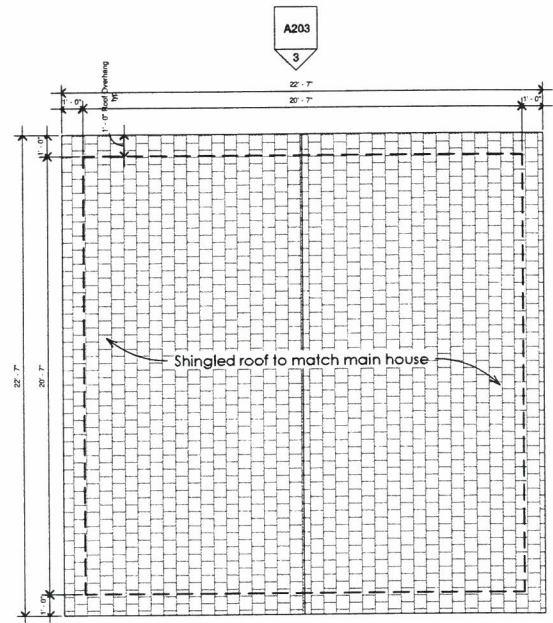
⑤ Garage Elevation 3 - a
1/4" = 1'-0"



③ Garage Elevation 1 - a
1/4" = 1'-0"



① Garage Plan
1/4" = 1'-0"



② Garage Roof Plan
1/4" = 1'-0"

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Single Family
New Home
Garage Plan & Elevation

Stamp

No.	Description	Date

Project number: Bw-05
Date: 11/4/2021
Drawn by: Author
Checked by: Checker

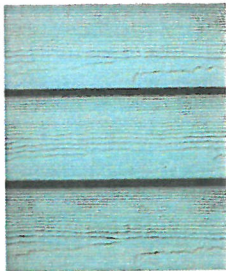
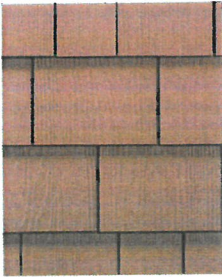
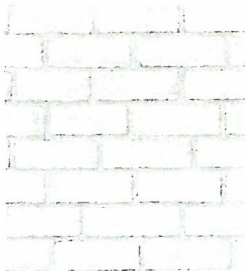
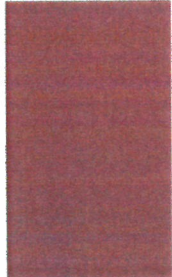
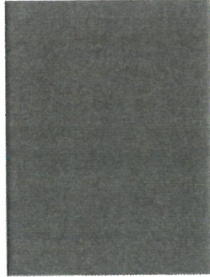
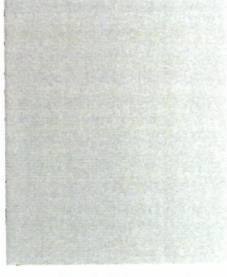
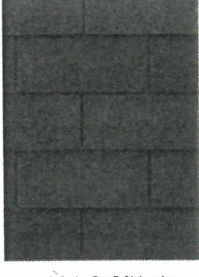
A203

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

1/11/2022 3:05:46 PM



Material Board

						
Hardie Lap Siding (8") in "Row Boat" Color	Hardie Shingle Siding Straight Edge Panel	White Brick	Door Color MQ1-10 Behrs	Window Trim N450-7 Behrs	Hardie Trim Board	3 Tab GAF Shingle Charcoal finish

DISCLAIMER: These drawings are supplemental and are solely for the purpose of conveying a design intention. In no way may these drawings be used to build from or may not be used as reference or existing conditions. These drawings must be verified and stamped/signed by a licensed professional. These drawings shall not be turned into any jurisdiction for permitting purposes unless signed by a licensed professional.

Single Family
New Home
Exterior Finishes

Stamp

No.	Description	Date

Project number: Bw-05
Date: 11/4/2021
Drawn by: Author
Checked by: Checker

A430

Scale:





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

DATE: February 2, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – 240 Mt Zion Road**

BACKGROUND

The City of Hapeville has received a site plan application from Justin Honore to construct a new single story single-family dwelling located at 240 Mt Zion Rd. The total square footage of the dwelling unit is not provided on the site plan. The Design Review application states 1,938. Architectural drawings show 4 bedrooms two and a half baths. The building height, including foundation is listed as 23' 11". A 19' 5" x 19' 5" detached garage is also shown at the rear of the property. (363 SF) though the site plan shows 20' dimensions.

The property is zoned R-1, One Family Residential, and is subject to the Neighborhood Conservation Area, SubArea E of the Architectural Design Standards.

REVIEW

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;

REQUIREMENTS

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)	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minimum Front Yard Setback		Minimum		Maximum			
						Minor Col.	Major Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Bldg./Lot
Single-family Detached	50	6,750	67,50	1,000	40	15	15	5	25	2½	35	2 DU	1

Sec. 93-2-5. - Accessory uses, accessory buildings, yard requirements of accessory buildings, outbuildings and fences.

- (1) An accessory building or structure is a building detached from the principal dwelling on a lot of record, the use of which is incidental and subordinate to the primary use of the property. Accessory buildings shall comply with the following standards and all other applicable regulations of this zoning ordinance and the architectural design standards. Where a conflict exists, the standards of this section shall control.

Special requirements for accessory buildings are as follows:

- (e) Except as herein provided, the minimum yard requirements of section 93-22.1-1 of this chapter also apply to accessory buildings. However, accessory buildings may be located in rear yards within five feet of a rear or side lot line. In addition to these yard requirements, the horizontal separation of accessory buildings from the dwelling on the same lot and the horizontal separation of accessory buildings from dwelling on adjacent lots shall comply with standards in Table C—Distance from dwelling for very large accessory buildings. All distances shall be measured from outside wall to outside wall.

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 two story, single-family dwelling with an undetermined square footage. Correct square footage should be provided.***
- ***Per the project data, the structure will be 23' 11" not including the foundation. The garage is shown as 14' 5 ½" high.***
- ***Setback dimensions of the new primary structure are as follows:***
 - ***Front setback is 25'***
 - ***Side setbacks are 13' and 17' 9" and 5' to the detached garage*.***
 - ***Rear setback is 71' to the raised patio and 25' 8" to the detached garage***
 - ***The distance between the dwelling and the detached garage is 25' 6***
- **** The site plan should confirm that no structure on adjacent lot is closer than 10' from the detached garage.***

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

- ***The width of the driveway is 10'.***
- ***The plans show an existing sidewalk.***
- ***The plans show a proposed walk to the front entrance.***
- ***Design cross sections have been included.***

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

- ***A driveway will provide access to an existing rear detached two-car garage.***

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

- ***Grades are shown at one-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.

- ***See Landscape Plan/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.

- ***See Landscape Plan/arborist report.***

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.
- **None shown**
- 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.
- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (3) *Typical elevations.* Typical elevations of proposed building shall be provided at a reasonable scale (1/8" = 1'0") and shall include the identification of proposed exterior building materials.
- ***The building elevations will be reviewed by the Design Review Committee for compliance with the Architectural Design Standards.***
- (4) *Project data.*
 - a. Site area (square feet and acres).
- ***The total site area is 7,998 SF or .184 acres. The minimum lot size is 6,750 SF.***
- 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 3,172 SF (proposed house 1,042, garage 400 SF, Driveway/walks 1,563 SF, porches and patio 180 SF) 39.8%. Maximum lot coverage allowed is 40%.***
- 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 2.5 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 square footage should be provided on the site plan.***

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

- ***The plans indicate a new two car garage for parking.***

(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.

- ***Development schedule has not been provided.***
- ***Proof of ownership of the property has been provided.***

FINDINGS

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

- Provide proposed dwelling square footage on site plan.
- Confirm no structures on adjacent lots are closer than 10' from detached garage.
- Address any outstanding issues in the arborist report.
- Provide development schedule.

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



Location Map – 240 Mt Zion Road