



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

Planning Commission Meeting

700 Doug Davis Drive
Hapeville, GA 30354

March 8, 2022 6:00 PM

AGENDA

1. Call to Order

2. Roll Call

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

3. Approval of Minutes

3.1. Minutes of February 8, 2022

4. Old Business

4.1. 609-627 College Street (Pod B) Site Plan Review

Background:

Theo Stone of Atwell, LLC is requesting approval of a revised site plan for the properties located at 609 College Street, 613 College Street, 623 College Street and 627 College Street, Parcel Identification Numbers 14-0098-0020-036-4, 14-0098-0020-037-2, 14-0098-0020-038-0, and 14-0098-0020-052-1 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use. *The Planning Commission approved this item on November 16, 2021.*

Documents:

1. Application - 609-627 College Street_Site Plan_Redacted
2. Plans - 609-627 College Street_Site Plan
3. Planner's Report - 609-627 College St. (Pod B)_Site Plan_Revised

4.II. 3608-3622 Georgia Ave., 3619-3637 Union Ave. (Pod D) Site Plan Review

Background:

Theo Stone of Atwell LLC is requesting approval of a revised site plan for the properties located at 3608 Georgia Avenue, 3614 Georgia Avenue, 0 Georgia Avenue, 3619 Union Avenue, 3627 Union Avenue, and 3637 Union Avenue, Parcel Identification Numbers 14-0097-0008-011-4, 14-0097-0008-010-9, 14-0097-0008-009-8, 14-0097-0008-002-3, 14-0097-0008-003-1 and 14-0097-0008-004-9 for the purpose of constructing townhomes.

The properties are zoned RMU, Residential Mixed Use. *The Planning Commission approved this item on November 16, 2021.*

Documents:

1. Application - 3608-3622 Georgia Ave., 3619-3637 Union Ave._Site Plan_Redacted
2. Plans - 3608-3622 Georgia Ave., 3619-3637 Union Ave. (Pod D)_rev1
3. Planner's Report -3608-3622 Georgia Ave., 3619-3637 Union (Pod D)_Site Plan_Revised

4.III. **3636-3654 Union Avenue & 511-579 Chestnut St. (Pod F) Site Plan Review**

Background:

Theo Stone of Atwell LLC is requesting approval of a revised site plan for the properties located at 3636 Union Avenue, 0 Union Avenue, 3644 Union Avenue, 3650 Union Avenue, 3654 Union Avenue, 579 Chestnut Street, 0 Chestnut Street, 573 Chestnut Street, 511(573) Chestnut Street, 569 Chestnut Street, 567 Chestnut Street and 565 Chestnut Street, Parcel Identification Numbers 14-0096-0002-026-9, 14-0096-0002-025-4, 14-0096-0002-024-4, 14-0096-0002-023-6, 14-0096-0002-022-8, 14-0096-0002-032-7, and 14-0096-0002-012-9 for the purpose of constructing townhomes. The properties are zoned RMU, Residential Mixed Use. *The Planning Commission approved this item on November 16, 2021.*

Documents:

1. Application - 3636-3654 Union Ave., 511-579 Chestnut St._Site Plan _Redacted
2. Plans - 3636-3654 Union Ave., 511-579 Chestnut St. (Pod F)_Site Plan
3. Planner's Report -3636-3654 Union Ave., 511-579 Chestnut St. (Pod F)_ Site Plan_Revised

5. New Business

5.I. **461 North Central Avenue Final Plat Review**

Background:

Joseph Latimer is requesting final plat review for the property located at 461 N. Central Avenue, Parcel Identification Number 14-0095-0003-015-2. The property is zoned U-V, Urban Village.

Documents:

1. Application - 461 N. Central Avenue_final plat_Redacted
2. Plans - 461 N. Central Avenue_final plat
3. Planner's Report - 461 North Central Subdivision_ Final Plat
4. Engineer's Report - 461 N. Central Ave Final Plat Review -1

5.II. **3112 Grove Circle Site Plan Review**

Background:

William Brooks Kay and Brett M. Reichert are requesting site plan review to construct a single family dwelling at 3112 Grove Circle, Parcel Identification Number 14-0094-0010-061-8. The property is zoned R-SF, Residential Single Family.

Documents:

1. Application - 3112 Grove Circle_Site Plan_Redacted
2. Plans - 3112 Grove Circle_Site Plan
3. Planner's Report - 3112 Grove Circle_ Site Plan

5.III. **601 Coleman Street Special Use Permit**

Background:

Stacyann Wint-Barnes is requesting a Special Use Permit to operate a personal care home at 601 Coleman Street, Parcel Identification Number 14-0099-0003-120-6. The property is zoned V, Village and is subject to the zoning regulations under Section 93-11.1-5 (Special uses) of the City of Hapeville Zoning Ordinance.

Documents:

1. Application - 601 Coleman Street_Special Use Permit_Redacted
2. Plans - 601 Coleman Street
3. Planner's Report - 601 Coleman Street_Special Use Permit

5.IV. **3309, 3319, and 3327 Dogwood Drive Rezoning Request**

Background:

Green River Construction Georgia, LLC is requesting to rezone the properties located at 3309 Dogwood Drive, 3319 Dogwood Drive, 3327 Dogwood Drive, Parcel Identification Numbers 14-0098-0016-010-5, 14-0098-0016-011-3, 14-0098-0016-012-1 from V, Village to U-V, Urban Village for the purpose of constructing a residential townhome development.

Documents:

1. Application - 3309-3327 Dogwood Drive_Rezoning_Redacted
2. Plans - 3309-3327 Dogwood Drive_Rezoning
3. Planner's Report - 3309-3327 Dogwood Drive_Rezoning Request

6. **Open Discussion**

- 6.I. Parking Study Discussion

7. **Next Meeting Date - April 12, 2022 at 6:00 PM**

8. **Adjourn**



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

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

February 8, 2022 6:00 PM

MINUTES

1. Called to order at 6:05 p.m.

2. Roll Call

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

3. Approval of Minutes

3.I. Minutes of January 11, 2022

MOTION ITEM: Jeanne Rast made a motion, Lucy Dolan seconded to approve the minutes of January 11, 2022. Motion Carried: 5-0.

4. New Business

4.I. 240 Mt. Zion Road

Site Plan Review

Background:

Justin Honore requested 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.

MOTION ITEM: Larry Martin made a motion, Jeanne Rast seconded to approve the site plan request for 240 Mt. Zion Road subject to the conditions outlined in the planner's report. Motion Carried: 5-0.

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.

Motion Item: Jeanne Rast made a motion, Lucy Dolan seconded to nominate Leah Davis as the Planning Commission representative.

Discussion: Commissioner Martin asked regarding the role of the Planning Commission representative. Dr. Patterson stated the Steering Committee representatives would serve as a group of stakeholders that the Atlanta Regional Commission would meet with to solicit ideas, ask questions, and gather information. The process also includes meetings with the public for input and ideas. **Motion Carried: 5-0.**

5. Open Business

5.I. Parking Study Discussion

Background:

Discussion regarding traffic and parking requirements.

Dr. Patterson provided a brief recap of last month's discussion and provided an update regarding the public survey and collaboration with the Atlanta Regional Commission's comprehensive plan survey.

The Commission outlined the following three tasks:

1. Commissioners review parking standards.
 - Staff send email with parking ordinances.
 - Review off-street/on-street parking standards.
2. On-street parking within residential areas.
 - On-street parking on one side of residential streets.
3. Coincide with ARC's Comp Plan survey for public input.
 - Possible Feasibility Study

Dr. Patterson asked the Commission to review the current parking standards to obtain a better understanding of the codes.

No action taken.

6. Next Meeting Date – Tuesday, March 8, 2022 at 6:00PM

7. Adjourn

MOTION ITEM: Larry Martin made a motion, Lucy Dolan seconded to adjourn the meeting at 6:52 p.m. **Motion Carried: 5-0.**

Respectfully submitted,

Brian Wismer, Chairman

Adrienne Senter, Secretary

POD B

22-PC-03-12

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

Name of Applicant ATWELL, LLC - THEO STONE

Mailing Address: 1255 LAKES PARKWAY, B-100, S-120, LAWRENCEVILLE GA 30043

Telephone 770-767-6841 Mobile # [REDACTED] Email tstone@atwell-group.com

Property Owner (s) CML HAPEVILLE

Mailing Address 3715 NORTHSIDE PKWY NW BUILDING 400-100

Telephone 404-846-4010 Mobile #

Address/Location of Property: 627 COLLEGE ST., 623 COLLEGE ST., 613 COLLEGE ST., 609 COLLEGE ST.

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14 009800200521, 14 009800200380, 14 009800200372, 14 009800200364

Present Zoning Classification: RMU Size of Tract: 1.01 acre(s)

Present Land Use: SINGLE FAMILY LOT(S) / 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.

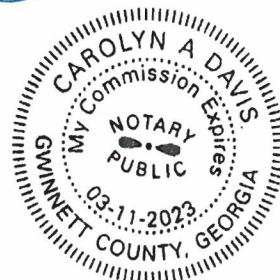
Applicant's signature [Signature]

Date: 10/11/2021

Sworn to and subscribed before me

This 11 day of October, 2021.

Notary Public [Signature]



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

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

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

B

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
SUBDIVISION APPLICATION

AUTHORIZATION OF PROPERTY OWNER

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

627 COLLEGE ST., 623 COLLEGE ST., 613 COLLEGE ST., 609 COLLEGE ST.

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:
ATWELL, LLC - THALONIUS "THEO" STONE

Address of Applicant:
1255 LAKES PARKWAY BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone of Applicant:
770-767-6841

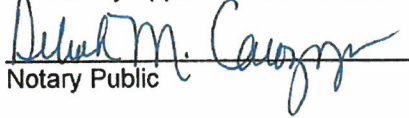


Signature of Owner

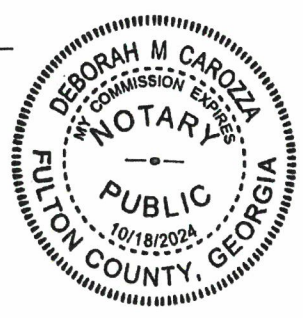
Robert Earl Pearson

Print Name of Owner
Manager of CMC Hapeville LLC

Personally Appeared Before Me this 8 day of October, 2021.



Notary Public



Site Plan Checklist – Please include with your application.

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

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

TS

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.

TS

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

TS

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.

TS

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).

TS

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.

TS

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.

TS

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

TS

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).

TS

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.

TS

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.

TS

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.

TS

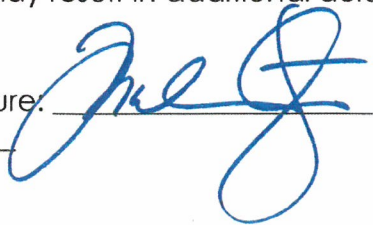
The identification and location of all refuse collection facilities, including screening to be provided. Detached single-family residential development may be exempt from this requirement.

- _____ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- _____ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- TS 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.
- TS Site area (square feet and acres).
- TS 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.
- TS Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- TS Total floor area ratio and/or residential density distribution.
- TS Number of parking spaces and area of paved surface for parking and circulation
- _____ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature: _____

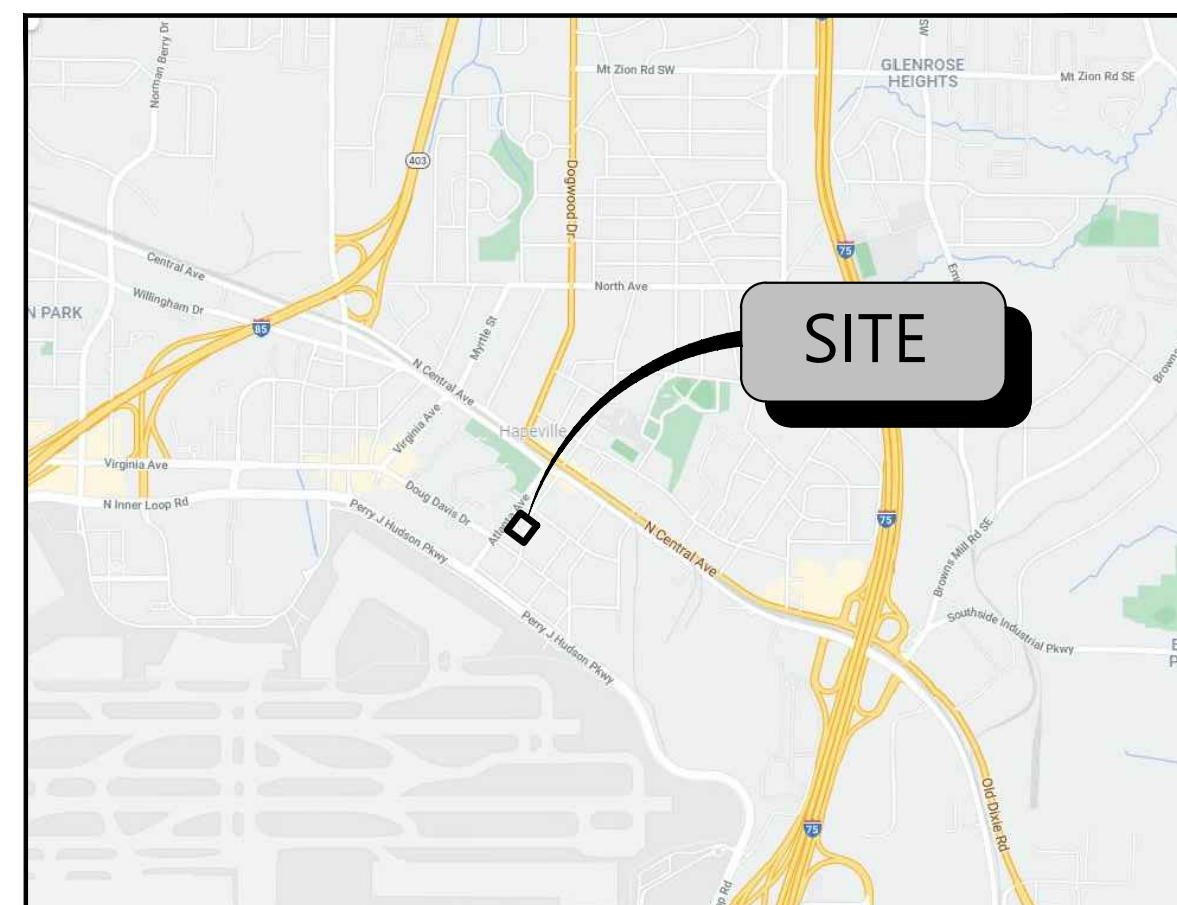
Date 10/11/2021



KEY NOTES	
①	24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL.
②	24" WHITE STOP BAR, SEE SHEET C-7.1 FOR DETAIL.
③	CONCRETE PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
④	STANDARD DUTY ASPHALT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
⑤	CONCRETE SIDEWALK, SEE DETAIL SHEET C-7.0 FOR DETAIL.
⑥	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
⑦	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
⑧	"TYPE A" CURB RAMP, SEE SHEET C-7.0 FOR DETAILS
⑨	STOP SIGN (R1-1), SEE DETAIL SHEET C-7.1
⑩	LANDSCAPE AREA, SEE SHEET L-1 FOR FURTHER DETAIL.
⑪	PROPOSED DECK. REFER TO ARCHITECTURAL PLANS FOR DETAILS
⑫	CROSSWALK SEE DETAIL SHEET C-7.1
⑬	PROPOSED MAIL KIOSK

NOTES

1. STREET LIGHTS TO MATCH THE EXISTING STREET LIGHTS ALONG ATLANTA AVE.
2. INTERIOR LIGHTING FOR WALKS AND PATHWAYS TO BE PROVIDED.



VICINITY MAP

N.T.S.

SITE LEGEND

	EXISTING PROPERTY LINE		PARKING SPACE COUNT
	EXISTING RIGHT-OF-WAY		SIGN
	EXISTING SETBACK LINE		LIGHT POLE
	PROPOSED RIGHT-OF-WAY		GROUP OF FOUR GUARD POSTS
	PROPOSED SETBACK LINE		DUMPSTER PAD
	100 YEAR FLOOD PLAIN		TRANSFORMER PAD
	18" CURB AND GUTTER		PROPOSED SIGNAL
	24" CURB AND GUTTER		GRATE INLET
	PROPOSED RETAINING WALL		STORM MANHOLE
	CROSS WALK		DOUBLE BOWL CATCH BASIN
	STOP BAR (PAVEMENT MARKING)		SINGLE BOWL CATCH BASIN
	TRAFFIC FLOW ARROW (PAVEMENT MARKING)		AREA INLET
	"YIELD" (PAVEMENT MARKING)		OUTLET CONTROL STRUCTURE
	DIRECTIONAL ARROWS (PAVEMENT MARKING)		HEADWALL
	"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)		SANITARY SEWER MANHOLE
	HANDICAP STALL		CONCRETE
	CONCRETE WHEEL STOP		STANDARD DUTY PAVING
	A.D.A. STD HANDICAP RAMP		HEAVY DUTY PAVING
			OVERLAY EXISTING PAVEMENT

SITE DATA

POD B	1.01 AC
POD B OPEN SPACE REQU	N/A
POD B DENSITY:	14 UN (14 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)

NOTE:

1. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
2. PROPOSED DEVELOPMENT WILL UTILIZE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

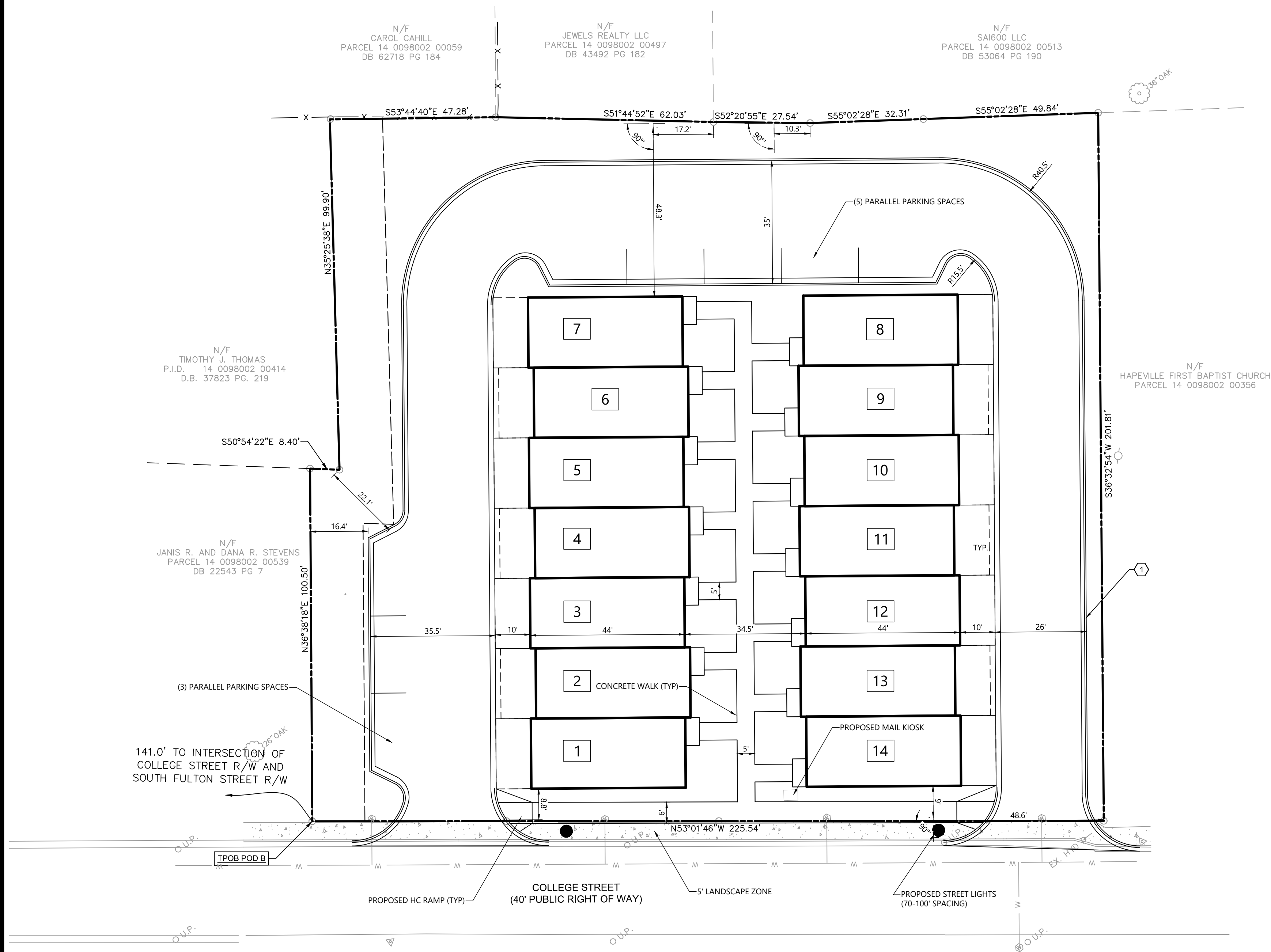
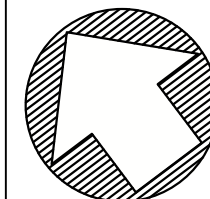
FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

PARKING SUMMARY

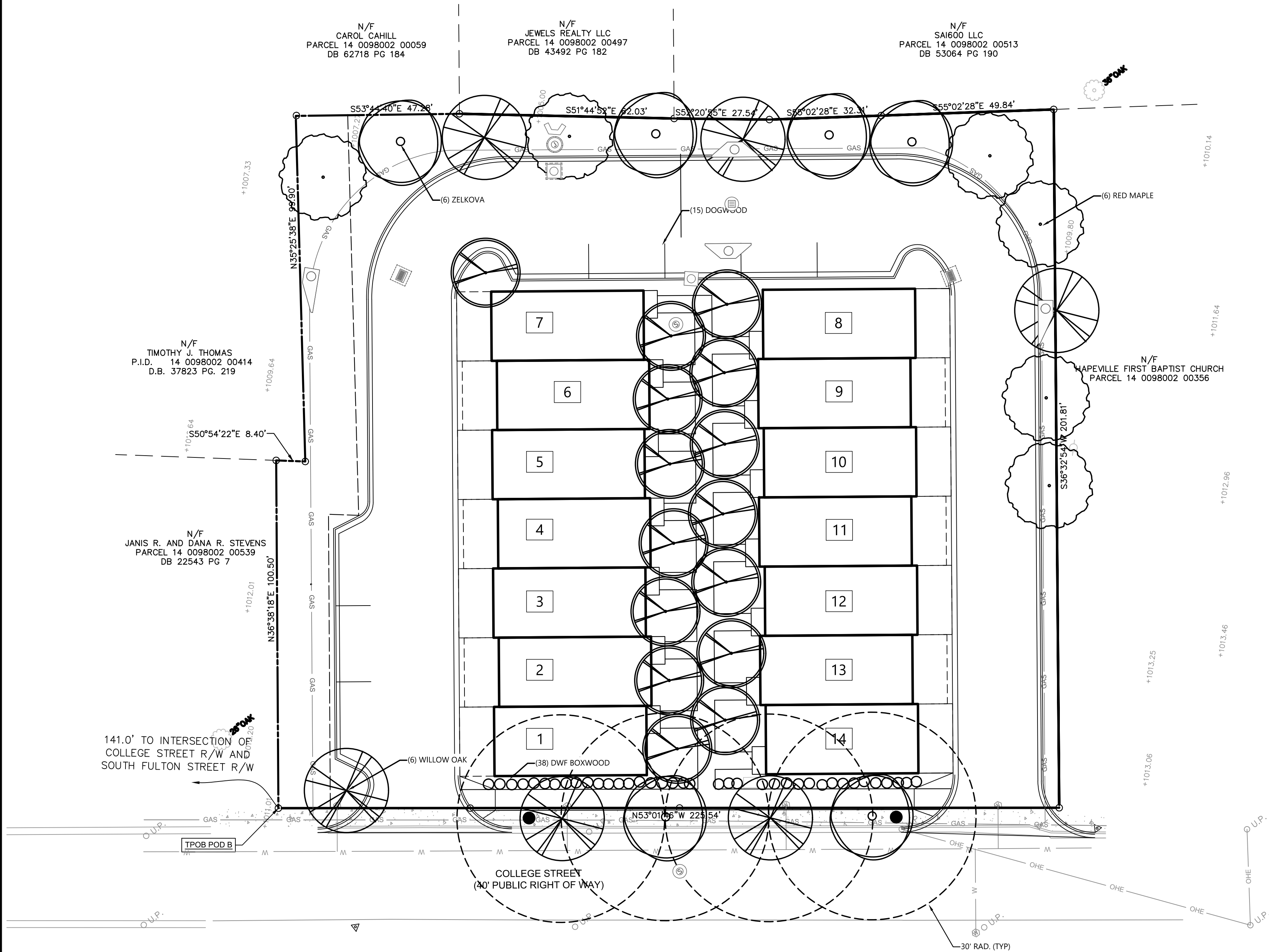
PARKING REQUIREMENTS	1 SP / UN
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GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8.3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STREET CLEANSING MANAGEMENT WILL BE PROVIDING EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.

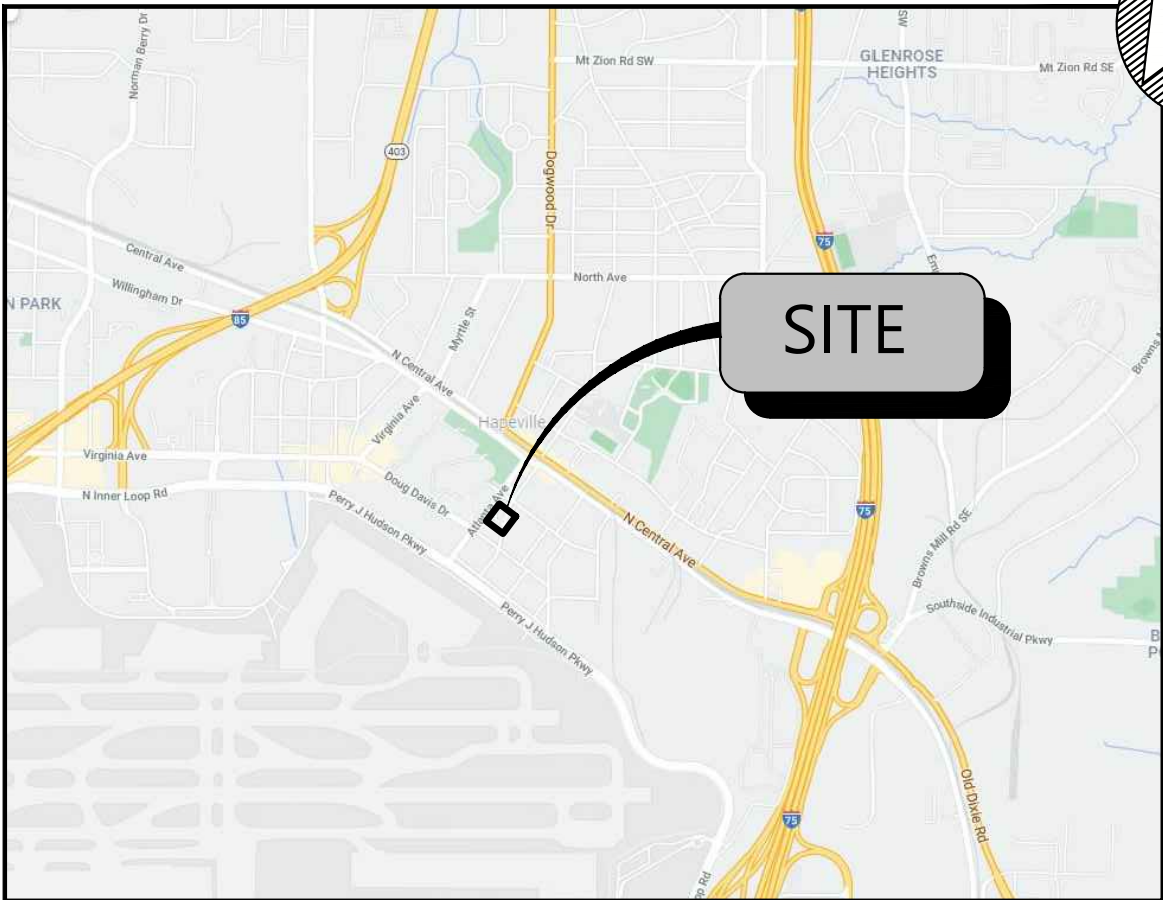


FILE NAME: V:\21002729-Hapeville_Ga_Townhome\DWG\Engineering\04_PRODUCION\POD B\L100_LANDSCAPE_POD B.dwg, LAST SAVED BY: dhw, 1/25/2025 11:41 AM, SCUTTED BY: hughesd on 2/6/2025 14:47, ADOBE (21.0.0.0 - 21.0.0.0) SOURCE: DWG TO PDF-ACT PLLOT STYLE: ATWELL.DWT



GENERAL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR, SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC. FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIABLE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
13. MULCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HDPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.



VICINITY MAP
N.T.S.

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENEED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLIGENCE OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

QTY	COMMON NAME	BOTANICAL NAME	SIZE (IN)	TOTAL IN	COMMENTS
6	WILLOW OAK	QUERCUS PHELLOS	4	24	B&B, 14-16' HT.
15	DOGWOOD	CORNUS FLORIDA	2	30	B&B, 10-12' HT.
6	RED MAPLE	ACER RUBRUM	4	24	B&B, 14-16' HT.
6	ZELKOVA	ZELKOVA SERRATA	4	24	B&B, 14-16' HT.
			TOTAL	102	

SITE DATA

POD B 1.01 AC

ZONING CLASSIFICATION

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT 0' MIN / 15' MAX
SIDE 0'
REAR 0'
MAX BUILDING HT 3-STORIES / 45 FT
PROPOSED BUILDING SIZE 20'W X 54'D (TOWNHOME)

TREE DENSITY

DENSITY REQUIRED 101 IN (100 IN/AC)
DENSITY PROVIDED 102 IN



811
Know what's below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE OBLIGATED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK, OR PERSONS ENGAGED IN THE WORK, OR ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
JASON BRAGA
470-771-0829

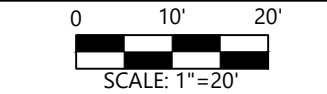
ATWELL
866.850.4200 www.atwell-group.com
1255 LAKES PKWY., BUILDING 100, SUITE 120
LAKEVIEW, GA 30152
LAWRENCE A. BRAGA, P.E.
866.850.4200
CERTIFICATE OF AUTHORIZATION
GA-PE003804

LL 98, 14TH DISTRICT	COLLEGE STREET	HAPEVILLE	FULTON COUNTY, GA
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D.R. HORTON	HAPEVILLE TOWN HOMES POD B	SITE DEVELOPMENT PLANS	LANDSCAPE PLAN
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DATE 1-17-22

REVISIONS



DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. L-1.0

CAD FILE: L100.LANDSCAPE_POD B

BOTTOM RIGHT



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

DATE: March 3, 2022
 TO: Adrienne Senter
 FROM: Lynn Patterson
 RE: **Site Plan Review – POD B, College Avenue, Revised**

BACKGROUND

The City of Hapeville has received a site plan application from Theo Stone of Atwell, LLC on behalf of CMLA Hapeville for a 1.01 acre 14 townhome unit development to be located north of College Street, “POD B”, with an address currently unassigned.

The property is zoned RMU, Residential Mixed Use and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

Article 11.5 – RMU Zone (Residential Mixed Use)

Sec. 93-11.5-1. - Intent.

The RMU district is established in order to:

- (1) Ensure development that is consistent with neo-traditional planning practices, which are often defined by pedestrian-oriented buildings, interconnected streets, a mix of uses and housing types, and a compact walkable scale.
- (2) Help create a compact, dense, and distinguishable core area;
- (3) Provide for an urban form allowing mid-rise structures;
- (4) Encourage multiple uses within the same structure; and
- (5) Include street oriented activity and pedestrian amenities at the street level of structures.

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

Dimensional Requirements for **RMU Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Major Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Side Lot
Single Family Attached	20'/30'	1200	M		1000	100	0/15	0/15	0	0	3/ 45'	1 DU	H	A

h. All live-work units shall provide a total of three parking spaces per dwelling unit, one of which may be provided in adjacent on-street parking.

m. Reference subsection 93-11.5-3(18) Residential density limitations.

Sec. 93-11.5-3. - Permitted uses.

The following are permitted within the RMU zone:

- (10) Single-family attached dwellings with at least two units attached, but no more than 12, and subject to the density restrictions in subsection (16).**

Compliant

- (16) Residential density limitations shall be as follows:

- a. The maximum permitted residential density of a master planned development zoned RMU shall not exceed:
 - (i) Twenty units/acre for single-family detached;
 - (ii) Thirty-six units/acre for single-family attached patio/townhomes and live-work units;**
 - (iii) Fifty units/acre for multifamily.

In no case shall the maximum combined residential density exceed 75 units per acre, calculated based on the total acreage of the project, including multiple parcels or city blocks.

Compliant

- b. The residential density of individual parcels or blocks within a master planned development may be greater or less than 75 units per acre, provided the project's combined average maximum permitted residential density shall not exceed a combined total of 75 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant; and
- c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

Sec. 93-11.5-6. - Area, placement, and buffering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

- (1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1 and set forth herein. Generally, no lot shall have a minimum frontage of less than 20 feet; however, single-family residential lots shall have a minimum frontage of 30 feet.

Compliant

- (2) *Front yard.* See subsection (3) below.
- (3) *Build-to line.* The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process. In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, their relationship to existing and proposed parks and plazas, the location of existing mature trees, and the supplemental area of adjacent structures. Where the build-to line

is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

- (4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (9) for residential zone buffers.
- (5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (9) for residential zone buffers.
- (6) *Distance between buildings.* The minimum distance between two buildings on a single lot or on contiguous property shall only be limited by applicable public safety and fire codes.
- (7) *Height regulations.* For those structures zoned RMU, the maximum permitted height shall not exceed the lesser of six stories or 96 feet.

Height not provided. Height cannot exceed 45'.

- (8) *Sprinkling standards.* All proposed development shall meet applicable sprinkling standards set forth by the National Fire Protection Association (NFPA) and all state and city codes and ordinances.
- (9) *Residential buffer.* **Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone.** A smooth transition to adjacent residential zones shall be ensured by the provision of:
 - a. **A minimum 15-foot landscaped buffer** located within the RMU zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.
 - b. **A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.**
 - c. The tree spacing and wall placement requirements of subsections a. and b. above may be adjusted by the planning and zoning manager where the applicant wishes to preserve existing specimen trees within the required buffer. This may include alternative arrangements that minimize the impacts of the screening requirements on the health of existing trees.

Required buffer not shown

Sec. 93-11.5-7. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

- (1) The following may not be located in the supplemental area:
 - a. Recreational areas and facilities such as swimming pools or tennis courts;
 - b. Fences and walls, except up to four feet in height for outdoor dining;
 - c. Service elements such as dumpsters, loading docks and similar elements; and
 - d. Mechanical features.

Compliant

- (2) Adjacent to ground floor retail or restaurant uses the supplemental area:
 - a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;
 - b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, brick, slate, or stamped or colored concrete, but not asphalt;
 - c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, lighting, outdoor dining, merchandise display and potted plants.

- d. Eating places shall be permitted to have an outdoor dining area subject to compliance with the following provisions:
 - (i) The outdoor dining area shall not be located in the sidewalk clear area nor shall it obstruct pedestrian movement, fire lanes, access to any business, or areas designated for access by the physically impaired. Outdoor dining within the public right-of-way may not be surrounded by fences or walls and shall utilize movable tables and chairs.
 - (ii) The number of seats in the outdoor dining area shall not exceed fifty (50) percent of the number of indoor seats within the eating place.
 - (iii) Compliance with applicable state and county health regulations.

Not applicable

- (2) This section shall not be deemed to permit signage or structural alterations such as canopies or walls regulated elsewhere in this chapter.

Not applicable

- (4) Adjacent to ground-floor dwelling units, excluding live-work dwellings, the supplemental area:
 - a. Shall be landscaped, except for area used for stoops, porches, wheelchair ramps, or walkways;
 - b. Shall be planted with canopy trees, as established in chapter 93, article 29, an average of 30 feet on-center as measured parallel to the front lot line.
 - c. Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.

Trees have been provided and Arborist will review. No detail is available regarding a continuous wall, fence, hedge or retaining wall.

- (5) The supplemental area, when adjacent to ground-floor live-work dwellings or other uses, or when not adjacent to a building, shall be subject to subsections (2) and (4).

Not applicable

Sec. 93-11.5-8. - Sidewalk requirements.

Public sidewalks shall be located along all existing and new public and private streets, excluding private alleys. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

- (1) ***Sidewalk landscape area requirements.***
 - a. **The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.**
 - b. The landscape area may be paved adjacent to on-street parking when located adjacent to ground floor retail, and shall be landscaped in all other areas.
 - c. **Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet, and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.**
 - d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as determined by the city.
 - e. The landscape area shall be maintained by the adjacent property owner.

- f. Where tree grates are provided they may encroach into the sidewalk clear area a maximum depth of two feet and the landscape area may be reduced by a corresponding depth.

A sidewalk is shown.

Street trees have been provided.

(2) *Sidewalk clear area requirements.*

- a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic control boxes, traffic signs, awnings, canopies, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.
- b. No awning or canopy shall extend more than five feet over the clear area.
- c. The sidewalk clear area shall comply with the standards established in chapter 81 (City of Hapeville Architectural Design Standards), section 81-1-6 of the Hapeville Code of Ordinances.
- d. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

Paving materials to remain continuous. Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.

No paving materials have been provided.

Sec. 93-11.5-9. - Parking and curb cut requirements.

In addition to the requirements of article 23 of this chapter, off-street parking and loading, the following requirements shall apply within the RMU district:

- (1) See article 22.1 for minimum parking space requirements.
- (2) See section 93-23-7 of the Hapeville Code of Ordinances for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:
 - a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are limited or not available, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes the use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.
 - b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
 - (i) A to-scale map indicating location of proposed parking spaces;
 - (ii) Hours of business operation of nonresidential parking users;
 - (iii) Copies of the legal instrument that authorizes the use of shared parking facilities, which shall be filed with the department of economic development.

- c. Where authorized shared parking exists, and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city planning and zoning manager with a valid legal instrument reflecting the modified parking arrangements.
- d. A change to any of the conditions identified in this subsection, except as identified in subsection (2)c. above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.

Not applicable

- (3) Developments are permitted a maximum of two driveway curb cuts per block face. For the purposes of this Section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

Compliant

- (4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue or Atlanta Avenue where access can be provided from a side or rear street.

Compliant

- (3) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.

Compliant

- (4) Carports shall be prohibited.

Not applicable

- (5) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.

Compliant

- (6) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of subsection 81-1-6(e) of the Hapeville Code of Ordinances.

Not applicable

- (7) Bicycle or moped parking spaces are required as follows: All nonresidential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape area a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area and at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

Not applicable

- (10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure. Dumpsters shall not be permitted between a primary building and a public street.

Not applicable

Sec. 93-11.5-10. - Greenspace and open space requirements.

In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, master planned developments in excess of two acres shall be required to provide and maintain a minimum of

20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets, but may include the following:

- (1) Parks;
- (2) Playgrounds;
- (3) Trails;
- (4) Gardens;
- (5) Undeveloped space designated for habitat restoration and preservation;
- (6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

Not applicable

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 two 7-unit townhome buildings.

Setbacks are compliant

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

Rear entry concrete driveways are shown. Driveways are 10' deep, not deep enough for guest parking. Guest parking (8 spaces) provided on site.

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

The garages appear to accommodate two parking spaces per dwelling unit (only 1 is required). 8 guest parking spaces have been provided.

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

Provided on separate grading sheet.

- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

See Arborist Report

- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

Provided

- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Provided

- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

None shown (see above).

- i. The identification and location of all refuse collection facilities, including screening to be provided.

Individual units to provide cans.

- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

Provided. See engineer's report.

- 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.

DRC approved elevations.

- (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.

DRC approved elevations.

- (4) *Project data.*

- a. Site area (square feet and acres).

The total site area is 1.01 acres.

- 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.

Impervious surface has not been provided.

- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

Total dwelling units: 14. 3 Bedroom, 3 1/2 bath units.

- d. Floor area in nonresidential use by category.

Not applicable

- e. Total floor area ratio and/or residential density distribution.

Compliant

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

2 parking spaces per dwelling unit provided in each unit's garage.

- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

Compliant

FINDINGS

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

1. Provide impervious surface detail and total.
2. Provide detail for required continuous wall, fence, hedge or retaining wall.
3. Provide detail for required landscape area.

4. Provide required buffer between single family attached and single family detached (west of project).
5. Provide intervening driveway materials detail.
6. Provide heights for townhomes.
7. Provide location and parking for mail kiosk.
8. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
9. Address any outstanding issues on the Engineer's Report.

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



22-PC-03-13

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

Name of Applicant ATWELL, LLC - THEO STONE

Mailing Address: 1255 LAKES PARKWAY, B-100, S-120, LAWRENCEVILLE GA 30043

Telephone 770-767-6841 Mobile # [REDACTED] Email tstone@atwell-group.com

Property Owner (s) CML HAPEVILLE

Mailing Address 3715 NORTHSIDE PKWY NW BUILDING 400-100

Telephone 404-846-4010 Mobile # _____

Address/Location of Property: see attached

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

Present Zoning Classification: RMU Size of Tract: 1.26 acre(s)

Present Land Use: SINGLE FAMILY LOT(S) / 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.

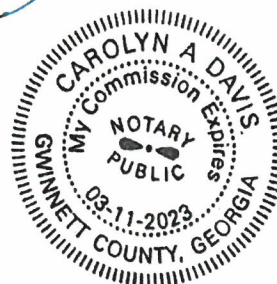
Applicant's signature

Date: 10/11/21

Sworn to and subscribed before me

This 11 day of October, 20 21.

Notary Public



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

WRITTEN SUMMARY

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

PROPOSED PROJECT IS FOR THE CONSTRUCTION OF 23 TOWNHOME UNITS ON A VACANT 1.26 ACRE PARCEL. PROJECT INCLUDES INSTALLATION OF SUBSURFACE UTILITIES AND ROAD INFRASTRUCTURE.

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on its right side, suggesting it's resting on a surface. There is no handwriting or other markings on the paper.

D

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

AUTHORIZATION OF PROPERTY OWNER

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

3608 GEORGIA AVE., 3614 GEORGIA AVE., 3618 GEORGIA AVE., 3622 GEORGIA AVE., 3637 UNION AVE., 3627 UNION AVE., 3619 UNION AVE.

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:

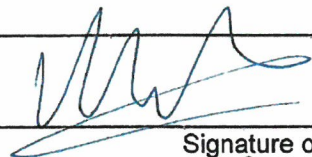
ATWELL, LLC - THALONIUS "THEO" STONE

Address of Applicant:

1255 LAKES PARKWAY BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone of Applicant:

770-767-6841



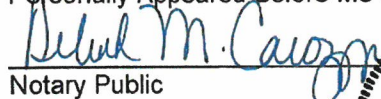
Signature of Owner

Robert Paul French

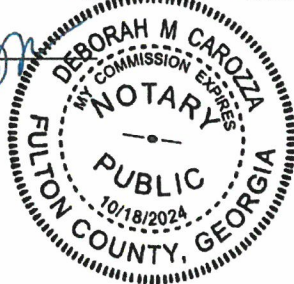
Print Name of Owner

Manager of SM Hapeville LLC

Personally Appeared Before Me this 8 day of October, 2021.



Notary Public



Site Plan Checklist – Please include with your application.

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

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

TS 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.

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

TS 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.

TS 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).

TS

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.

TS

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.

TS

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

TS

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).

TS

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.

TS

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.

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.

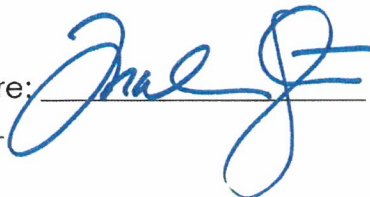
TS

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.

- _____ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- _____ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- TS 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.
- TS Site area (square feet and acres).
- TS 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.
- TS Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- TS Total floor area ratio and/or residential density distribution.
- TS Number of parking spaces and area of paved surface for parking and circulation
- _____ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

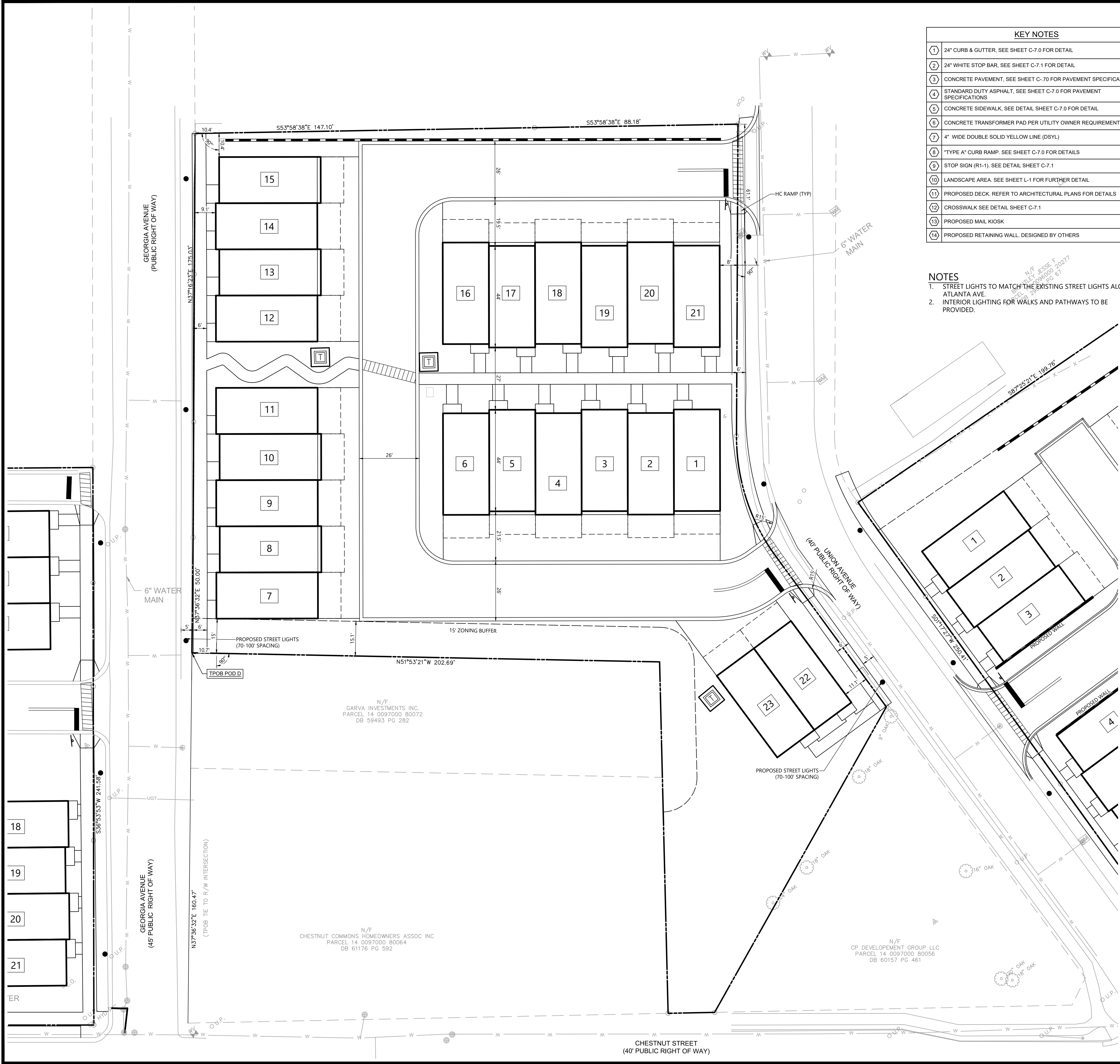
Please **initial** each item on the list above certifying the all required information has been included on the site plan, sign and submit this form with your site plan application. Failure to include this form and information required herein may result in additional delays for the consideration of your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

Applicant Signature: _____
Date 10/11/2021



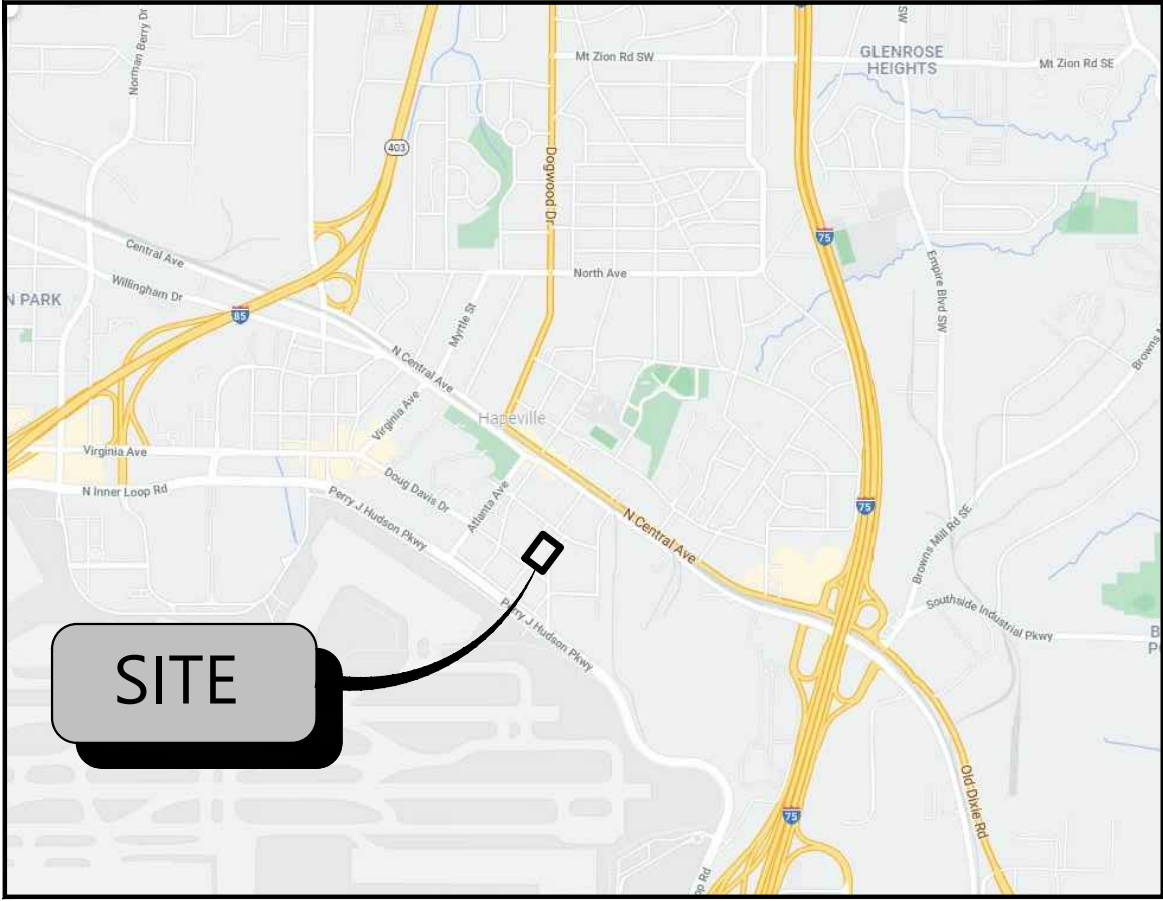
POD D - Address and Parcel ID

- 3608 Georgia Ave - 14 009700080114
- 3614 Georgia Ave - 14 009700080106
- 3618 Georgia Ave - 14 009700080098
- 3622 Georgia Ave - 14 009700080080
- 3637 Union Ave - 14 009700080049
- 3627 Union Ave - 14 009700080031
- 3619 Union Ave - 14 009700080023



KEY NOTES	
①	24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL
②	24" WHITE STOP BAR, SEE SHEET C-7.1 FOR DETAIL
③	CONCRETE PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
④	STANDARD DUTY ASPHALT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
⑤	CONCRETE SIDEWALK, SEE DETAIL SHEET C-7.0 FOR DETAIL
⑥	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
⑦	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
⑧	"TYPE A" CURB RAMP, SEE SHEET C-7.0 FOR DETAILS
⑨	STOP SIGN (R1-1), SEE DETAIL SHEET C-7.1
⑩	LANDSCAPE AREA, SEE SHEET L-1 FOR FURTHER DETAIL
⑪	PROPOSED DECK, REFER TO ARCHITECTURAL PLANS FOR DETAILS
⑫	CROSSWALK SEE DETAIL SHEET C-7.1
⑬	PROPOSED MAIL KIOSK
⑭	PROPOSED RETAINING WALL, DESIGNED BY OTHERS

- NOTES
1. STREET LIGHTS TO MATCH THE EXISTING STREET LIGHTS ALONG ATLANTA AVE.
 2. INTERIOR LIGHTING FOR WALKS AND PATHWAYS TO BE PROVIDED.



VICINITY MAP
N.T.S.

SITE LEGEND	
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SETBACK LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED SETBACK LINE
	100 YEAR FLOOD PLAIN
	18" CURB AND GUTTER
	24" CURB AND GUTTER
	PROPOSED RETAINING WALL
	CROSS WALK
	STOP BAR (PAVEMENT MARKING)
	TRAFFIC FLOW ARROW (PAVEMENT MARKING)
	"YIELD" (PAVEMENT MARKING)
	DIRECTIONAL ARROWS (PAVEMENT MARKING)
	"ONLY" DIRECTIONAL ARROWS (PAVEMENT MARKING)
	HANDICAP STALL
	CONCRETE WHEEL STOP
	ADA STD HANDICAP RAMP
	PARKING SPACE COUNT
	SIGN
	LIGHT POLE
	GROUP OF FOUR GUARD POSTS
	DUMPSTER PAD
	TRANSFORMER PAD
	PROPOSED SIGNAL
	GRATE INLET
	STORM MANHOLE
	DOUBLE WING CATCH BASIN
	SINGLE WING CATCH BASIN
	AREA INLET
	OUTLET CONTROL STRUCTURE
	HEADWALL
	SANITARY SEWER MANHOLE
	CONCRETE
	STANDARD DUTY PAVING
	HEAVY DUTY PAVING
	OVERLAY EXISTING PAVEMENT

SITE DATA

POD D	1.26 AC
POD D OPEN SPACE REQU	N/A
POD D DENSITY:	23 UN (14.9 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)

- NOTE:
1. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.
 2. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.

ZONING CLASSIFICATION

JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)

BUILDING REQUIREMENTS

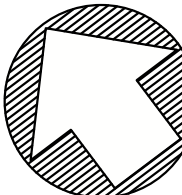
FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

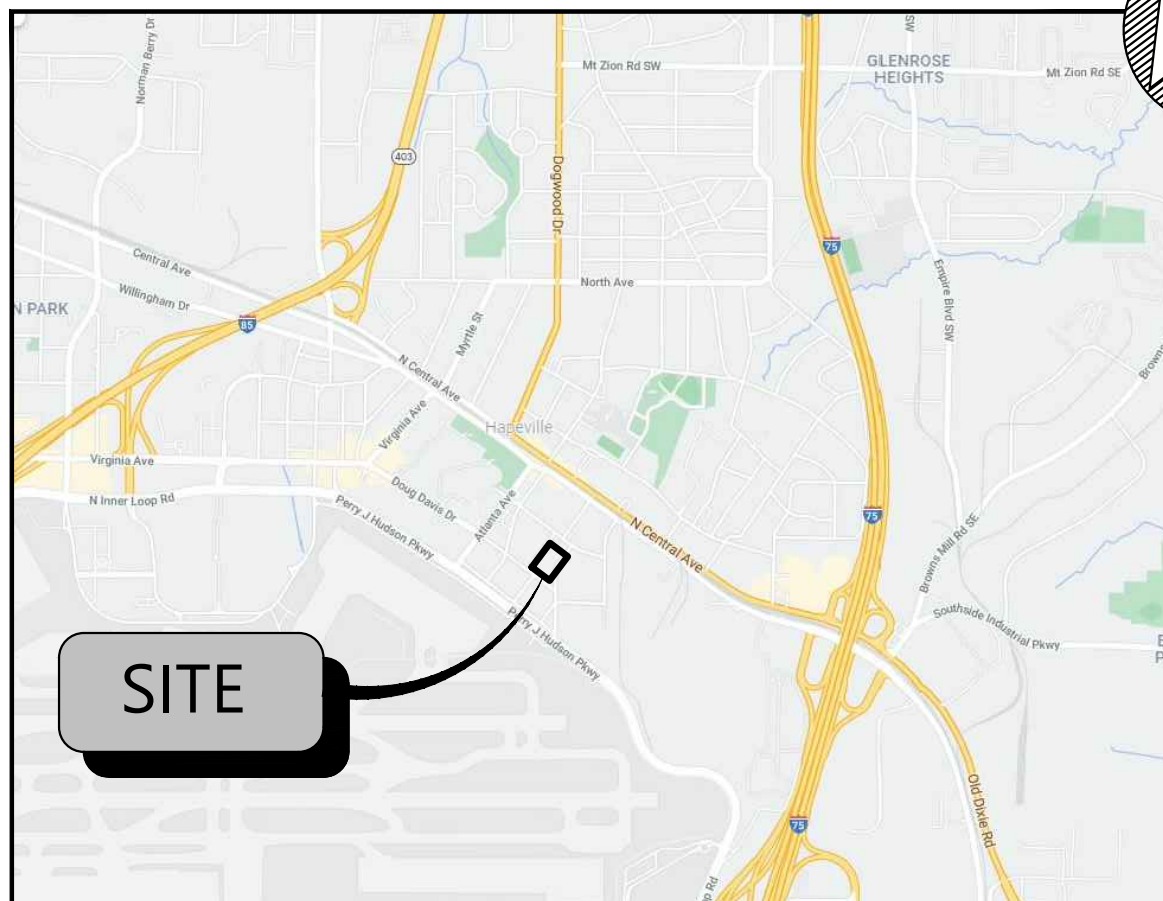
PARKING SUMMARY

PARKING REQUIREMENTS	1 SP / UN
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GENERAL SITE NOTES

1. THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8.3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
2. EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
3. STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.





N.T.S.

FOR SODDED AREA

1. SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
2. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
3. IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
4. SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 1:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO. GREATER THAN 2' ON CENTER. TOP OF STAPLES SHALL BE DRIVEN FLUSH WITH SOD AS NOT TO INTERFERE WITH MOWING OPERATIONS.
5. TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
6. SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

1. PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
2. ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

1. THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

1. ALL PLANT MATERIAL SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT HIS OWN RISK, ANY PLANT MATERIAL THAT DIES OR IS DAMAGED WITHIN THE WARRANTY PERIOD. THE OWNER HAS FOLLOWED THE "APPROPRIATE MAINTENANCE" PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLIGENCE OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS OF GOD DAMAGE.
2. REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THIRIVING PLANT MATERIAL. REPLACEMENT SHALL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
3. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE MATERIALS, AND LIVING REQUIREMENTS OF ALL PLANT REPAIRS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

QTY	COMMON NAME	BOTANICAL NAME	SIZE (IN)	TOTAL IN	COMMENTS
9	WILLOW OAK	QUERCUS PHellos	4	36	B&B, 14-16' HT.
24	DOGWOOD	CORNUS FLORIDA	2	48	B&B, 10-12' HT.
9	RED MAPLE	ACER RUBRUM	4	36	B&B, 14-16' HT.
9	ZELKOVA	ZELKOVA SERRATA	4	36	B&B, 14-16' HT.
			TOTAL	156	

SITE DATA

POD D	1.54 AC
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BUILDING REQUIREMENTS

FRONT	0' MIN / 15' MAX
SIDE	0'
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)

TREE DENSITY

DENSITY REQUIRED	154 IN (100 IN/AC)
DENSITY PROVIDED	156 IN

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www.Georgia811.com

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- ## GENERAL
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING ALL WORK AS SPECIFIED IN ACCORDANCE WITH THE PLANS AND AS LISTED IN THE GENERAL NOTES.
 2. BEFORE BEGINNING ANY WORK, ALL UTILITIES AND UNDERGROUND CONSTRUCTION SHALL BE LOCATED BY THE LANDSCAPE CONTRACTOR. SO THAT PROPER PRECAUTIONS MAY BE TAKEN NOT TO DISTURB OR DAMAGE ANY SUBSURFACE IMPROVEMENTS. WHERE PUBLIC UTILITIES ARE PRESENT, THE LANDSCAPE CONTRACTOR SHALL REQUEST ON-SITE LOCATIONS BY ALL UTILITY COMPANIES AND CONFIRM THAT SUCH LOCATIONS HAVE BEEN COMPLETED. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MAKING, AT HIS' OWN EXPENSE, ALL REPAIRS TO DAMAGED UTILITIES RESULTING FROM WORK COVERED BY THIS CONTRACT.
 3. ANY DAMAGE DONE BY THE LANDSCAPE CONTRACTOR TO ANY PAVING, BUILDINGS, CURB, OR WALKS SHALL BE REPAIRED OR REPLACED BY THE LANDSCAPE CONTRACTOR.
 4. THE LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT DUST, MUD, MARKS, ETC FROM SOILING AND DAMAGING IMPROVEMENTS. ANY DAMAGE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 5. THE LANDSCAPE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE FROM ALL PARTS OF THE PROJECT.
 6. ALL PROPOSED PLANT MATERIALS SHALL BE FREE FROM INJURY, PEST, DISEASE, OR ROOT DEFECTS AND SHALL MEET OR EXCEED STANDARDS SET FORTH IN THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK." THE LANDSCAPE ARCHITECT MAY REJECT PLANT MATERIALS, INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
 7. PLANTS SHALL BE WATERED PRIOR TO TRANSPORTATION AND SHALL BE KEPT MOIST UNTIL PLANTED. ALL PLANTS SHALL BE PROTECTED FROM DESICCATION DURING DELIVERY WITH A PROTECTIVE COVERING OR ENCLOSED TRUCK.
 8. THE PLANT LIST IS FOR THE LANDSCAPE CONTRACTORS CONVENIENCE. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE COUNT FROM THE PLAN AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
 9. ALL LANDSCAPE AREAS WHERE ASPHALT OR CURBING HAS BEEN REMOVED AND ALL LANDSCAPE ISLANDS MUST HAVE CLEAN, FRIABLE TOPSOIL TO A TOTAL DEPTH OF TWO (2) FEET.
 10. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL MATERIALS INCLUDING, BUT NOT LIMITED TO, TOPSOIL, MULCHES, LIMES, AND FERTILIZERS NECESSARY FOR THE HEALTHY GROWTH OF PLANT MATERIAL.
 11. INSTALL TREES PLUMB. DO NOT DEPEND ON STAKING TO PULL PLANTS TO PLUMB POSITION. STAKING SHALL BE ON AN AS-NEEDED BASIS.
 12. ALL MOWABLE LAWN AREAS SHALL BE SODDED WITH BERMUDA GRASS. ALL SLOPES 3:1 OR GREATER SHALL BE SEEDED AS NOTED ON PLAN.
 13. MUCH ALL GROUND COVER AND PLANTING BEDS AND A 4'-0" DIAMETER BASE AROUND ALL FREE STANDING TREES WITH 4" MIN. FRESH PINE STRAW.
 14. WHERE TREES ARE PLANTED CLOSER THAN 5 FEET FROM CURB OR SIDEWALK, EITHER CONCRETE OR HOPE (HIGH DENSITY POLYURETHANE PLASTIC) ROOT BARRIERS MUST BE INSTALLED. THESE ROOT BARRIERS MUST BE A MINIMUM OF 30 INCHES DEEP.
 15. ALL TEMPORARY CONSTRUCTION ACTIVITIES WILL OCCUR IN PARKING LOT AREAS ON THE SITE.
 16. SHRUB HEIGHTS SHALL BE MAINTAINED AT 2'-0" AND TREE CANOPIES SHALL BE ABOVE 6'-0" AT ALL PLANTING ISLANDS AND DRIVE OPENINGS WITHIN THE PARKING LOT AND INTERSECTING STREETS BY LANDSCAPE CONTRACTOR AND OWNER TO INSURE SAFE SIGHT DISTANCES.
 17. ALL CONSTRUCTION DEBRIS IS TO BE ENTIRELY REMOVED FROM SITE BY THE LANDSCAPE CONTRACTOR.
 18. THE LANDSCAPE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE, INCLUDING WATERING, WEEDING, PRUNING, MOWING OF LAWNS, AND RE-MULCHING OF THIS WORK UNTIL DATE OF FINAL ACCEPTANCE.



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

DATE: March 3, 2022
 TO: Adrienne Senter
 FROM: Lynn Patterson
 RE: **Site Plan Review – POD D, Union Ave, Chestnut St and Georgia Avenue, Revised**

BACKGROUND

The City of Hapeville has received a site plan application from Theo Stone of Atwell, LLC on behalf of CML Hapeville for a 1.26 acre 23 townhome unit development to be located west of Union Ave, north of Chestnut Street, and east of Georgia Avenue, "POD D", with an address currently unassigned.

The property is zoned RMU, Residential Mixed Use and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

Article 11.5 – RMU Zone (Residential Mixed Use)

Sec. 93-11.5-1. - Intent.

The RMU district is established in order to:

- (1) Ensure development that is consistent with neo-traditional planning practices, which are often defined by pedestrian-oriented buildings, interconnected streets, a mix of uses and housing types, and a compact walkable scale.
- (2) Help create a compact, dense, and distinguishable core area;
- (3) Provide for an urban form allowing mid-rise structures;
- (4) Encourage multiple uses within the same structure; and
- (5) Include street oriented activity and pedestrian amenities at the street level of structures.

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

Dimensional Requirements for **RMU Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Side Lot
Single Family Attached	20'/30'	1200	M		1000	100	0/15	0/15	0	0	3/ 45'	1 DU	H	A

h. All live-work units shall provide a total of three parking spaces per dwelling unit, one of which may be provided in adjacent on-street parking.

m. Reference subsection 93-11.5-3(18) Residential density limitations.

Sec. 93-11.5-3. - Permitted uses.

The following are permitted within the RMU zone:

- (10) Single-family attached dwellings with at least two units attached, but no more than 12, and subject to the density restrictions in subsection (16).**

Compliant

- (16) Residential density limitations shall be as follows:

- a. The maximum permitted residential density of a master planned development zoned RMU shall not exceed:
 - (i) Twenty units/acre for single-family detached;
 - (ii) Thirty-six units/acre for single-family attached patio/townhomes and live-work units;**
 - (iii) Fifty units/acre for multifamily.

In no case shall the maximum combined residential density exceed 75 units per acre, calculated based on the total acreage of the project, including multiple parcels or city blocks.

Compliant

- b. The residential density of individual parcels or blocks within a master planned development may be greater or less than 75 units per acre, provided the project's combined average maximum permitted residential density shall not exceed a combined total of 75 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant; and
- c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

Sec. 93-11.5-6. - Area, placement, and buffering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

- (1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1 and set forth herein. Generally, no lot shall have a minimum frontage of less than 20 feet; however, **single-family residential lots shall have a minimum frontage of 30 feet.**

Compliant

- (2) *Front yard.* See subsection (3) below.

- (3) *Build-to line.* **The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process.** In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, their relationship to existing and proposed parks and plazas, the location of existing mature trees, and the supplemental area of adjacent structures. Where the build-to line

is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

Dimensions not provided. Would require City Planning Commission approval for greater than 15' setback.

- (4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (9) for residential zone buffers.
- (5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (9) for residential zone buffers.
- (6) *Distance between buildings.* The minimum distance between two buildings on a single lot or on contiguous property shall only be limited by applicable public safety and fire codes.
- (7) *Height regulations.* For those structures zoned RMU, the maximum permitted height shall not exceed the lesser of six stories or 96 feet.

Height not provided. Height cannot exceed 45'.

- (8) *Sprinkling standards.* All proposed development shall meet applicable sprinkling standards set forth by the National Fire Protection Association (NFPA) and all state and city codes and ordinances.
- (9) ***Residential buffer.*** Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:
 - a. A minimum 15-foot landscaped buffer located within the RMU zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.
 - b. A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.
 - c. The tree spacing and wall placement requirements of subsections a. and b. above may be adjusted by the planning and zoning manager where the applicant wishes to preserve existing specimen trees within the required buffer. This may include alternative arrangements that minimize the impacts of the screening requirements on the health of existing trees.

Buffer requirements not shown specifically opaque wall or fence.

Sec. 93-11.5-7. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

- (1) The following may not be located in the supplemental area:
 - a. Recreational areas and facilities such as swimming pools or tennis courts;
 - b. Fences and walls, except up to four feet in height for outdoor dining;
 - c. Service elements such as dumpsters, loading docks and similar elements; and
 - d. Mechanical features.

Compliant

- (2) Adjacent to ground floor retail or restaurant uses the supplemental area:
 - a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;

- b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, brick, slate, or stamped or colored concrete, but not asphalt;
- c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, lighting, outdoor dining, merchandise display and potted plants.
- d. Eating places shall be permitted to have an outdoor dining area subject to compliance with the following provisions:
 - (i) The outdoor dining area shall not be located in the sidewalk clear area nor shall it obstruct pedestrian movement, fire lanes, access to any business, or areas designated for access by the physically impaired. Outdoor dining within the public right-of-way may not be surrounded by fences or walls and shall utilize movable tables and chairs.
 - (ii) The number of seats in the outdoor dining area shall not exceed fifty (50) percent of the number of indoor seats within the eating place.
 - (iii) Compliance with applicable state and county health regulations.

Not applicable

- (2) This section shall not be deemed to permit signage or structural alterations such as canopies or walls regulated elsewhere in this chapter.

Not applicable

- (4) Adjacent to ground-floor dwelling units, excluding live-work dwellings, the supplemental area:
 - a. **Shall be landscaped, except for area used for stoops, porches, wheelchair ramps, or walkways;**
 - b. **Shall be planted with canopy trees, as established in chapter 93, article 29, an average of 30 feet on-center as measured parallel to the front lot line.**
 - c. **Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.**

Trees have been provided but not along Union Avenue. Arborist will review for compliance with Tree Ordinance. No detail is available regarding a continuous wall, fence, hedge or retaining wall.

- (5) The supplemental area, when adjacent to ground-floor live-work dwellings or other uses, or when not adjacent to a building, shall be subject to subsections (2) and (4).

Not applicable

Sec. 93-11.5-8. - Sidewalk requirements.

Public sidewalks shall be located along all existing and new public and private streets, excluding private alleys. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

- (1) *Sidewalk landscape area requirements.*
 - a. **The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.**
 - b. The landscape area may be paved adjacent to on-street parking when located adjacent to ground floor retail, and shall be landscaped in all other areas.
 - c. **Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet, and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.**

- d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as determined by the city.
- e. The landscape area shall be maintained by the adjacent property owner.
- f. Where tree grates are provided they may encroach into the sidewalk clear area a maximum depth of two feet and the landscape area may be reduced by a corresponding depth.

A sidewalk is shown. Dimensions have been provided.

(2) *Sidewalk clear area requirements.*

- a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic control boxes, traffic signs, awnings, canopies, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.
- b. No awning or canopy shall extend more than five feet over the clear area.
- c. The sidewalk clear area shall comply with the standards established in chapter 81 (City of Hapeville Architectural Design Standards), section 81-1-6 of the Hapeville Code of Ordinances.
- d. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

Paving materials to remain continuous. Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.

No paving materials have been provided.

Sec. 93-11.5-9. - Parking and curb cut requirements.

In addition to the requirements of article 23 of this chapter, off-street parking and loading, the following requirements shall apply within the RMU district:

- (1) See article 22.1 for minimum parking space requirements.
- (2) See section 93-23-7 of the Hapeville Code of Ordinances for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:
 - a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are limited or not available, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes the use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.
 - b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
 - (i) A to-scale map indicating location of proposed parking spaces;

- (ii) Hours of business operation of nonresidential parking users;
 - (iii) Copies of the legal instrument that authorizes the use of shared parking facilities, which shall be filed with the department of economic development.
- c. Where authorized shared parking exists, and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city planning and zoning manager with a valid legal instrument reflecting the modified parking arrangements.
- d. A change to any of the conditions identified in this subsection, except as identified in subsection (2)c. above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.

Not applicable

- (3) Developments are permitted a maximum of two driveway curb cuts per block face. For the purposes of this Section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

Compliant

- (4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue or Atlanta Avenue where access can be provided from a side or rear street.

Compliant

- (3) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.

Compliant

- (4) Carports shall be prohibited.

Not applicable

- (5) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.

Compliant

- (6) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of subsection 81-1-6(e) of the Hapeville Code of Ordinances.

Not applicable

- (7) Bicycle or moped parking spaces are required as follows: All nonresidential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape area a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area and at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

Not applicable

- (10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure. Dumpsters shall not be permitted between a primary building and a public street.

Not applicable

Sec. 93-11.5-10. - Greenspace and open space requirements.

In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, master planned developments in excess of two acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets, but may include the following:

- (1) Parks;
- (2) Playgrounds;
- (3) Trails;
- (4) Gardens;
- (5) Undeveloped space designated for habitat restoration and preservation;
- (6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

Not applicable

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 5 multi-unit townhome buildings.

Setbacks are provided and within the 15' build to line.

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

Rear entry concrete driveways are shown. Dimensions range between 19' 5" and 21' 5".

A 6' sidewalk is shown along the perimeter streets.

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

The garages appear to accommodate two parking spaces per dwelling unit (only 1 is required). No guest parking has been provided in the development. Driveways are deep enough to provide guest parking.

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

Provided on separate grading sheet.

- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

See Arborist Report

- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

Provided

- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Provided

- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

None shown (see above).

- i. The identification and location of all refuse collection facilities, including screening to be provided.

Individual units to provide cans.

- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

Provided. See engineer's report.

- 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.

DRC approved elevations.

- (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.

DRC approved elevations.

- (4) *Project data.*

- a. Site area (square feet and acres).

The total site area is 1.26 acres.

- 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.

Impervious surface has not been provided.

- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

Total dwelling units: 23. 3 Bedroom, 3 1/2 bath units.

- d. Floor area in nonresidential use by category.

Not applicable

- e. Total floor area ratio and/or residential density distribution.

Compliant

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

2 parking spaces per dwelling unit provided in each unit's garage.

- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

Compliant

PODF

22-PC-03-14

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

Name of Applicant ATWELL, LLC - THEO STONE

Mailing Address: 1255 LAKES PARKWAY, B-100, S-120, LAWRENCEVILLE GA 30043

Telephone 770-767-6841 Mobile # [REDACTED] Email tstone@atwell-group.com

Property Owner (s) CML HAPEVILLE

Mailing Address 3715 NORTHSIDE PKWY NW BUILDING 400-100

Telephone 404-846-4010 Mobile #

Address/Location of Property: see attached

Parcel I.D. # **(INFORMATION MUST BE PROVIDED):** see attached

Present Zoning Classification: RMU Size of Tract: 2.21 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.

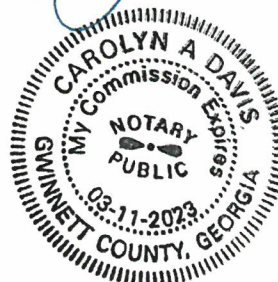
Applicant's signature [Signature]

Date: 10/11/21

Sworn to and subscribed before me

This 11 day of October, 2021.

[Signature]
Notary Public



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

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

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper appears to be a standard notebook page or a sheet of stationery. There is no handwriting or other markings on the page.

f

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

AUTHORIZATION OF PROPERTY OWNER

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

3636 UNION AVE., 0 UNION AVE., 3644 UNION AVE., 3650 UNION AVE., 3654 UNION AVE., 579 CHESTNUT ST., 0 CHESTNUT ST.,

573 CHESTNUT ST., 511 AKA 573 CHESTNUT ST., 569 CHESTNUT ST., 567 CHESTNUT ST., 565 CHESTNUT ST.

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:

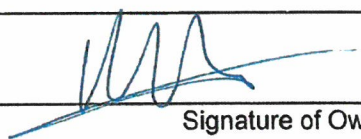
ATWELL, LLC - THALONIUS "THEO" STONE

Address of Applicant:

1255 LAKES PARKWAY BUILDING 100, SUITE 120 LAWRENCEVILLE, GA 30043

Telephone of Applicant:

770-767-6841



Signature of Owner

Robert Paul Lewis

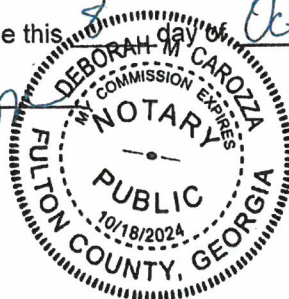
Print Name of Owner

Manager of CMC Hapeville, LLC

Personally Appeared Before Me this 8 day of October, 2021.

Deborah M. Carozza

Notary Public



Site Plan Checklist – Please include with your application.

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

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

TS

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.

TS

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

TS

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.

TS

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 siting of adjoining structures, etc).

TS

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.

TS

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.

TS

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

TS

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).

TS

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.

TS

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.

TS

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.

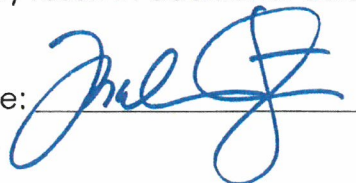
TS

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.

- _____ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- _____ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- TS 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.
- TS Site area (square feet and acres).
- TS 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.
- TS Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- TS Total floor area ratio and/or residential density distribution.
- TS Number of parking spaces and area of paved surface for parking and circulation
- _____ At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

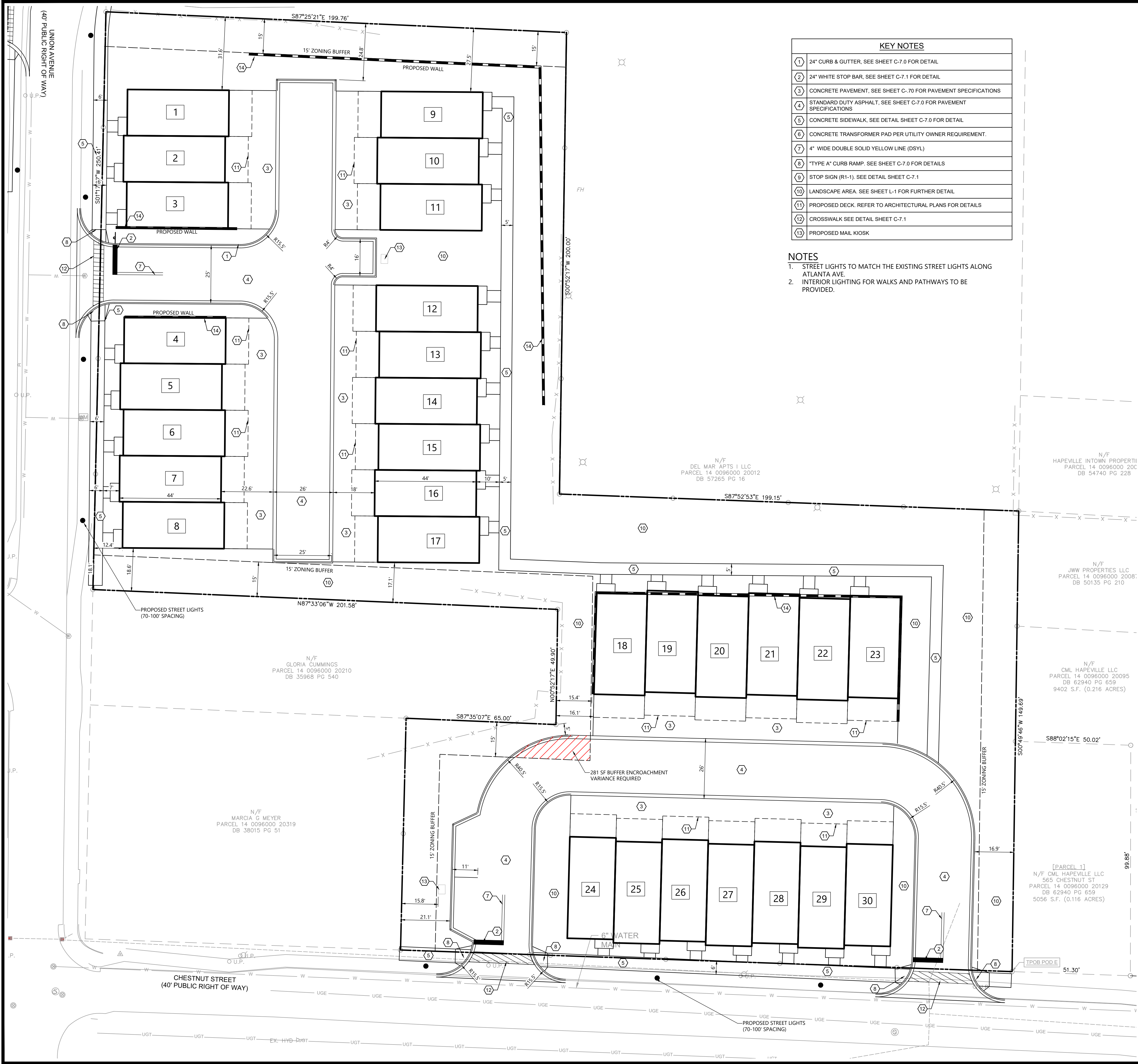
Applicant Signature: _____
Date 10/11/2021



POD F - Address and Parcel ID

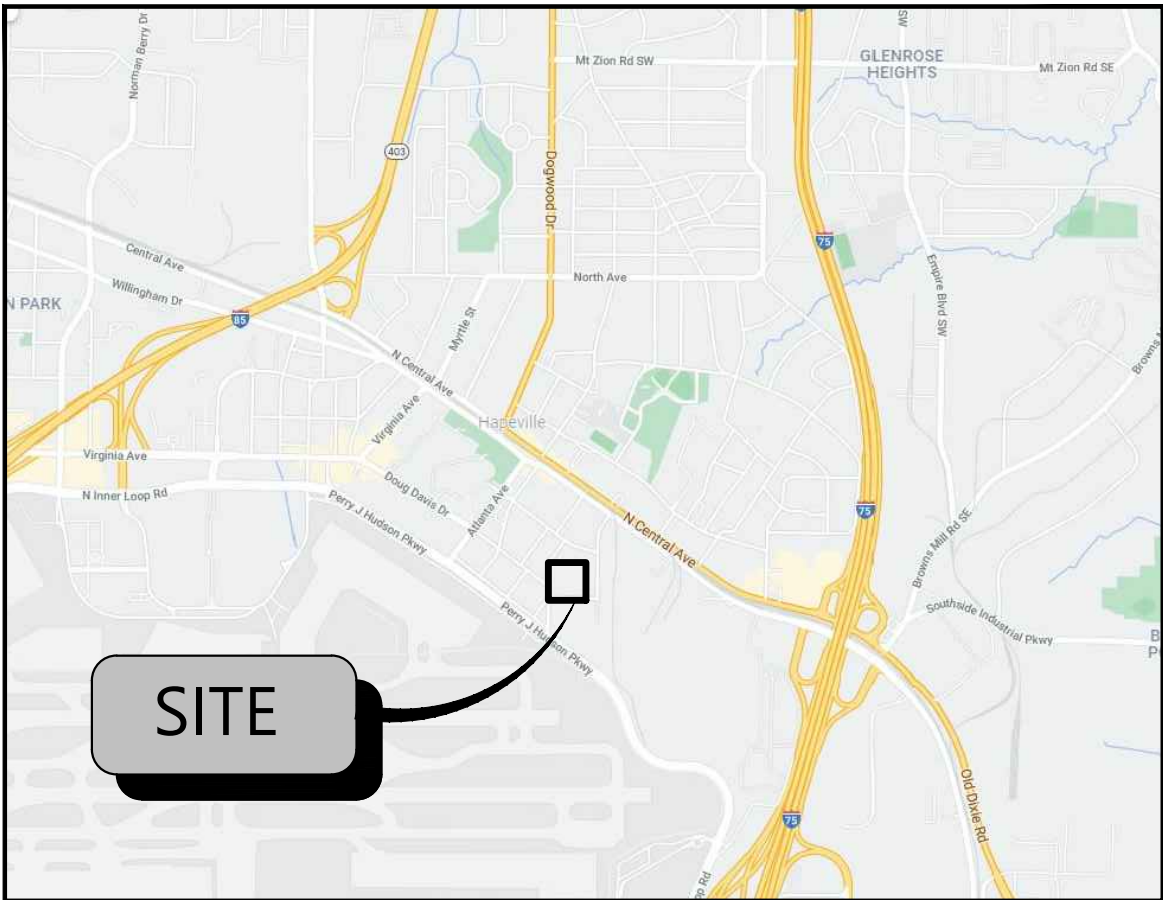
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- 0 Union Ave - 14 009600020251
- 3644 Union Ave - 14 009600020244
- 3650 Union Ave - 14 009600020236
- 3654 Union Ave - 14 009600020228
- 579 Chestnut Street - 14 009600020327
- 0 Chestnut Street - 14 009600020202
- 573 Chestnut Street - 14 009600020160
- 511 AKA 573 Chestnut Street - 14 009600020152
- 569 Chestnut Street - 14 009600020145
- 567 Chestnut Street - 14 009600020137
- 565 Chestnut Street - 14 009600020129

FILE NAME: V:\21002729-Hapeville_GA_Townhome\DWG\Engineering\04_Production\04_POD_F_ALI.dwg LAST SAVED BY: cml 1/17/2022 4:02 PM PLOTTED BY: Reginald Dui 2/8/2022 PAPER: ARCH FULL BLEED @ (24.00 X 36.00 INCHES) SOURCE: DWG TO PDF-ACT PLT STYLE: ATWELL.DWT



KEY NOTES	
①	24" CURB & GUTTER, SEE SHEET C-7.0 FOR DETAIL
②	24" WHITE STOP BAR, SEE SHEET C-7.1 FOR DETAIL
③	CONCRETE PAVEMENT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
④	STANDARD DUTY ASPHALT, SEE SHEET C-7.0 FOR PAVEMENT SPECIFICATIONS
⑤	CONCRETE SIDEWALK, SEE DETAIL SHEET C-7.0 FOR DETAIL
⑥	CONCRETE TRANSFORMER PAD PER UTILITY OWNER REQUIREMENT.
⑦	4" WIDE DOUBLE SOLID YELLOW LINE (DSYL)
⑧	*TYPE A* CURB RAMP, SEE SHEET C-7.0 FOR DETAILS
⑨	STOP SIGN (R1-1), SEE DETAIL SHEET C-7.1
⑩	LANDSCAPE AREA, SEE SHEET L-1 FOR FURTHER DETAIL
⑪	PROPOSED DECK, REFER TO ARCHITECTURAL PLANS FOR DETAILS
⑫	CROSSWALK SEE DETAIL SHEET C-7.1
⑬	PROPOSED MAIL KIOSK

- NOTES**
- STREET LIGHTS TO MATCH THE EXISTING STREET LIGHTS ALONG ATLANTA AVE.
 - INTERIOR LIGHTING FOR WALKS AND PATHWAYS TO BE PROVIDED.

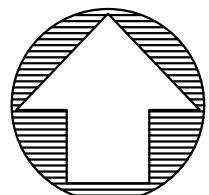


VICINITY MAP
N.T.S.

SITE LEGEND	
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING SETBACK LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED SETBACK LINE
	100 YEAR FLOOD PLAIN
	18" CURB AND GUTTER
	24" CURB AND GUTTER
	PROPOSED RETAINING WALL
	CROSS WALK
	STOP BAR (PAVEMENT MARKING)
	TRAFFIC FLOW ARROW (PAVEMENT MARKING)
	YIELD (PAVEMENT MARKING)
	DIRECTIONAL ARROWS (PAVEMENT MARKING)
	ONLY DIRECTIONAL ARROWS (PAVEMENT MARKING)
	HANDICAP STALL
	CONCRETE WHEEL STOP
	ADA STD HANDICAP RAMP
	PARKING SPACE COUNT
	SIGN
	LIGHT POLE
	GROUP OF FOUR GUARD POSTS
	DUMPSTER PAD
	TRANSFORMER PAD
	PROPOSED SIGNAL
	GRATE INLET
	STORM MANHOLE
	DOUBLE WING CATCH BASIN
	SINGLE WING CATCH BASIN
	AREA INLET
	OUTLET CONTROL STRUCTURE
	HEADWALL
	SANITARY SEWER MANHOLE
	CONCRETE
	STANDARD DUTY PAVING
	HEAVY DUTY PAVING
	OVERLAY EXISTING PAVEMENT

SITE DATA	
POD F	2.21 AC
POD F OPEN SPACE REQU.	20% (0.442 AC)
POD F OPEN SPACE PROVIDED	20% (0.442 AC)
POD F DENSITY:	30 UN (13.5 UN/AC)
PRODUCT TYPE	20'W X 54'D (TOWNHOME)
NOTE:	
1. OPEN SPACE INCLUDES UN-DEVELOPED AREA, DEED-RESTRICTED PARCELS AND TOWNHOME FRONT PLAZA AREAS	
2. ALL UNITS WILL UTILIZE ROLL OUT TRASH BINS.	
3. PROPOSED DEVELOPMENT WILL HAVE A CENTRAL MAIL KIOSK.	
ZONING CLASSIFICATION	
JURISDICTION:	CITY OF HAPEVILLE
ZONING:	RMU (MIXED USE)
ADJACENT ZONING:	RMU (MIXED USE)
BUILDING REQUIREMENTS	
FRONT SIDE	0' MIN / 15' MAX
REAR	0'
MAX BUILDING HT	3-STORIES / 45 FT
PROPOSED BUILDING SIZE	20'W X 54'D (TOWNHOME)
PARKING SUMMARY	
PARKING REQUIREMENTS	1 SP / UN

- GENERAL SITE NOTES**
- THE PROJECT IS FOR PROPOSED INFILL DEVELOPMENT OF RESIDENTIAL TOWNHOMES WITHIN HAPEVILLE. THE DEVELOPER HAS A LETTER OF INTENT TO PURCHASE A TOTAL OF APPROXIMATELY 8.3 ACRES TO BE BROKEN UP INTO PODS A THROUGH F FOR DEVELOPMENT. DESIGN FOR THE SUBJECT PROPERTIES WOULD OCCUR LATE 2021 AND EARLY 2022, WITH ANTICIPATED CONSTRUCTION LATER IN 2022.
 - EACH UNIT WILL HAVE INDIVIDUAL GARBAGE ASSOCIATED WITH IT
 - STORMWATER MANAGEMENT WILL BE PROVIDED FOR EACH POD IN ACCORDANCE WITH THE GEORGIA STORMWATER MANUAL GUIDELINES AND WILL BE CONTAINED VIA UNDERGROUND STORAGE.



811

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JASON BRAGA
470-771-0829

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1255 LAKES PKWY, BUILDING 100, SUITE 120
LAUREL, MD 20643
866.850.4200
CERTIFICATE OF AUTHORIZATION
GA-PE003804

LL 98, 14TH DISTRICT

CHESTNUT ST

HAPEVILLE

FULTON COUNTY, GA

D.R. HORTON

HAPEVILLE TOWN HOMES POD F

SITE DEVELOPMENT PLANS

SITE PLAN POD F

DATE

1-17-22

REVISIONS

DRAWN BY: KT

CHECKED BY: DW

PROJECT MANAGER: TS

JOB #: 21002729

FILE CODE: CSP

SHEET NO.

0 10' 20'

SCALE: 1"=20'

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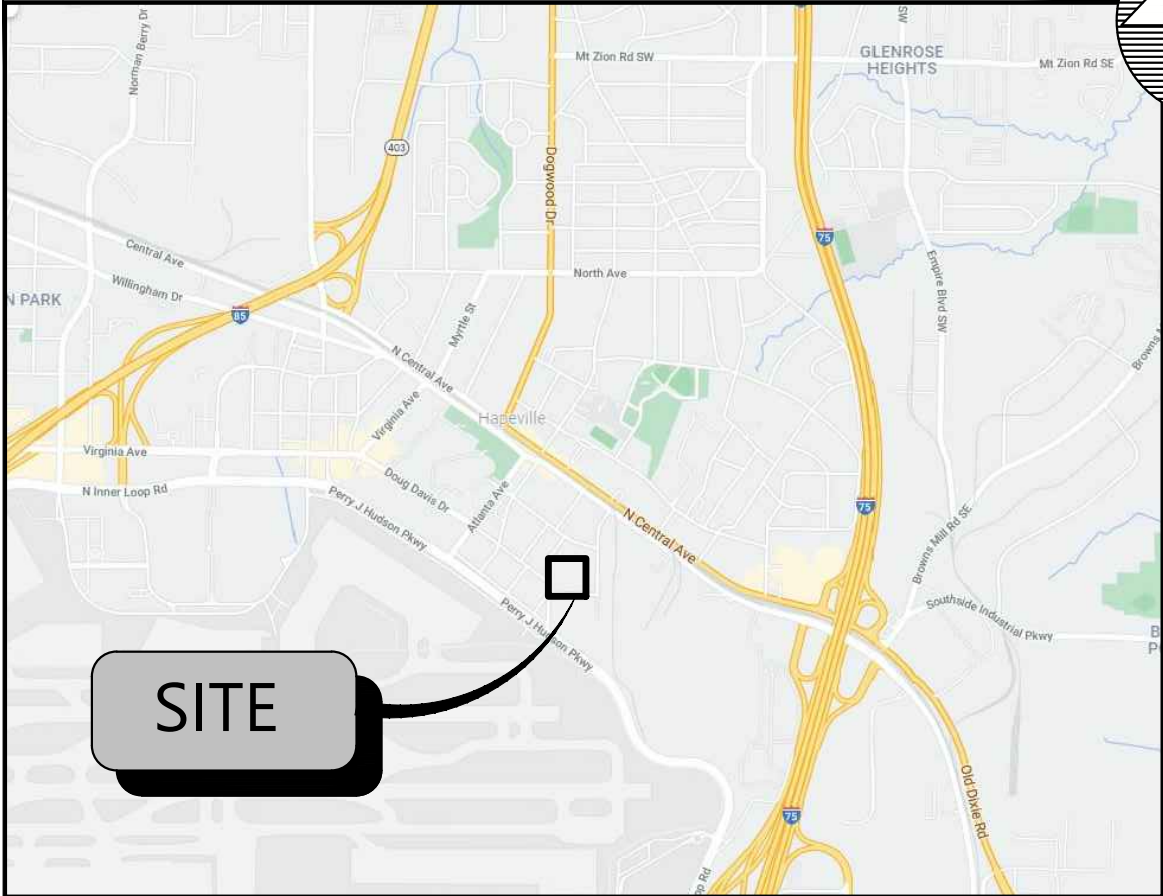
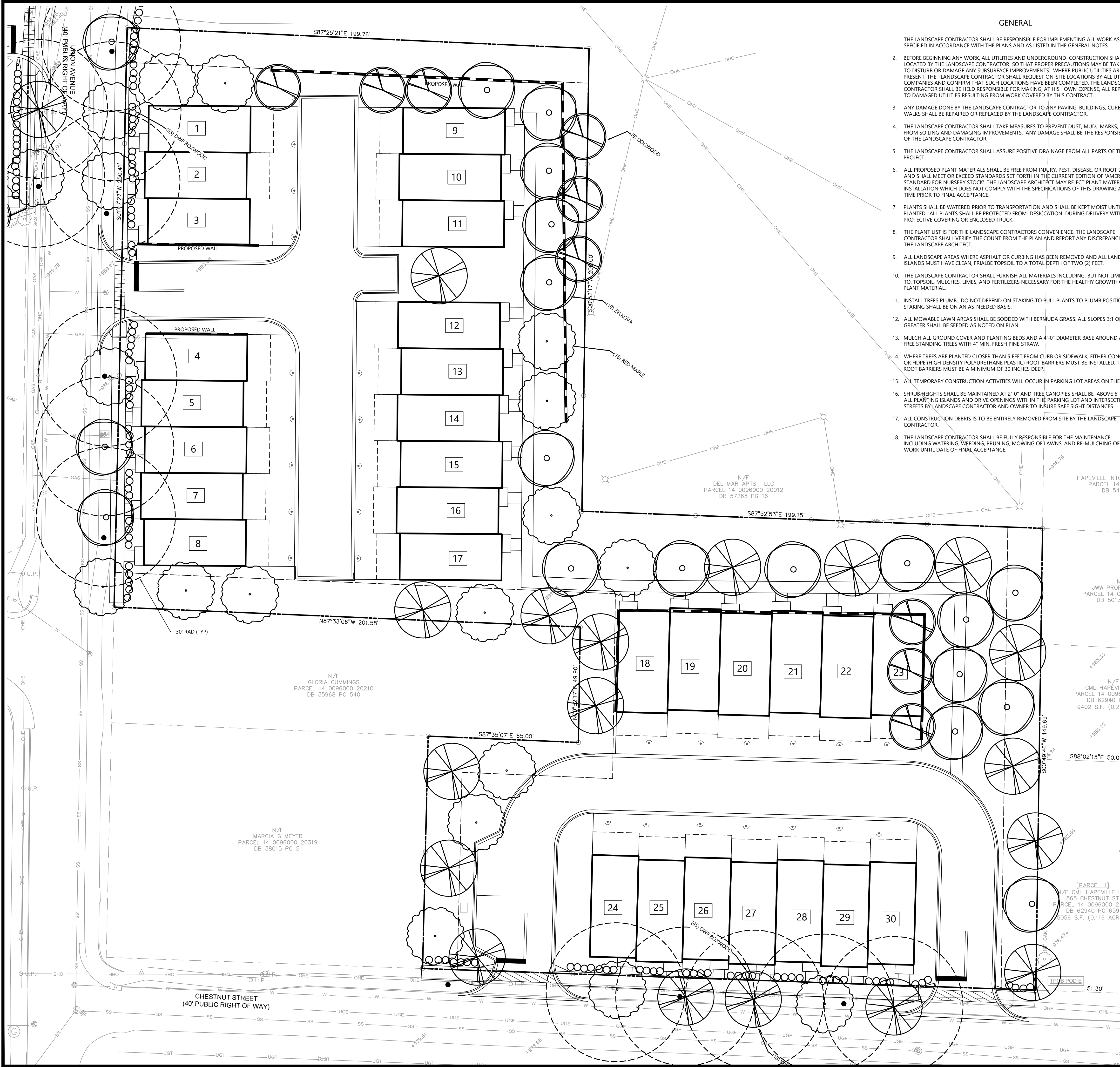
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BOTTOM RIGHT

CAD FILE: C301 SITE PLAN POD F.ALT

Page 50 of 126

FILE NAME: V:\2100228-Hapeville_GA_Township\DWG\Engineering\04_PRODUCION\POD F\1100_LANDSCAPE_POD F.dwg LAST SAVED BY: dmi / 7/24/2022 8:53 AM PLOTTED BY: Reginald Dill 2/2/2022 PAPER: A300 0 (24.00 X 36.00 INCHES) PLOTTER: HP DesignJet 2400 PLOT STYLE: ATWELL.CTB



VICINITY MAP
N.T.S.

FOR SODDED AREA

- SOD SHALL BE WELL ROOTED, 2 YEAR OLD STOCK. THE SOD SHALL BE TOP QUALITY, CERTIFIED SOD, FREE OF WEEDS, UNDESIRABLE NATIVE GRASSES, INSECTS AND DISEASES. PROVIDE CERTIFICATION TAG TO OWNER. ALL SOD SHALL BE MACHINE CUT AND VIGOROUSLY GROWING (NOT DORMANT)
- LAY SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP.
- IN SLOPING AREAS, SOD SHALL BE LAID WITH THE LONG EDGES PARALLEL TO THE CONTOURS AND WITH JOINTS STAGGERED.
- SOD SHALL BE SECURED IN-PLACE WITH STAPLES ON SLOPES GREATER THAN 3:1. STAPLES FOR SOD STAKING SHALL BE NO. 11 GAUGE STEEL WIRE, U-SHAPED WITH LEGS 12 INCHES IN LENGTH AND 1" CROWN. STAPLES SHALL BE PLACED AT INTERVALS NO GREATER THAN 2' ON CENTER. TOP OF STAKES SHALL BE DRIVEN FLUSH WITH SOD. AS NOT TO INTERFERE WITH MOWING OPERATIONS.
- TAMP OR ROLL TO INSURE CONTACT WITH SOIL. WORK SIFTED SOIL INTO MINOR CRACKS BETWEEN PIECES OF SOD. REMOVE EXCESS SOIL TO AVOID SMOTHERING OF ADJACENT GRASS.
- SOD SHALL BE WATERED IMMEDIATELY AFTER ROLLING OR TAMPING.

GRASSING

- PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
- ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES AS NECESSARY TO PREVENT REGROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED OR LOOSENED TO 4" MIN. DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS INDICATED BY SOIL TEST INTO THE TOP 2" TO 3".

INSPECTION

- THE OWNER'S REPRESENTATIVE SHALL INSPECT THE TOTAL WORK FOR ACCEPTANCE UPON REQUEST OF THE LANDSCAPE CONTRACTOR. ANY UNSATISFACTORY ITEMS SHALL BE NOTED AND MUST BE REMEDIED BY THE LANDSCAPE CONTRACTOR PRIOR TO ACCEPTANCE. UPON SATISFACTORY COMPLETION OF ALL WORK, THE OWNER'S REPRESENTATIVE SHALL CERTIFY IN WRITING ACCEPTANCE OF THE WORK. PAYMENT FOR CONTRACT WORK TO THE CONTRACTOR PURSUANT TO ISSUANCE OF ACCEPTANCE SHALL BE DEEMED THE FINAL PAYMENT FOR SAID WORK.

WARRANTY

- ALL PLANT MATERIAL SHALL BE WARRANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL REPLACE, AT NO EXPENSE TO THE OWNER, UNHEALTHY PLANTS WITHIN 15 DAYS. THIS ASSUMES THAT THE OWNER HAS FOLLOWED THE APPROPRIATE MAINTENANCE PROCEDURES AND THAT NO SUCH REPLACEMENTS ARE NECESSITATED BY NEGLIGENCE OR ABUSE BY OWNER, BY VANDALISM OR BY ACTS-OF-GOD DAMAGE.
- REPLACEMENT SIZES SHALL BE COMPARABLE TO THOSE ATTAINED BY ADJACENT THRIVING PLANTS. ALL REPLACEMENT STOCK WILL BE SUBJECT TO THE SAME WARRANTY REQUIREMENTS AS THE ORIGINAL STOCK. REPLACEMENT WARRANTY BEGINS ON DAY OF INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS TO GRADES, VEGETATIVE COVER AND PAVING REQUIRED BECAUSE OF PLANT REPLACEMENTS. SUCH REPAIRS SHALL BE DONE AT NO EXTRA COST TO THE OWNER.

QTY	COMMON NAME	BOTANICAL NAME	SIZE (IN)	TOTAL IN	COMMENTS
18	WILLOW OAK	QUERCUS PHELLOS	4	72	B&B, 14-16' HT.
9	DOGWOOD	CORNUS FLORIDA	2	18	B&B, 10-12' HT.
18	RED MAPLE	ACER RUBRUM	4	72	B&B, 14-16' HT.
19	ZELKOVA	ZELKOVA SERRATA	4	76	B&B, 14-16' HT.
			TOTAL	238	

SITE DATA

POD F 2.38 AC

ZONING CLASSIFICATION

JURISDICTION: CITY OF HAPEVILLE
ZONING: RMU (MIXED USE)
ADJACENT ZONING: RMU (MIXED USE)

BUILDING REQUIREMENTS

FRONT 0' MIN / 15' MAX
SIDE 0'
REAR 0'
MAX BUILDING HT 3-STORIES / 45 FT
PROPOSED BUILDING SIZE 20'W X 54'D (TOWNHOME)

TREE DENSITY

DENSITY REQUIRED 238 IN (100 IN/AC)
DENSITY PROVIDED 238 IN



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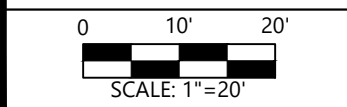
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GA-PED03804

LL 98, 14TH DISTRICT	CHESTNUT ST	Hapeville	FULTON COUNTY, GA
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D.R. HORTON	Hapeville Town Homes Pod F	Site Development Plans	Landscape Plan
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DATE 1-17-22

REVISIONS



DRAWN BY: KT
CHECKED BY: DW
PROJECT MANAGER: TS
JOB #: 21002729
FILE CODE: CSP
SHEET NO. L-1.0



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

DATE: March 3, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: **Site Plan Review – POD F, Union Avenue, Chestnut Street Revised Plan**

BACKGROUND

The City of Hapeville has received a site plan application from Theo Stone of Atwell, LLC on behalf of CML Hapeville for a 2.21 acre 30* townhome unit development to be located east of Georgia Ave and north of Chestnut Street, "POD F", with an address currently unassigned.

*The plan was revised to address encroachment in the 15' required buffer to remove 2 units and did not update the application – it still states 32 units. The site plan submitted dated 1/17/22 is the one reviewed for this application.

The property is zoned RMU, Residential Mixed Use and is subject to the requirements for Commercial/Mixed Use Area of the Architectural Design Standards.

REVIEW

The following code sections are applicable to this application:

Article 11.5 – RMU Zone (Residential Mixed Use)

Sec. 93-11.5-1. - Intent.

The RMU district is established in order to:

- (1) Ensure development that is consistent with neo-traditional planning practices, which are often defined by pedestrian-oriented buildings, interconnected streets, a mix of uses and housing types, and a compact walkable scale.
- (2) Help create a compact, dense, and distinguishable core area;
- (3) Provide for an urban form allowing mid-rise structures;
- (4) Encourage multiple uses within the same structure; and
- (5) Include street oriented activity and pedestrian amenities at the street level of structures.

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

Dimensional Requirements for **RMU Zoning** are as follows:

							Minimum Front Yard Setback		Minimum		Maximum			
Development Type	Lot Frontage (FT)	Min. Lot Area (SF)	Lot Area/ DU (SF)	Bed/ Bath Required	Floor Area/ DU (SF)	Max. Lot Coverage (%)	Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet	Min. Parking Spaces	Max. Unit/ Side Lot
Single Family Attached	20'/30'	1200	M		1000	100	0/15	0/15	0	0	3/ 45'	1 DU	H	

h. All live-work units shall provide a total of three parking spaces per dwelling unit, one of which may be provided in adjacent on-street parking.

m. Reference subsection 93-11.5-3(18) Residential density limitations.

Sec. 93-11.5-3. - Permitted uses.

The following are permitted within the RMU zone:

- (10) Single-family attached dwellings with at least two units attached, but no more than 12, and subject to the density restrictions in subsection (16).**

Compliant

- (16) Residential density limitations shall be as follows:

- a. The maximum permitted residential density of a master planned development zoned RMU shall not exceed:
 - (i) Twenty units/acre for single-family detached;
 - (ii) Thirty-six units/acre for single-family attached patio/townhomes and live-work units;**
 - (iii) Fifty units/acre for multifamily.

In no case shall the maximum combined residential density exceed 75 units per acre, calculated based on the total acreage of the project, including multiple parcels or city blocks.

Compliant

- b. The residential density of individual parcels or blocks within a master planned development may be greater or less than 75 units per acre, provided the project's combined average maximum permitted residential density shall-not exceed a combined total of 75 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines, public streets, or other areas not owned by the applicant; and
- c. Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.

Sec. 93-11.5-6. - Area, placement, and buffering requirements.

All buildings or structures erected, converted or structurally altered shall hereafter comply with the following lot area, yard, and building coverage requirements:

- (1) *Lot area and width.* The minimum area shall be established by the restriction governing lot coverage, setbacks, height, and parking requirement as found in article 22.1 and set forth herein. Generally, no lot shall have a minimum frontage of less than 20 feet; however, single-family residential lots shall have a minimum frontage of 30 feet.

Compliant

- (2) *Front yard.* See subsection (3) below.
- (3) *Build-to line.* **The minimum build-to line shall be zero feet and the maximum shall be 15 feet, provided that the maximum build-to line may be increased as determined to be necessary and advisable by the city planning commission in the course of its site plan review process.** In determining such increase, the city planning commission shall consider the size and configuration of the proposed buildings, their relationship to the existing and proposed thoroughfares, their relationship to existing and proposed parks and plazas, the location of existing mature trees, and the supplemental area of adjacent structures. Where the build-to line is modified to provide parks and plazas, said facilities shall be directly accessible to the public during normal city park hours.

Dimensions not provided. Would require City Planning Commission approval for greater than 15' setback.

- (4) *Side yards.* There shall be no minimum side yard requirement except as required by subsection (9) for residential zone buffers.
- (5) *Rear yards.* There shall be no minimum rear yard requirements except as required by subsection (9) for residential zone buffers.
- (6) *Distance between buildings.* The minimum distance between two buildings on a single lot or on contiguous property shall only be limited by applicable public safety and fire codes.
- (7) *Height regulations.* For those structures zoned RMU, the maximum permitted height shall not exceed the lesser of six stories or 96 feet.

Height not provided. Height cannot exceed 45'.

- (8) *Sprinkling standards.* All proposed development shall meet applicable sprinkling standards set forth by the National Fire Protection Association (NFPA) and all state and city codes and ordinances.
- (9) *Residential buffer.* **Where any use other than a single-family detached use in this district adjoins a residential zone, all applicable new developments must provide an attractive physical barrier between different zones as necessary to minimize disruptive light, noise, odor, dust, unsightly appearances and intrusive activity relative to the residential zone. A smooth transition to adjacent residential zones shall be ensured by the provision of:**
 - a. **A minimum 15-foot landscaped buffer located within the RMU zone along the district line. Said buffer shall comply with the buffer requirements of chapter 93, article 29. Shrubs, flowers or grasses shall also be provided and maintained to visually screen non-residential areas and provide an attractive boundary that encourages continued investment in the adjacent residential zones.**
 - b. **A permanent opaque wall between six and eight feet in height and faced in wood, stacked stone, brick or hard-coat true stucco. Said wall may be located anywhere within the required landscaped buffer.**
 - c. **The tree spacing and wall placement requirements of subsections a. and b. above may be adjusted by the planning and zoning manager where the applicant wishes to preserve existing specimen trees within the required buffer. This may include alternative**

arrangements that minimize the impacts of the screening requirements on the health of existing trees.

Buffer requirements not shown. Trees shown. Wall or fence not shown. Additional landscaping as agreed to in the encroachment area not provided.

Sec. 93-11.5-7. - Supplemental area requirements.

Supplemental areas shall meet the following requirements:

- (1) The following may not be located in the supplemental area:
 - a. Recreational areas and facilities such as swimming pools or tennis courts;
 - b. Fences and walls, except up to four feet in height for outdoor dining;
 - c. Service elements such as dumpsters, loading docks and similar elements; and
 - d. Mechanical features.

Compliant

- (2) Adjacent to ground floor retail or restaurant uses the supplemental area:
 - a. Shall be at the same grade, slope, and cross slope as the adjacent required sidewalk;
 - b. Shall be hardscaped for a minimum of 80 percent of its horizontal area with decorative pavers, brick, slate, or stamped or colored concrete, but not asphalt;
 - c. Shall be accessible to the general public and may be used for pedestrian amenity elements such as benches, trees, lighting, outdoor dining, merchandise display and potted plants.
 - d. Eating places shall be permitted to have an outdoor dining area subject to compliance with the following provisions:
 - (i) The outdoor dining area shall not be located in the sidewalk clear area nor shall it obstruct pedestrian movement, fire lanes, access to any business, or areas designated for access by the physically impaired. Outdoor dining within the public right-of-way may not be surrounded by fences or walls and shall utilize movable tables and chairs.
 - (ii) The number of seats in the outdoor dining area shall not exceed fifty (50) percent of the number of indoor seats within the eating place.
 - (iii) Compliance with applicable state and county health regulations.

Not applicable

- (2) This section shall not be deemed to permit signage or structural alterations such as canopies or walls regulated elsewhere in this chapter.

Not applicable

- (4) Adjacent to ground-floor dwelling units, excluding live-work dwellings, the supplemental area:
 - a. **Shall be landscaped, except for area used for stoops, porches, wheelchair ramps, or walkways;**
 - b. **Shall be planted with canopy trees, as established in chapter 93, article 29, an average of 30 feet on-center as measured parallel to the front lot line.**
 - c. **Shall be differentiated from the adjacent sidewalk by a continuous wall, fence, hedge, or retaining wall between six and 30 inches in height.**

Trees have been provided. Arborist will review for compliance with Tree Ordinance. No detail is available regarding a continuous wall, fence, hedge or retaining wall.

- (5) The supplemental area, when adjacent to ground-floor live-work dwellings or other uses, or when not adjacent to a building, shall be subject to subsections (2) and (4).

Not applicable

Sec. 93-11.5-8. - Sidewalk requirements.

Public sidewalks shall be located along all existing and new public and private streets, excluding private alleys. Sidewalks shall be of the widths indicated below and shall consist of two areas: a landscape area and a clear area. The following regulations shall apply to all required sidewalks:

(1) Sidewalk landscape area requirements.

- a. **The landscape area shall have a minimum width of five feet and shall be located adjacent to the curb.**
- b. The landscape area may be paved adjacent to on-street parking when located adjacent to ground floor retail, and shall be landscaped in all other areas.
- c. **Street trees shall be planted on average 30 feet on center, spaced equal distance between streetlights, and in line with stripes of parallel parking spaces. All newly planted trees shall comply with the requirements of chapter 93, article 29, shall be limbed up to a minimum height of seven feet, and shall be of an appropriate street tree species found in appendix A, attached to the ordinance from which chapter 93, article 29 was derived. The city planning commission may approve an alternate for street tree requirement subject to constraints such as overhead or underground utilities or underground utility easements.**
- d. The landscape area is also intended for the placement of street furniture, including utility poles, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public kiosks and similar elements in a manner that does not obstruct pedestrian access or motorist visibility as determined by the city.
- e. The landscape area shall be maintained by the adjacent property owner.
- f. Where tree grates are provided they may encroach into the sidewalk clear area a maximum depth of two feet and the landscape area may be reduced by a corresponding depth.

A sidewalk is shown. Dimensions have not been provided in submittal to planner.

(2) Sidewalk clear area requirements.

- a. The clear area shall be the portion of the sidewalk reserved for pedestrian passage and unobstructed by permanent objects to a height of eight feet, including, but not limited to, steps and stoops, traffic control boxes, traffic signs, awnings, canopies, and utility structures. The sidewalk clear area shall have a consistent cross slope not exceeding two percent.
- b. No awning or canopy shall extend more than five feet over the clear area.
- c. The sidewalk clear area shall comply with the standards established in chapter 81 (City of Hapeville Architectural Design Standards), section 81-1-6 of the Hapeville Code of Ordinances.
- d. Where property within the district abuts a residential zone without an intervening street, the sidewalk area within 20 feet of such district shall taper when necessary to provide a smooth transition to the existing residential zone sidewalk. In the event that the abutting residential zone has no existing sidewalk, the sidewalk shall taper to a width of six feet, measured from the street curb, or as approved by the city planning commission.

Paving materials to remain continuous. Any paving materials, including concrete, special pavers, or decorative paving within the landscape area or clear area shall continue across any intervening driveway.

No paving materials have been provided in submittal to Planner.

Sec. 93-11.5-9. - Parking and curb cut requirements.

In addition to the requirements of article 23 of this chapter, off-street parking and loading, the following requirements shall apply within the RMU district:

- (1) See article 22.1 for minimum parking space requirements.
- (2) See section 93-23-7 of the Hapeville Code of Ordinances for mixed-use developments, which may be reduced as authorized by the board of appeals subject to a shared parking arrangement under the following criteria:
 - a. The minimum number of parking spaces for a project where shared parking is proposed shall be determined by a study prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Report or Institute of Transportation Engineers (ITE) Shared Parking Guidelines. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If standard rates are limited or not available, the applicant may collect data at similar sites to establish local parking demand rates. If the shared parking plan assumes the use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.
 - b. An applicant shall submit the following information as part of an application to reduce parking requirements and avoid conflicting parking demands:
 - (i) A to-scale map indicating location of proposed parking spaces;
 - (ii) Hours of business operation of nonresidential parking users;
 - (iii) Copies of the legal instrument that authorizes the use of shared parking facilities, which shall be filed with the department of economic development.
 - c. Where authorized shared parking exists, and a change affecting the shared use occurs, the applicant shall have up to 30 calendar days to provide the city planning and zoning manager with a valid legal instrument reflecting the modified parking arrangements.
 - d. A change to any of the conditions identified in this subsection, except as identified in subsection (2)c. above, shall terminate authorization for shared parking. A shared parking arrangement shall be deemed a condition of the zoning and any modification will require a new site plan, parking plan, and zoning approval.

Not applicable

- (3) Developments are permitted a maximum of two driveway curb cuts per block face. For the purposes of this Section, two curb cuts serving two one-way driveways shall only be counted as one curb cut.

Compliant

- (4) No curb cuts, driveways or circular drives shall be permitted on South Central Avenue or Atlanta Avenue where access can be provided from a side or rear street.

Compliant

- (3) Rear alleys or rear drives shall be provided to access attached single-family garages, detached single-family dwelling garages, and commercial loading and service areas.

Compliant

- (4) Carports shall be prohibited.

Not applicable

- (5) Garages shall not face adjacent streets except where alley or rear drive access is not feasible, in which case such garages shall be set back a minimum of 25 feet from the build-to line. All garage materials shall match those of the principal structure.

Compliant

- (6) Parking structures shall conceal automobiles from view, shall have the appearance of a horizontal storied building on all levels, shall be faced in brick, stacked stone, cast stone, poured-

in-place rubbed concrete, or pre-cast concrete faced in or having the appearance of brick or stacked stone. Parking structures adjacent to the supplemental area shall also meet the requirements of subsection 81-1-6(e) of the Hapeville Code of Ordinances.

Not applicable

- (7) Bicycle or moped parking spaces are required as follows: All nonresidential uses shall provide one such space for every 20 automobile spaces and condominium and apartment uses shall provide one such space for every five units provided that no such uses shall have fewer than two such spaces or be required to exceed 30 spaces. Such spaces shall be located within the sidewalk landscape area a maximum distance of 100 feet from the primary pedestrian entrance, or within the supplemental area and at least as close as the closest automobile space, except for handicapped parking spaces. Bicycle parking spaces shall include a bike rack with a metal anchor sufficient to secure the bicycle frame when used in conjunction with a user-supplied lock.

Not applicable

- (10) Dumpsters shall be entirely screened from view of any street with vertically enclosed opaque walls matching the materials of the principal structure. Dumpsters shall not be permitted between a primary building and a public street.

Not applicable

Sec. 93-11.5-10. - Greenspace and open space requirements.

In addition to the requirements of chapter 93, article 29, and section 93-23-18 of this Code, master planned developments in excess of two acres shall be required to provide and maintain a minimum of 20 percent greenspace/open space. Calculations for greenspace/open space shall exclude required sidewalks and landscape strips along streets, but may include the following:

- (1) Parks;
- (2) Playgrounds;
- (3) Trails;
- (4) Gardens;
- (5) Undeveloped space designated for habitat restoration and preservation;
- (6) Plazas improved for pedestrian use shall also be considered greenspace when finished in brick or stone pavers and planted with at least one canopy tree per 2,500 square feet of area, with a minimum of 100 square feet of unpaved planting area around each tree.

Compliant

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 6 multi-unit townhome buildings.

Setback dimensions are not provided. The applicant should provide actual dimensions for setbacks from all property lines to the closest vertical elements of the building.

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

Rear entry concrete driveways are shown. Dimensions are not provided.

A sidewalk is shown along the perimeter streets. Detail, including dimensions, are not provided.

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

The garages appear to accommodate two parking spaces per dwelling unit (only 1 is required). Only 3 or 4 guest parking spaces appear in the development. No on street parking opportunities have been identified or driveways showing ability to accommodate additional parking.

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

Provided on separate grading sheet.

- e. The location and general type of all existing trees over six-inch caliper and, in addition, an identification of those to be retained.

See Arborist Report

- f. The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in section 93-23-18.

Provided

- g. The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed outdoor furniture (seating, lighting, telephones, etc.).

Provided

- h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

None shown (see above).

- i. The identification and location of all refuse collection facilities, including screening to be provided.

Individual units to provide cans.

- j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

Provided. See engineer's report.

- 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.

Elevations were approved by the DRC.

- (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.

Elevations were approved by the DRC.

- (4) *Project data.*
 - a. Site area (square feet and acres).

The total site area is 2.21 acres.

- 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.

Impervious surface has not been provided.

- c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

Total dwelling units: 30. 3 Bedroom, 3 1/2 bath units.

- d. Floor area in nonresidential use by category.

Not applicable

- e. Total floor area ratio and/or residential density distribution.

Compliant

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

2 parking spaces per dwelling unit provided in each unit's garage.

- (5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

Compliant

FINDINGS

Note: The Board of Appeals approved the shown encroachment at their February 24, 2022 meeting.

Applicant must address the following prior to approval of the site plan:

1. Provide impervious surface detail and total.
2. Provide dimensions for rear entry concrete driveways.
3. Provide dimensions for sidewalk.
4. Provide detail for required continuous wall, fence, hedge or retaining wall.
5. Provide detail for required landscape buffer area, specifically the fence/wall and enhanced landscaping as proposed at Board of Appeals.
6. Provide nearest setback dimensions for all vertical elements.
7. Provide intervening driveway materials detail.
8. Provide heights for townhomes.
9. Address any outstanding issues with Tree Conservation Ordinance as per City Arborist report.
10. Address any outstanding issues on the Engineer's Report.

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



22-PC-03-11

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

Name of Applicant Joseph Latimer

Mailing Address 5200 Buffington Road, Atlanta GA 30349

Telephone _____ Mobile [REDACTED]

Email joseph.latimer@cfacorp.com

Property Owner (s) Dwarf House Entities in process of changing to STC Brands Inc.

Mailing Address 5200 Buffington Roaf, Atlanta GA 30349

Telephone _____ Mobile [REDACTED]

Address/Location of Property:

461 North Central Ave., Hapeville GA 30354

Present Zoning Classification: U-V-c

Present Land Use: Restaurant & parking. Prior structures have been demolished.

Parcel ID #: 14009500030301, 14009500030152, 14009600030250, 14009600030243, 14009600030276, 14009600030268,

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.

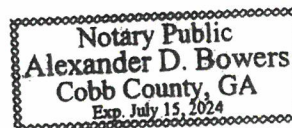
S. Joseph Latimer
Applicant's signature

Date: 10/13/2020

Sworn to and subscribed before me

This 13 day of Oct., 2020.

Alexander D. Bowers
Notary Public



WRITTEN SUMMARY

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

Proposing a combination of parcels into one parcel for the redevelopment of of the Dwarf House. The final project area, once Sherman Road is obtained, will consist of one large parcel owned by STC Brands Inc. and two smaller lease parcels for parking areas.

We are requesting a final plat approval.

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:

436 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Joseph Latimer

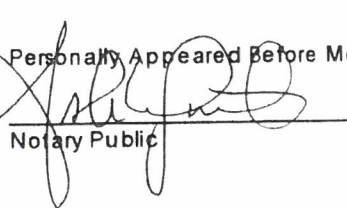
Address of Applicant
5200 Buffington Rd Atlanta GA 30349

Telephone of Applicant
[REDACTED]


Signature of Owner

John Holder
Print Name of Owner

Personally Appeared Before Me this 7 day of October, 2020.


Notary Public



**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:

440-448 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN N. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

**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:

451 N Central Ave.

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd Atlanta GA 30349

Telephone of Applicant
[REDACTED]

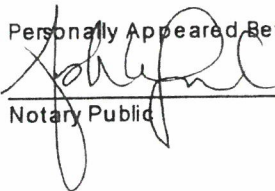


Signature of Owner

JOHN HOLDER

Print Name of Owner

Personally Appeared Before Me this 7 day of October, 2020.



Notary Public



**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:

461 N Central Ave.

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

**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:

466 King Arnold Street

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

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:

3580 Sherman Rd.

Hapeville GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Joseph Latimer

Address of Applicant
5200 Buffington Rd. Atlanta GA 30349

Telephone of Applicant
[REDACTED]



[Signature]
Signature of Owner

JOHN W. WHITE IV
Print Name of Owner

Personally Appeared Before Me this 13th day of October, 2020.

[Signature]
Notary Public

**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:

Sherman Road, Land Lot 96 of the 14th District

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 Joseph Latimer c/o Dwarf House Group

Address of Applicant
461 North Central Avenue

Telephone of Applicant
[REDACTED]

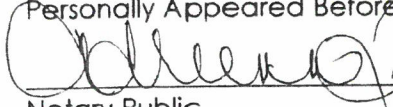


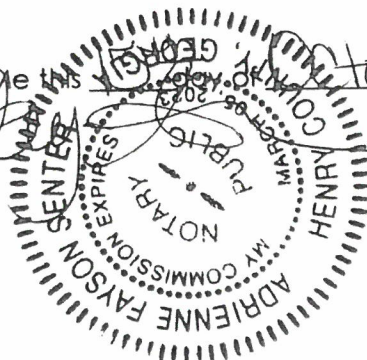
Signature of Owner

Alan Hallman, Mayor

Print Name of Owner

Personally Appeared Before Me this 15th day of October, 2020


Notary Public



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:

Sgt

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.

Sgt

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.

Sgt

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

Sgt

Location and description of monuments.

Sgt

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

Sgt

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: S. Joseph Luterer

Date 10/13/2020

Property Description
Tract 1

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

BEGINNING at a 5/8-inch rebar set on the southern right-of-way line of King Arnold Street having Georgia State Plane coordinates of N:1,330,154.8296; E:2,224,734.8100; Thence leaving said right-of-way, South 34 degrees 00 minutes 25 seconds West a distance of 196.03 feet to a PK nail set; Thence North 54 degrees 28 minutes 52 seconds West a distance of 63.87 feet to a PK nail set; Thence South 34 degrees 32 minutes 08 seconds West a distance of 75.00 feet to a PK nail set; Thence North 54 degrees 54 minutes 20 seconds West a distance of 100.00 feet to a PK nail set; Thence South 34 degrees 21 minutes 46 seconds West a distance of 66.65 feet to a 5/8-inch rebar set on the northern right-of-way line of Central Avenue (variable right-of-way); Thence along said right-of-way, North 54 degrees 59 minutes 47 seconds West a distance of 189.54 feet to a 5/8-inch rebar set; Thence leaving said right-of-way, North 34 degrees 40 minutes 33 seconds East a distance of 184.51 feet to a 1/2-inch rebar found; Thence North 58 degrees 49 minutes 35 seconds West a distance of 49.80 feet to a 1/2-inch rebar found; Thence North 34 degrees 57 minutes 16 seconds East a distance of 199.16 feet to a PK nail found on the southern right-of-way line of King Arnold Street; Thence along said right-of-way the following courses and distances: South 42 degrees 16 minutes 52 seconds East a distance of 50.00 feet to a PK nail set; South 42 degrees 16 minutes 52 seconds East a distance of 44.01 feet to a 5/8-inch rebar set; along a curve to the left having a radius of 1160.17 feet and an arc length of 97.96 feet, being subtended by a chord bearing of South 45 degrees 28 minutes 22 seconds East for a distance of 97.93 feet to a 5/8-inch rebar set; Thence South 48 degrees 05 minutes 21 seconds East a distance of 62.20 feet to a 5/8-inch rebar set; thence South 55 degrees 21 minutes 37 seconds East a distance of 149.53 feet to a 5/8-inch rebar set; and the **TRUE POINT OF BEGINNING**.

Said tract of land contains 2.642 Acres.

**Property Description
Lease Tract 1**

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

BEGINNING at a 5/8-inch rebar set on the southern right-of-way line of King Arnold Street having Georgia State Plane coordinates of N:1,330,154.8296; E:2,224,734.8100; Thence along said right-of-way, South 55 degrees 19 minutes 40 seconds East a distance of 49.98 feet to a 1/2-inch rebar found; Thence leaving said right-of-way, South 34 degrees 00 minutes 28 seconds West a distance of 195.41 feet to a PK nail set; Thence North 56 degrees 02 minutes 06 seconds West a distance of 49.97 feet to a PK nail set; Thence North 34 degrees 00 minutes 25 seconds East a distance of 196.03 feet to a 5/8-inch rebar set on the southern right-of-way line of King Arnold Street having Georgia State Plane coordinates of N:1,330,154.8296; E:2,224,734.8100 and the **TRUE POINT OF BEGINNING**.

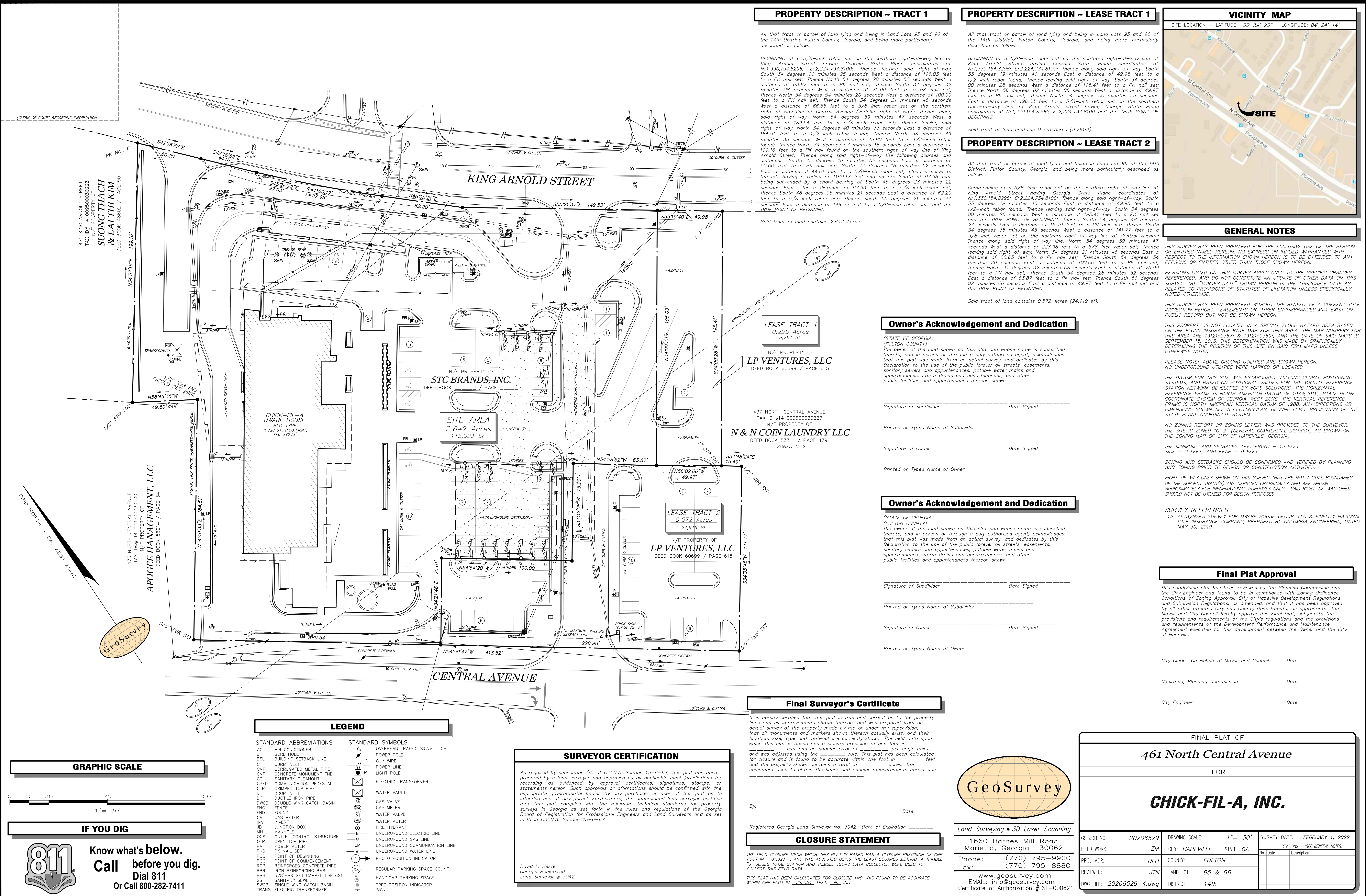
Said tract of land contains 0.225 Acres (9,781sf).

**Property Description
Lease Tract 2**

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

Commencing at a 5/8-inch rebar set on the southern right-of-way line of King Arnold Street having Georgia State Plane coordinates of N:1,330,154.8296; E:2,224,734.8100; Thence along said right-of-way, South 55 degrees 19 minutes 40 seconds East a distance of 49.98 feet to a 1/2-inch rebar found; Thence leaving said right-of-way, South 34 degrees 00 minutes 28 seconds West a distance of 195.41 feet to a PK nail set and the **TRUE POINT OF BEGINNING**. Thence South 54 degrees 48 minutes 24 seconds East a distance of 15.49 feet to a PK anil set; Thence South 34 degrees 35 minutes 45 seconds West a distance of 141.77 feet to a 5/8-inch rebar set on the northern right-of-way line of Central Avenue; Thence along said right-of-way line, North 54 degrees 59 minutes 47 seconds West a distance of 228.98 feet to a 5/8-inch rebar set; Thence leaving said right-of-way, North 34 degrees 21 minutes 46 seconds East a distance of 66.65 feet to a PK nail set; Thence South 54 degrees 54 minutes 20 seconds East a distance of 100.00 feet to a PK nail set; Thence North 34 degrees 32 minutes 08 seconds East a distance of 75.00 feet to a PK nail set; Thence South 54 degrees 28 minutes 52 seconds East a distance of 63.87 feet to a PK nail set; Thence South 56 degrees 02 minutes 06 seconds East a distance of 49.97 feet to a PK nail set and the **TRUE POINT OF BEGINNING**.

Said tract of land contains 0.572 Acres (24,919 sf).





PLANNER'S REPORT

TO: Adrienne Senter
FROM: Lynn Patterson
RE: Final Plat Review for 461 North Central Avenue
DATE: February 28, 2022

BACKGROUND

Joseph Latimer, on behalf of Dwarf House Entities (STC Brands) submitted a final plat subdivision for one parcel of 2.642 acres within the U-V, Urban Village zoning district. The property has been redeveloped as the Dwarf House restaurant and associated parking.

CODE REQUIREMENTS

Preliminary Plat

(f) Final plat.

(1) The final plat shall conform substantially to the preliminary plat as approved, and, if desired by the subdivider, may constitute only that portion of the approved preliminary plat proposed for recording and development at the time; provided, however, that any portion conforms to all requirements of these regulations.

(2) a. A minimum of five days prior to the planning commission meeting at which it is to be considered, the subdivider shall submit an electronic file and the original drawing in black ink and three copies (black and white prints), together with any street profiles or other plans that may be required by planning commission.

b. The plat shall be drawn to a scale of one-inch equals 100 feet on sheets not larger than 22 inches by 34 inches or an approved size to correspond to local plat book dimensions. When more than one sheet is required, an index sheet of the same size shall be filed showing the entire subdivision with the sheets lettered in alphabetical order as a key.

c. When the plat has been approved by the planning commission, one copy will be returned to the subdivider, with the approval of the planning commission certified thereon, for filing with the clerk of superior court as the official plat of record. One copy containing the certification of the planning commission will be returned to the subdivider and the planning commission secretary shall retain the other two copies.

(3) The planning commission shall approve or deny a final plat within 30 days of the date upon which the plat was first considered by the planning commission. Failure of the planning commission to act on the final plat within these 30 days shall be deemed approval. In the event a final plat is denied, the grounds for denial shall be stated in the records of the planning commission.

(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.

Not shown

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

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

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. Certification form must comply with the following

See Engineer's Report

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

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

See Engineer's Report

RECOMMENDATION

The final plat may be approved conditional upon the satisfaction of all of the City Engineer's comments.

461 North Central Avenue



February 25, 2022

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

Re: Chick-Fil-A 461 North Central Avenue
461 North Central Avenue
Final Plat Review No. 1
K&W Ref. No. 221050.10

Dear Ms. Senter:

As requested, I have reviewed the final plat for 461 North Central Avenue for the commercial site located on a 2.642 acre parcel on Central Avenue, within a UVc Zoning District. This review is for compliance with the final plat requirements of Chapter 90 of the City ordinances. The initial submittal was received on February 9, 2022. The plat was prepared by GeoSurvey without a land surveyor seal and dated February 1, 2022. My comments are as follows:

1. A Georgia registered land surveyor seal, signature, and date should be on the plat.
2. It does not appear that monuments (concrete monuments three inches in diameter or square, 18 inches long, with a flat top) per Section 90-1-4.(a)(1)a. of the Code of Hapeville have been placed at all points where the street line intersects the exterior boundaries of the property and at angle points along each street.
3. The Final Plat should include dimensioned easements for the water meter locations and for lines not considered building service lines per Section 90-1-2(f)(5)(a.) of City Code.
4. The zoning of the adjacent property to the west of tract 1 and tract 2 should be shown.
5. The Owners certification and Surveyor certification shown on the drawing should be completed and executed.
6. The Final Plat submitted did not complete the Surveyor's Certificate in regards to accuracy per Section 90-1-2(f)(5)(i.) of the Code of Ordinances.
7. It is not clear if the stormwater performance maintenance bond and executed and recorded maintenance and inspection agreement per Section 63-2-11 of City Code has been provided to the City to address the post development stormwater management ordinance of the City.
8. The Zoning District of the property(s) should be shown on the plat. The seventh General Note refers to the property zoning as C-2, which does not agree with other records.
9. The Final Plat does not identify Tract 1 and seems to include two tracts (Lease Tract 1 & Lease Tract 2). It is unclear what the status or ownership of these tracts are and if they are intended to be part of this final plat. The applicant should clarify ownership.

I have retained one copy of the plans provided for review in the event there are questions. The applicant 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.

22-PC-03-07

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant William Brooks Kay & Brett M. Reichert

Mailing Address: 270 17th St. NW #1809 ATL. GA 30363

Telephone _____ Mobile # _____ Email _____

Property Owner (s) William Brooks Kay

Mailing Address 270 17th St NW #1809 Atlanta, GA 30363

Telephone _____ Mobile # _____

Address/Location of Property: 3112 Grove Circle Hapeville, GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0094-000-061-8

Present Zoning Classification: RSF Size of Tract: 1.253 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.

William Brooks Kay
Applicant's signature

Date: Jan. 14, 2022

Sworn to and subscribed before me

This 14 day of January

Doyle Gorman
Notary Public



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

The owner plans to build a single family, 2-story, wood frame new construction home on the lot described herein. The 3,241 sf home will have an attached 2-car garage and attached covered carport.

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:

3112 Grove Circle

Hapeville, GA 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant

William Brooks Kay

Address of Applicant

270 17th St NW #1809 Atlanta, GA 30363

Telephone of Applicant

[REDACTED]

William Brooks Kay
Signature of Owner

William Brooks Kay
Print Name of Owner

Personally Appeared Before Me this

14

day of

JANUARY, 2022.

Deke Cade
Notary Public



Site Plan Checklist – Please include with your application.

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

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



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.



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



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.



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).



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.



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.



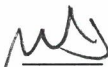
Existing and proposed grades at an interval of five (5) feet or less.



The location and general type of all existing trees over six (6) inch caliper and, in addition, an identification of those to be retained. Requirements for the tree protection plan are available in Code Section 93-2-14(f). Please refer to Sec. 93-2-14(y) to determine the required tree density for your lot(s).



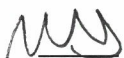
A Landscape Plan: The location and approximate size of all proposed plant material to be used in landscaping, by type such as hardwood deciduous trees, evergreen trees, flowering trees and shrub masses, and types of ground cover (grass, ivies, etc.). Planting in parking areas should be included, as required in Section 93-23-18.



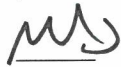
The proposed general use and development of the site, including all recreational and open space areas, plazas and major landscape areas by function, and the general location and description of all proposed, outdoor furniture (seating, lighting, telephones, etc.). Detached single-family residential development may be exempt from this requirement.



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.



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.



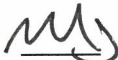
Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.



Location and size of all signs. Detached single-family residential development may be exempt from this requirement.



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.



Site area (square feet and acres).



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.



Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.



Total floor area ratio and/or residential density distribution.



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



At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, storm water and erosion control, etc. of the proposed development.

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

Applicant Signature:

Date: Jan 14, 2022

William Brooks

EXHIBIT "A"

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 94 of the 14th District of Fulton County, Georgia and being part of Lot 2, Block K, Emma A. Moore subdivision As per plat recorded in Plat Book 19, Page 68, Fulton County Records, and being more particularly described as follows:

Beginning at a point on the Eastern side of Grove Circle Fifty-seven and Five tenths (57.5) feet South as measured along the Eastern side of Grove Circle from the point formed by the intersection of the Eastern side of Grove Circle with the Southern side of Birch Street; running thence South along the Eastern side of Grove Circle Fifty-seven and Five-tenths (57.5) feet to an iron pin; running thence East One Hundred Ninety (190) feet to an iron pin located on the Western side of a ten (10) foot alley; running thence North along the Western side of said alley Fifty-seven and Five-tenths (57.5) feet to an iron pin; running thence West One Hundred Ninety (190) feet to an iron pin located on the Eastern side of grove circle and the Point of Beginning.

Tax ID 14 -0094-0010-061-8

The field data upon which this plat is based has a closure of 1 foot in 10,000+ feet, an angular error of .03 seconds per angle point and was adjusted using the Least Squares Method. This plat has been calculated for closure and found to be accurate to 1 foot in 100,000+ feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat.

FLOOD STATEMENT

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13121C0366F, DATED 9/18/2013

STATE WATERS NOTE:

NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT SITE.

ZONED: R-SF

FRONT: 15' MAX. LOT % = 70%
SIDE: 5' MIN. FLR AREA: 1,600 SQ.FT.
REAR: 20' MN. LOT AREA: 4,000 SQ.FT.
AVG. FRONT SETBACK: 50.0'

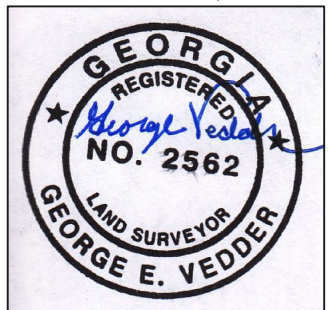
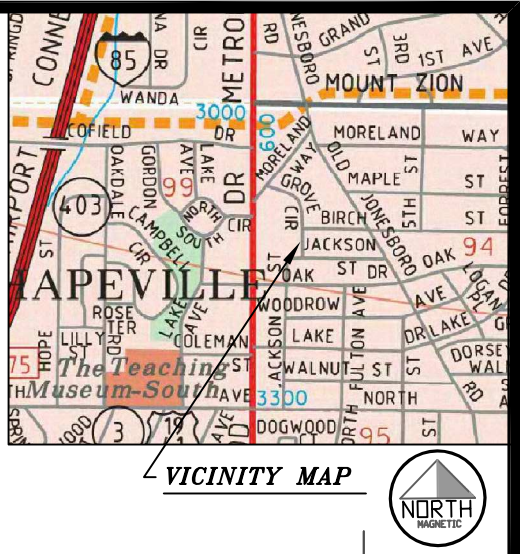
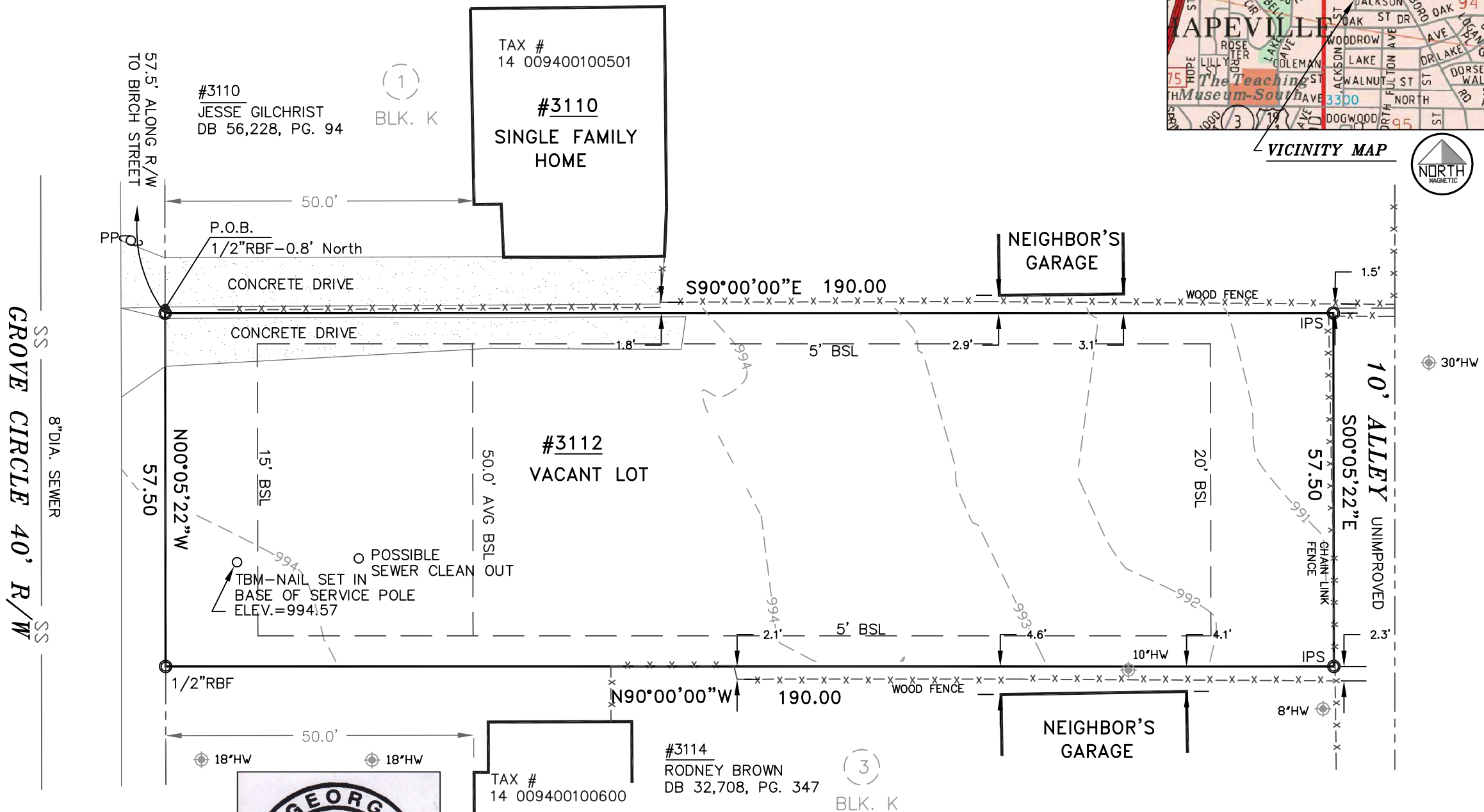
LEGEND

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPS IRON PIN SET
- IPF IRON PIN FOUND
- OT OPEN TOP PIN
- CT CRIMP TOP PIN
- RB REINFORCING BAR
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- LL LAND LOT
- L LINE
- R RADIUS
- CONC CONCRETE
- C CURVE
- PP POWER POLE
- WM WATER METER
- EM ELEC. METER
- GM GAS METER
- LP LAMP POLE
- SS SANITARY SEWER
- N&C NAIL & CAP
- FFE FIN. FLOOR ELEV.
- X-X- FENCE

SURVEY CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats or other instruments which created the parcel or parcels are stated hereon. Recordation of this plat does not imply approval of any local jurisdiction, availability of permits, compliance with local regulations or requirements, or suitability for any use or purpose of the land. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. section 15-6-67

LOT AREA:
10,926 sq. ft.
0.251 acres



VEDDER SURVEYS & ASSOCIATES
39 Forsyth Landing Blvd.,
Forsyth Georgia, 31029
TELEPHONE (678) 544-2585
EMAIL: GEORGE@VEDDERSURVEY.COM



COPYRIGHT © 2020 VEDDER SURVEYS & ASSOC.
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

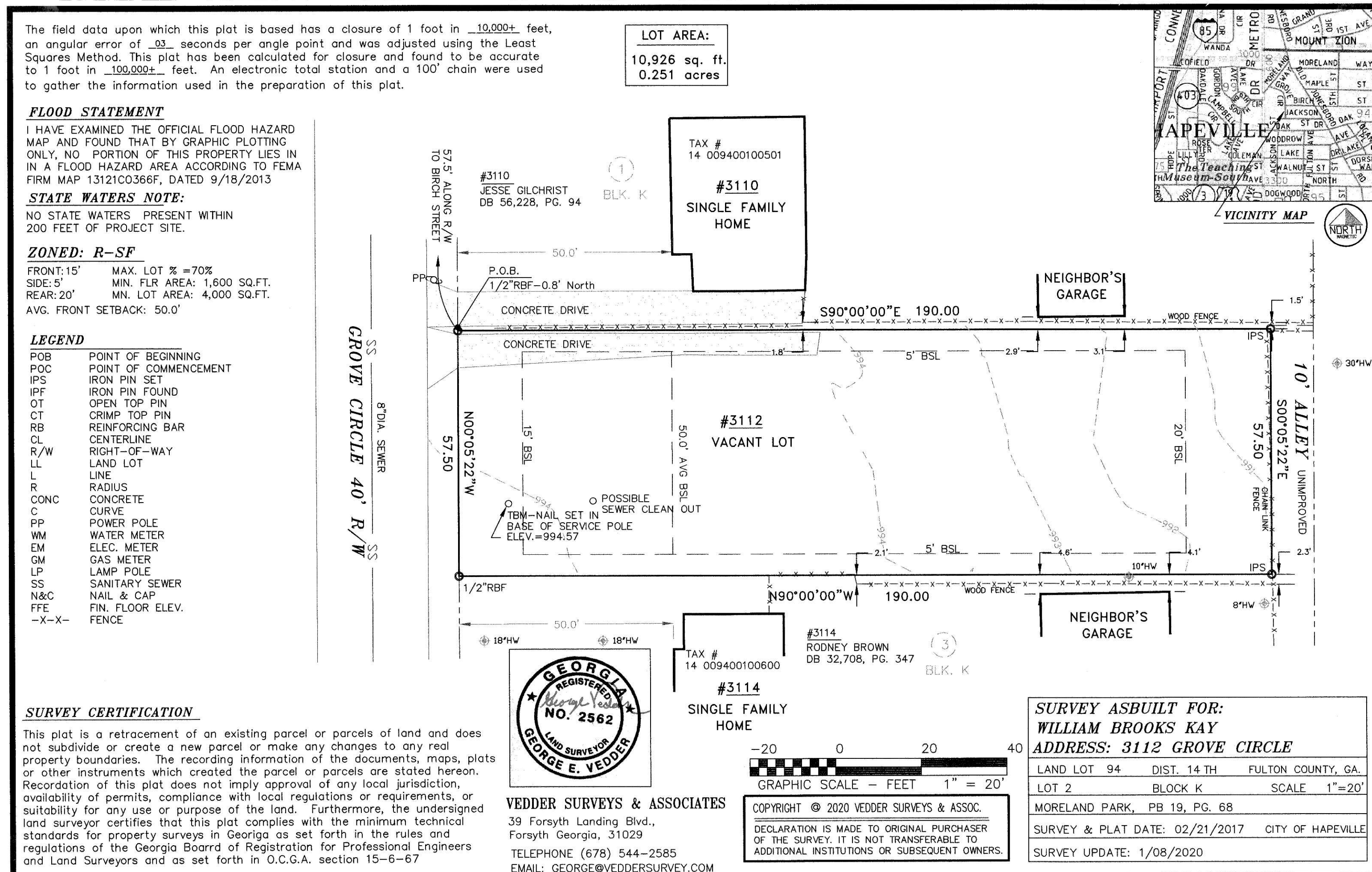
SURVEY ASBUILT FOR: WILLIAM BROOKS KAY ADDRESS: 3112 GROVE CIRCLE		
LAND LOT 94	DIST. 14TH	FULTON COUNTY, GA.
LOT 2	BLOCK K	SCALE 1"=20'
MORELAND PARK, PB 19, PG. 68		
SURVEY & PLAT DATE: 02/21/2017 CITY OF HAPEVILLE		
SURVEY UPDATE: 1/08/2020		

OZIO LANDSCAPE ARCHITECTS, LLC.
207 BRAUMONT AVENUE
DECATUR, GEORGIA 30030
PHONE 404-378-3047
paolozio@oziolandscapearchitects.com

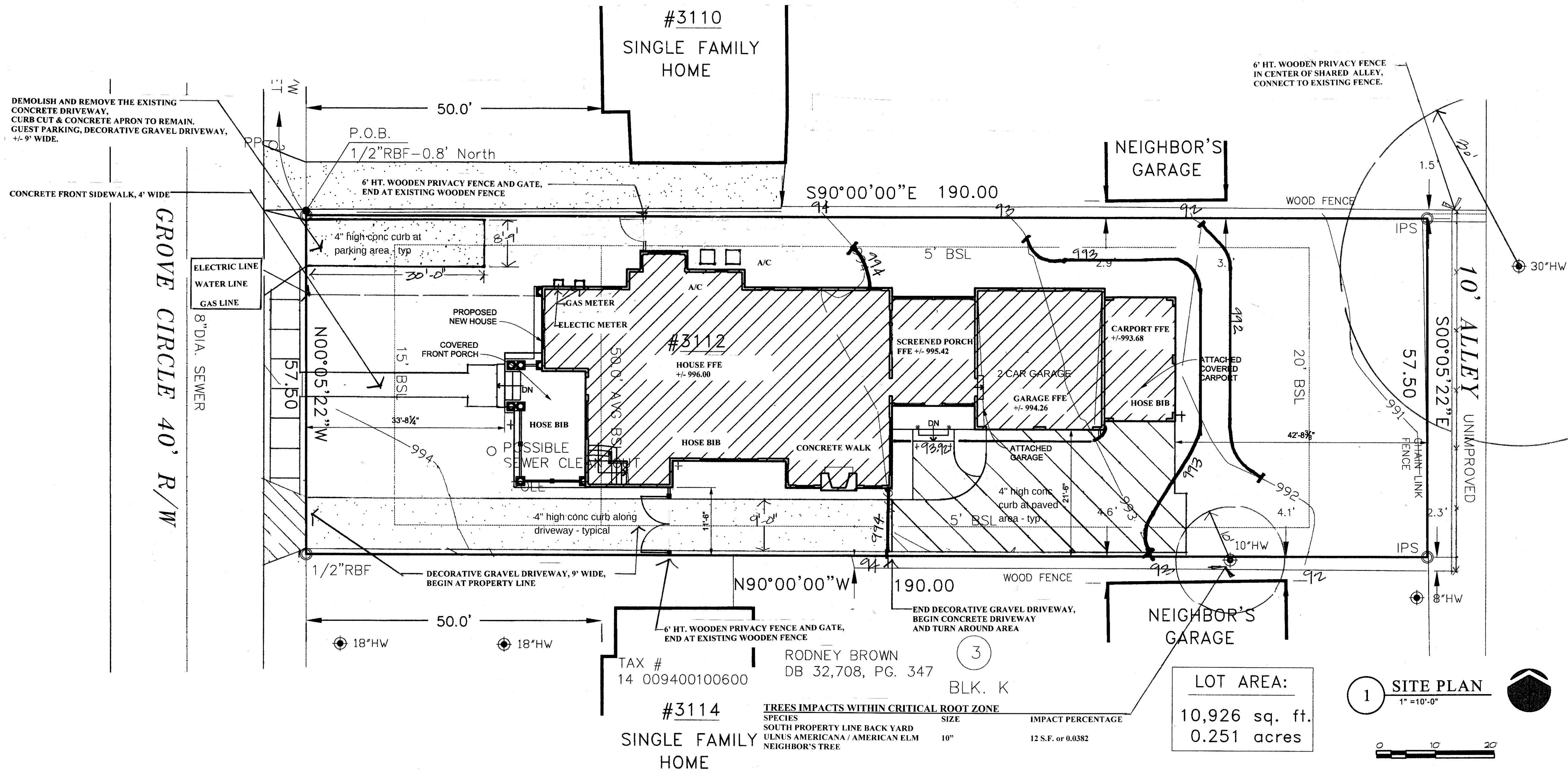
SHEET TITLE:
EXISTING CONDITIONS

BROOKS KAY – BRETT REICHERT RESIDENCE
3112 GROVE CIRCLE
HAPEVILLE, GEORGIA 30354

Date	1-26-22
Scale	1" = 20'-0"
Drawn	PO
Job	KAT
Sheet	LS-1
Of	3 Sheets



SCALE: 1" = 20'-0"



PERMIT INFORMATION

ZONING
350 GREENWOOD AVENUE
DECATUR, GA. 30030
SUBDIVISION - SUBDIVISION FOR E. RIVERS REALTY COMPANY
LAND LOT 213, 15TH DISTRICT DEKALB COUNTY, GA.

PROJECT SCOPE OF WORK -
BUILD NEW HOUSE, SCREENED PORCH, ATTACHED GARAGE, AND ATTACHED COVERED CARPORT, INSTALL GRAVEL DRIVEWAY AND REAR CONCRETE DRIVE AND TURN AROUND AREA.

ZONING ANALYSIS R-SF
SETBACKS: FRONT - 15'
SIDES - 15'
REAR - 20'
ALLOWABLE COVERAGE 47%

EXISTING LOT AREA +/- 10,926 S.F. or 0.251 ACRE
TOTAL DISTURBED AREA +/- 7,800 S.F. or 0.18 ACRE

EXISTING LOT COVERAGE - +/- 989 S.F. or 0.091%
CONCRETE DRIVE 989 S.F.

PROPOSED LOT COVERAGE - +/- 5,443 S.F. or 49.82%
HOUSE 1,872 S.F.
GARAGE 528 S.F.
SCREENED PORCH 315 S.F.
CARPORT 252 S.F.
COVERED FRONT PORCH 273 S.F.
CONCRETE DRIVE 900 S.F.
FRONT STEPS & WALK 150 S.F.
DECORATIVE GRAVEL MAIN DRIVEWAY 863 S.F.
DECORATIVE GRAVEL GUEST PARKING 270 S.F.
STEPPING STONES 20 S.F.
TOTAL IMPERVIOUS LOT COVERAGE +/- 5,443 S.F. or 49.82%

FLOOR AREA RATIO: SEE ARCHITECTS PLANS

TOTAL BUILDING AREA = 3,241 GSF
TOTAL SITE AREA = 10,926 SF
FAR = 3,241 / 10,926 = .297

CONTACT INFORMATION

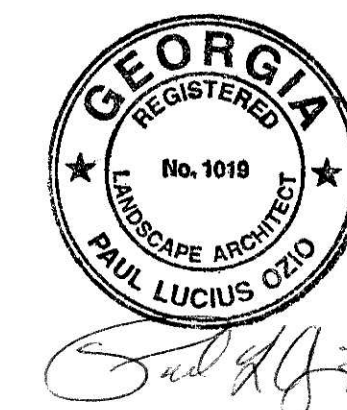
OWNER OF RECORD: BROOKS KAY & BRETT REICHERT
3112 GROVE CIRCLE
HAPEVILLE, GEORGIA 30354
PH. # 678-523-5211
EMAIL: BKAY30@AOL.COM

ARCHITECT: ZAIC & ASSOCIATES, ARCHITECTS
3184 EAST POINT STREET
EAST POINT, GA 30344
PH. # 770-356-7752
EMAIL: RZAIC@ZAICASSOCIATES.COM

STRUCTURAL ENGINEER: 3LP ENGINEERING, LLC
GREG GOULDTHREAD
107 WEATHERSTONE DRIVE, SUITE 540
WOODSTOCK, GEORGIA 30062
PH. # 768-776-4744
EMAIL: GREG@3LPENGINEERING.COM

LANDSCAPE ARCHITECT: OZIO LANDSCAPE ARCHITECTS, LLC.
207 BEAUMONT AVENUE
DECATUR, GEORGIA 30030
PH. # 404-37803047 CONTACT: PAUL OZIO
EMAIL: PAULOZIO@OZIOLANDSCAPEARCHITECTS.COM

CONTRACTOR: PER OWNER



WATERS OF THE STATE

THIS PROPERTY IS IN AN AREA HAVING SPECIAL FLOOD HAZARDS.
1. THERE ARE NO WATERS OF THE STATE ON THIS PROPERTY.
2. THERE ARE NO STREAMS ON THIS PROPERTY.
3. THERE ARE NO DRAINAGE SWALES THAT ORIGINATE OFF SITE AND DRAIN THROUGH THIS PROPERTY.
4. THIS PROPERTY DOES NOT WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL NO 13121C0366F, DATED 9/18/2013. SEE ATTACHED SURVEY - EXISTING SITE CONDITIONS / DEMOLITION PLAN FOR MORE SURVEY INFORMATION.

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AND A SITE VISIT TO THIS LOCATION DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.

PAUL L. OZIO
LEVEL II CERTIFIED DESIGN PROFESSIONAL
CERTIFICATION # 0000029511 EXPIRES 02/01/2022

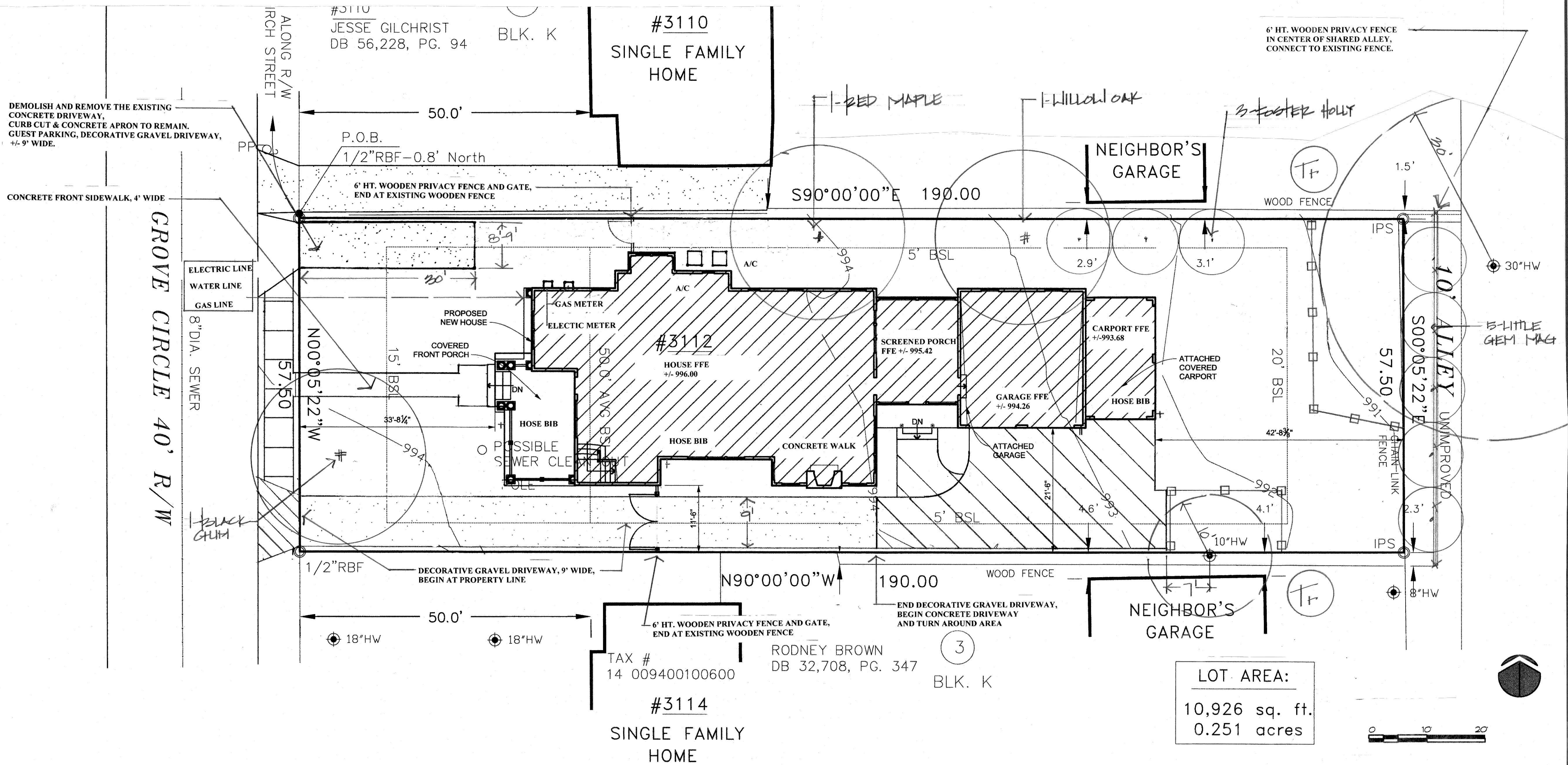
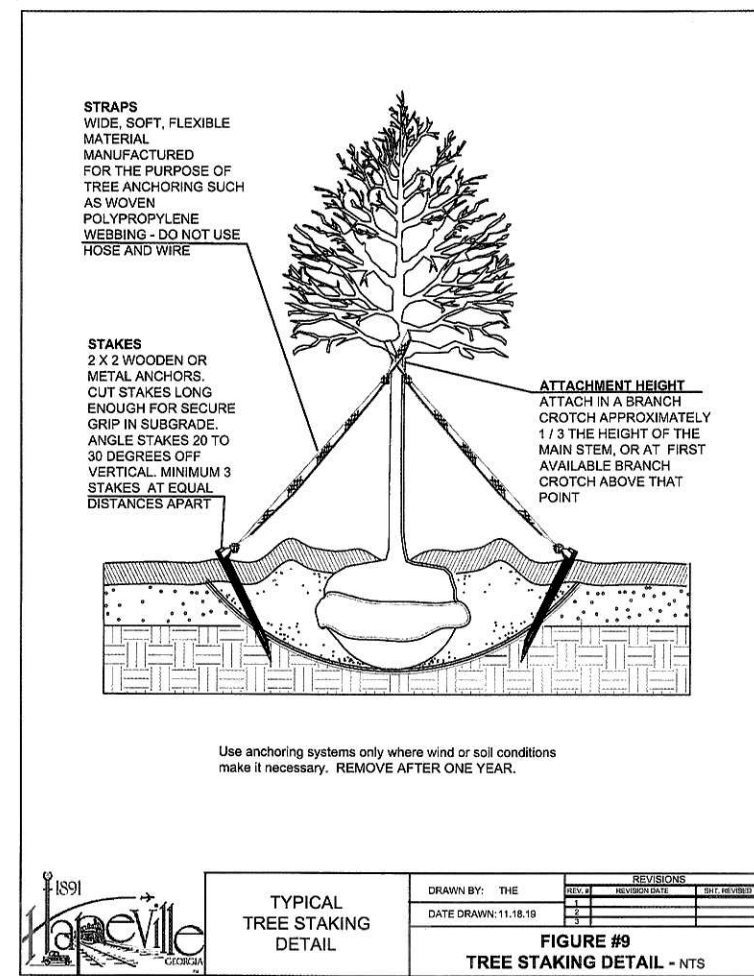
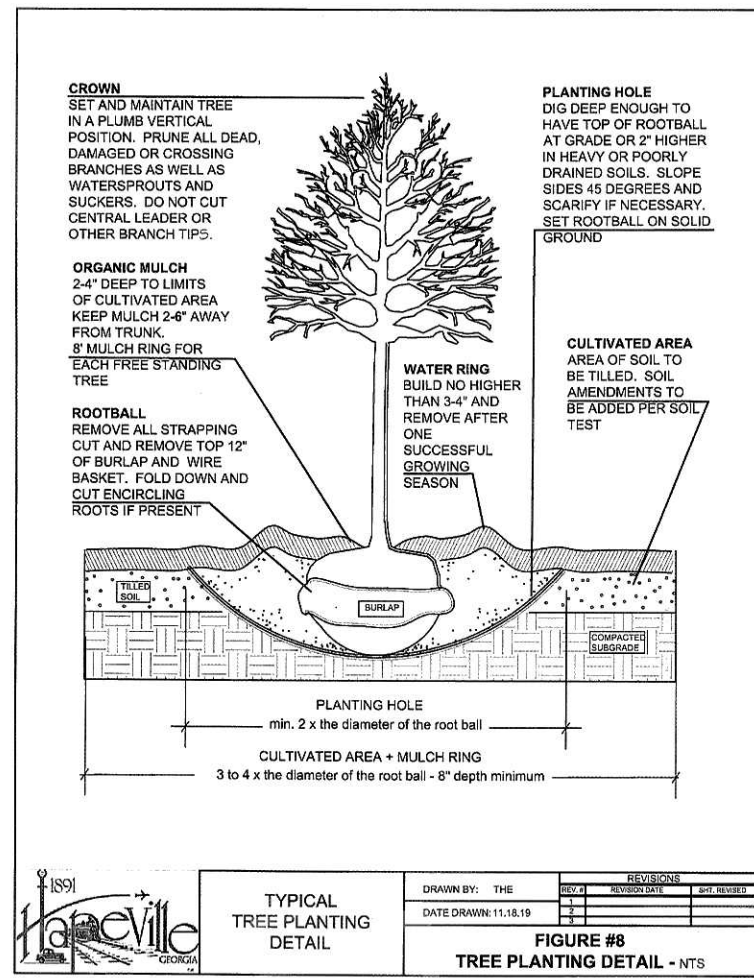
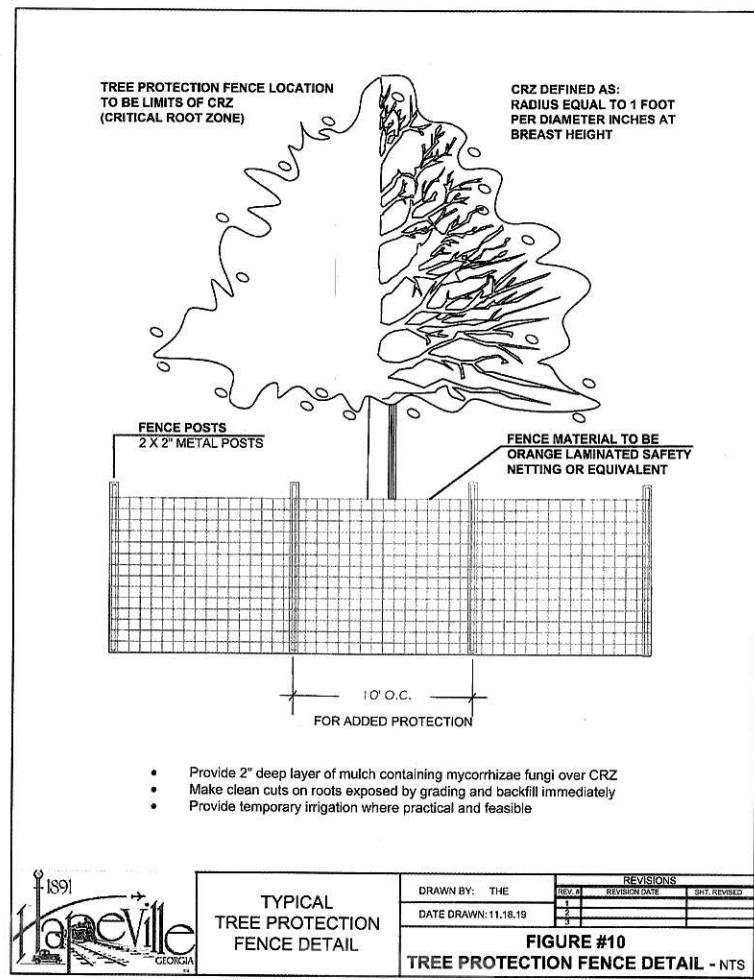
DATE 1-26-2022

OZIO LANDSCAPE ARCHITECTS, LLC.
207 BEAUMONT AVENUE
DECATUR, GEORGIA 30030
PHONE 404-378-3047 paulozio@oziolandscapearchitects.com

PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

BROOKS KAY - BRETT REICHERT RESIDENCE
3112 GROVE CIRCLE
HAPEVILLE, GEORGIA 30354

Date 1-26-22
Scale 1" = 10'-0"
Drawn RO
Job KAY
Sheet 1 of 2
Or 3 Sheets



TREE CONSERVATION INFORMATION / TREE RECOMPENSE
SEE EXISTING CONDITIONS FOR EXISTING TREE LOCATIONS
SEE SITE PLAN FOR TREE REMOVAL AND CRITICAL ROOT ZONE IMPACT.

DEAD & DISEASED TREE - 0

TREES TO BE REMOVED - 0

EXISTING TREE CANOPY COVER - 0

TREES CRITICAL ROOT ZONE IMPACTED BY CONSTRUCTION

TREES IMPACTS WITHIN CRITICAL ROOT ZONE			
SPECIES	SIZE	IMPACT PERCENTAGE	
SOUTH PROPERTY LINE BACK YARD			
ULNUS AMERICANA / AMERICAN ELM	10"	12 S.F. or 0.0382	
NEIGHBOR'S TREE			

ALL TREE PROTECTION DEVICES & EROSION CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING.

TREE CONSERVATION INFORMATION
SEE EXISTING CONDITIONS FOR EXISTING TREE LOCATIONS
SEE SITE PLAN FOR TREE REMOVAL AND CRITICAL ROOT ZONE IMPACT.

EXISTING TREES ON SITE - 0

BOUNDARY TREE - (1) - 10" HW

DEAD & DISEASED TREE - 0

TREES TO BE REMOVED DUE TO CONSTRUCTION - 0

TREES CRITICAL ROOT ZONE IMPACTED BY CONSTRUCTION

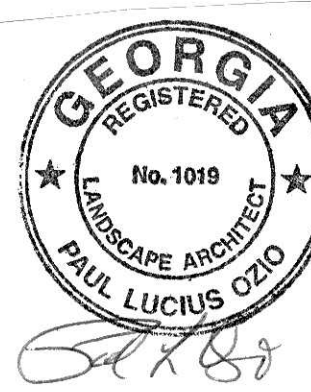
TREE DENSITY FACTOR
LOT SIZE = 10,926 S.F. OR .251 ACRE
251 X 100 = 25,100 (25.1") INCHES REQUIRED.
25.1" (x) 30% = 7.53" MAXIMUM ALLOWED PERCENTAGE OF TREE GENUS

TREES ADDED TO THE SITE			
QTY.	ITEM	SIZE/CAL	SPACING
1	QUERCUS PHellos / WILLOW OAK	3.5" CAL.	As Shown
1	NYSSA SYLVATICA / WILDFIRE BLACK GUM	2.5" CAL.	As Shown
3	ILEX x ATTENUATA / FOSTER'S HOLLY	6" HT. min. 2" CAL.	12'-0" o. c.
5	MAGNOLIA GRANDIFOLIA / "LITTLE GEM" MAG.	6" HT. min. 2" CAL.	12'-0" o. c.
1	ACER RUBRUM / "OCTOBER GLORY" RED MAPLE	3.5" CAL.	As Shown
11	TOTAL INCHES = 25.5"		25.5

- *ALL DECIDUOUS TREES (DOES NOT INCLUDE MULTI-TRUNK TREES) TO HAVE STRAIGHT, SINGLE LEADER, HEALTHY, GOOD FORM.
- *ALL DECIDUOUS TREES (MULTI-TRUNK) TO HAVE A MINIMUM OF 3 EQUAL SIZE TRUNKS, HEALTHY, GOOD FORM.
- *ALL EVERGREEN TREES TO BE FULL TO GROUND, HEALTHY, GOOD FORM.

ALL TREE PROTECTION & EROSION CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY CLEARING, GRUBBING, OR GRADING. CONTACT THE CITY OF HAPEVILLE, GA. 404-669-2100 FOR INSPECTIONS.

- 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. Re-plantings 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.



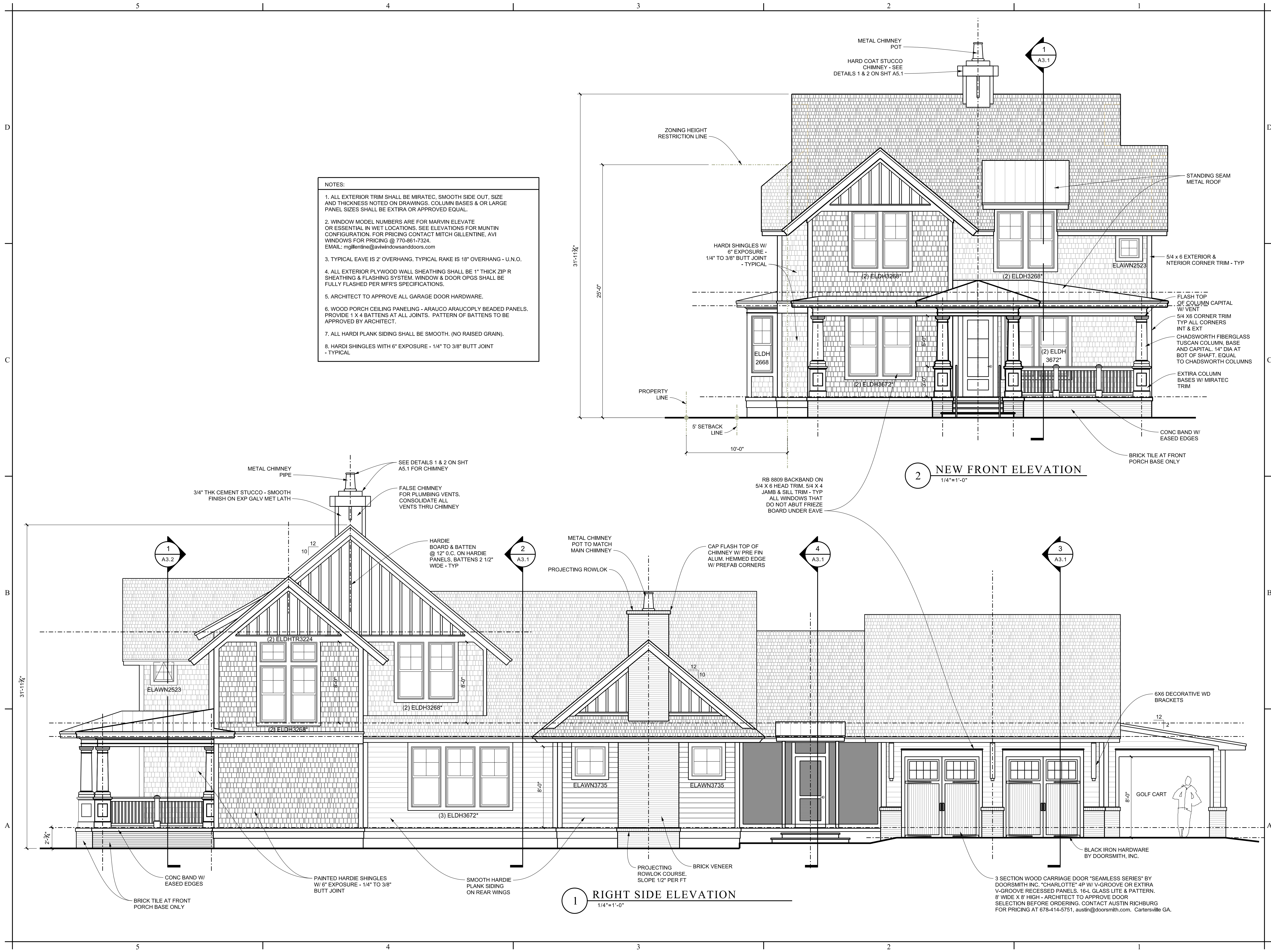
REVISIONS	BY

OZIO LANDSCAPE ARCHITECTS, LLC.
207 BEAUMONT AVENUE
DECATUR, GEORGIA 30030
PHONE 404-378-3047
paul@oziolandscapearchitects.com

BROOKS KAY - BRETT REICHERT RESIDENCE
3112 GROVE CIRCLE
HAPEVILLE, GEORGIA 30354

SHEET TITLE: PLANTING PLAN

Date: 1-26-22
Scale: 1"=10'-0"
Drawn: PRO
Job: KAT
Sheet: 15-3
Of: 3 Sheets



- NOTES:
1. ALL EXTERIOR TRIM SHALL BE MIRATEC, SMOOTH SIDE OUT, SIZE AND THICKNESS NOTED ON DRAWINGS. COLUMN BASES & OR LARGE PANEL SIZES SHALL BE EXTRA OR APPROVED EQUAL.
 2. WINDOW MODEL NUMBERS ARE FOR MARVIN ELEVATE OR ESSENTIAL IN WET LOCATIONS. SEE ELEVATIONS FOR MUNTIN CONFIGURATION, FOR PRICING CONTACT MITCH GILLENLINE, AVI WINDOWS FOR PRICING @ 770-861-7324. EMAIL: mgillentine@aviwindowsanddoors.com
 3. TYPICAL EAVE IS 2" OVERHANG. TYPICAL RAKE IS 18" OVERHANG - U.N.O.
 4. ALL EXTERIOR PLYWOOD WALL SHEATHING SHALL BE 1" THICK ZIP R SHEATHING & FLASHING SYSTEM. WINDOW & DOOR OPGS SHALL BE FULLY FLASHED PER MFR'S SPECIFICATIONS.
 5. ARCHITECT TO APPROVE ALL GARAGE DOOR HARDWARE.
 6. WOOD PORCH CEILING PANELING - ARAUCO ARAUCOPY BEADED PANELS. PROVIDE 1 X 4 BATTENS AT ALL JOINTS. PATTERN OF BATTENS TO BE APPROVED BY ARCHITECT.
 7. ALL HARDI PLANK SIDING SHALL BE SMOOTH. (NO RAISED GRAIN).
 8. HARDI SHINGLES WITH 6" EXPOSURE - 1/4" TO 3/8" BUTT JOINT - TYPICAL

USE OF THIS DOCUMENT:
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SCALE OF THE DRAWING:
Scales are stated on this drawing are valid on the original drawing only, the dimension of which is 24x36. Do not scale drawings, written dimensions take precedent over scaled dimensions.

Revisions:

New residence for
Brooks Kay-Brett Reichert

3112 Grove Circle
Hapeville GA 30354
Fulton County



Zaic & Associates, Architects
3184 East Point Street
East Point, Georgia 30344
Phone 770.356.7752 www.zaicassociates.com

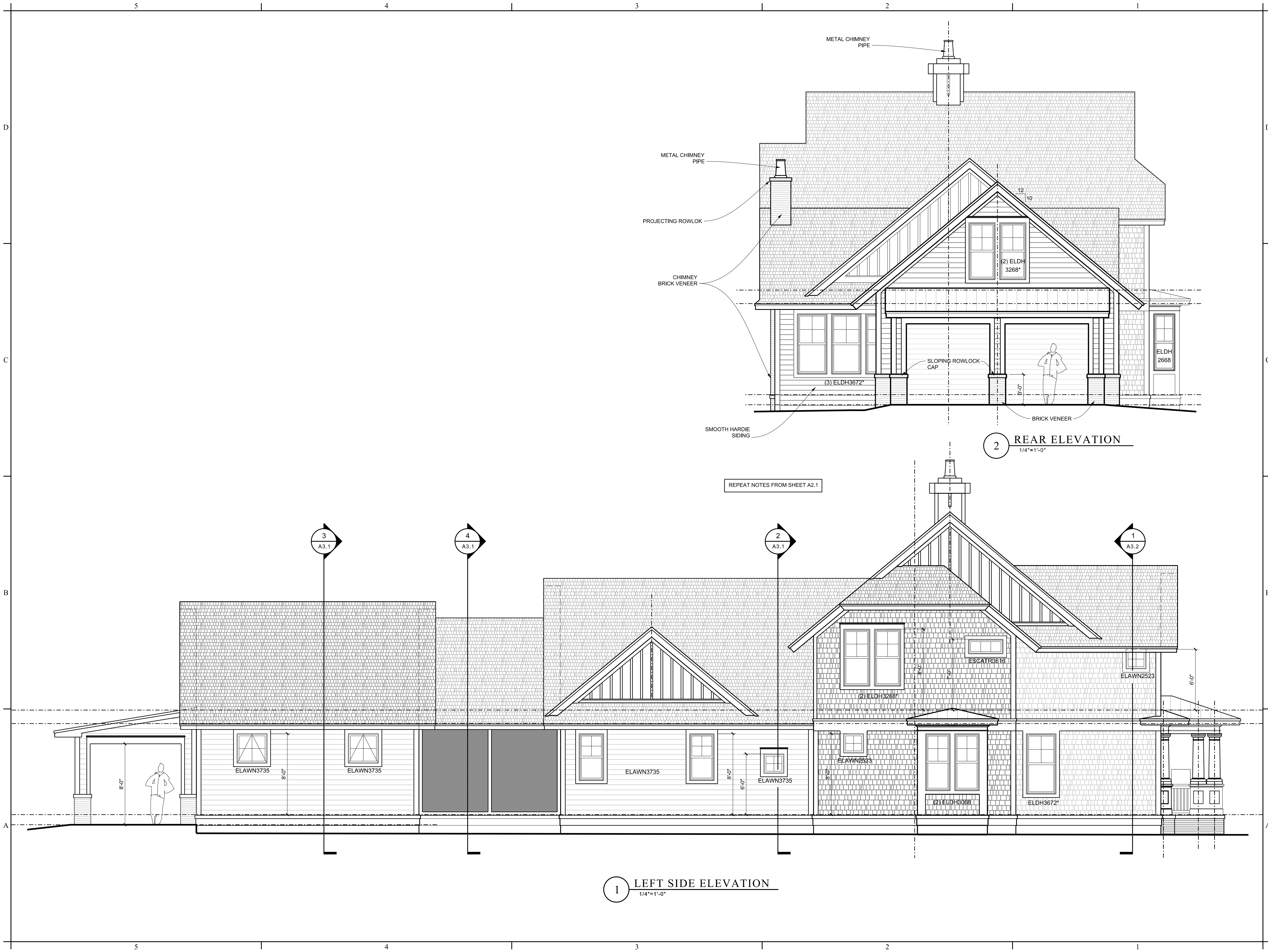
Stamp:

Project Number: 2021
Drawn By: RZ Checked By: RZ
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Release and Date:
DESIGN REVIEW

Not Issued For Construction
JANUARY 19, 2022

Sheet Title:
EXTERIOR
ELEVATIONS

Sheet Number:
A2.1



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Revisions:

New residence for
Brooks Kay-Brett Reichert

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Fulton County



Zaic & Associates, Architects
3184 East Point Street
East Point, Georgia 30344
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Release and Date:
DESIGN REVIEW
Not Issued For Construction
JANUARY 19, 2022
Sheet Title:
EXTERIOR
ELEVATIONS
Sheet Number:
A2.2



PLANNER'S REPORT

TO: Adrienne Senter
FROM: Lynn Patterson
RE: Site Plan Review for 3112 Grove Circle
DATE: February 28, 2022

BACKGROUND

William Brooks Kay and Brett M Reichert have submitted a site plan application to the City proposing new construction of a single family dwelling for a 3,241 SF single family dwelling with an attached garage at 3112 Grove Circle. The property is zoned R-SF, Single Family Residential and is subject to the Neighborhood Conservation Area of the Architectural Design Standards.

REVIEW

Dimensional Requirements for **R-SF Zoning** are as follows:

Development Type	Lot Frontage (Feet)	Min. Lot Area Square Feet	Min. Lot Area/DU Square Feet	Floor Area/DU Sq/ Ft	Max Lot Coverage	Min. Setback Front Minor Coll	Min. Setback Front Major Arterial	Min Setback Side	Min. Parking Spaces	Max. Unit per Bldg Lot
Single-family Detached	40	4,000	4,000	1,000	70	15	15	5	2DU	1

REQUIREMENTS

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

(a) *Intent and purpose.* The site plan review procedures are intended to ensure adequate review and consideration of potential impacts of proposed development upon surrounding uses and activities, and to encourage a high standard of site planning and design resulting in quality development in the city.

(b) *Application.* An application for site plan review may be filed by the owner, or agent for the owner, of any property to be developed according to the plan. All applications for site plan review shall be filed with the building official for transmission to the planning commission. Site plan review requirements are applicable for all proposed development in all zones within the city and all property submitted for annexation.

(c) *Submission requirements.* Applications for site plan review shall contain the following information and any additional information the planning commission may prescribe by officially adopted administrative regulations; ten copies of the application shall be submitted:

(1) *Site and landscape plan.* Maps and site plans shall be submitted (minimum scale of 1" = 50' or larger, e.g., 1" = 40', 1" = 30', etc.) indicating project name, applicant's name, adjoining streets, scale, north arrow and date drawn, showing:

a. The locations, size and height of all existing and proposed structures on the site.

The lot is part of an existing neighborhood and is currently vacant. A 3,241 sf single family dwelling with an attached 2 car garage and rear carport is proposed.

The building foundation setbacks shown are: front 33' 8 1/4", side 11'6" on south side, setback not provided for north side, rear setback 42' 8 3/8".

The setbacks appear to be compliant with the minimum setbacks of 15 feet, side 5 feet, and rear 20 feet. The side setback must include the roof overhang and should be adjusted as necessary.

The building height is 31' 11 3/4". The height limitation is 35 feet as listed in the Chart of Dimensions.

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

The locations of the driveway and existing curb cut are provided. There is no existing sidewalk. The driveway will be 9' wide.

The existing driveway is shown to be demolished and a decorative gravel main driveway and guest parking are proposed. Gravel driveways are not permitted and neither is parking in the supplemental area. The driveway should be concrete and the supplemental area parking must be removed.

Sec. 58-1-3. - Surfacing requirements for single-family residential driveways and hardship exemptions.

(a) `The construction materials of single-family residential driveways shall consist of porous concrete, asphalt, plain concrete, brick and concrete pavers, or other permeable pavements. Loose gravel shall, in no event, be allowed as a finished surface for such driveways.

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

The plan shows an attached 2 car garage and rear carport. This meets the 2 parking space requirement per Sec 93-22.1-1 Chart of Dimensional Requirements.

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

The lot plan shows existing grading at 1 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 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 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 single family residential.

h. The location of all retaining walls, fences (including privacy fences around patios, etc.) and earth berms.

Per the survey and site plan, there will be a 6 foot privacy fence to the rear including along the sides of the property.

i. The identification and location of all refuse collection facilities, including screening to be provided.

Not applicable to single family development.

j. Provisions for both on-site and off-site stormwater drainage and detention related to the proposed development.

k. Location and size of all signs.

No signs are proposed.

(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.

(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 proposed elevations have been submitted to the Design Review Committee for review for compliance with the Architectural Design Standards.*

(4) *Project data.*

a. Site area (square feet and acres).

The lot is 10,926 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.

The lot coverage shown on the plan indicates 1,872 sf for the house, 273 sf for the front porch, 528 sf for the garage, 315 sf for the screened in porch, 252 sf for the carport, 2,033 for driveways (900+863+270)sf for the driveway, and 150 sf for the walk and steps resulting in total impervious surfaces of 5,443 sf or 49.82% of the total lot (10,926 sf). The plan complies with all required open space and lot coverage ratios, the latter being a maximum of 70 percent in the R-SF Zone.*

**guest parking must be removed.*

c. Total dwelling units and floor area distributed generally by dwelling unit type (one-bedroom, two-bedroom, etc.) where applicable.

1 dwelling unit for RSF.

d. Floor area in nonresidential use by category.

Not applicable.

e. Total floor area ratio and/or residential density distribution.

The proposed floor area is 3,241 sf and the minimum allowable in the R-SF zone is 1,000 sf.

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

The site plan accommodates a minimum of 2 parking spaces within the attached garage.

(5) *Project report.* A brief project report shall be provided to include an explanation of the character of the proposed development, verification of the applicant's ownership and/or contractual interest in the subject site, and the anticipated development schedule. At the discretion of the planning commission, analyses by qualified technical personnel or consultants may be required as to the market and financial feasibility, traffic impact, environmental impact, stormwater and erosion control, etc. of the proposed development.

The development time frame has not been provided.

RECOMMENDATION

The applicant should provide the following missing information:

- The north side setback should be provided and must include any roof overhang.
- The gravel guest parking must be removed.
- Gravel may not be used as a finishing material for the driveway and must be replaced with either porous concrete, asphalt, plain concrete, brick and concrete pavers, or other permeable pavements.
- Development schedule

Based on the above and addressing any issues outlined in the planner's report or arborist report, approval of the site plan is recommended.



Location Map 3112 Grove Circle

22-PC-13-10

CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

Name of Applicant Stanyan Wint-Barnes

Mailing Address: 601 Coleman St Hapeville, Ga 30354

Telephone _____ Mobile # _____ Email ntelegentt@DJWnational
Enterprise LLC
com

Property Owner (s) DeDonavon Christie

Mailing Address _____

Telephone _____ Mobile # _____

Address/Location of Property: 601 Coleman St Hapeville, GA 30354

Parcel I.D. # (INFORMATION MUST BE PROVIDED): 14-0099-0003-120-6

Present Zoning Classification: C Size of Tract: 0.69 acre(s)

Present Land Use: Personal Care Home

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.

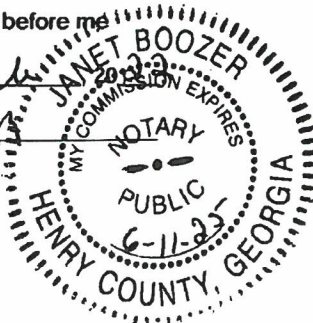
Stanyan Wint-Barnes
Applicant's signature

Date: 2/4/22

Sworn to and subscribed before me

This 4 day of Feb

Janet Boozer
Notary Public



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:

601 Coleman St
Hapeville Ga 30354

City of Hapeville, County of Fulton, State of Georgia

WHICH IS THE SUBJECT MATTER OF THIS APPLICATION. I AUTHORIZE THE APPLICANT NAMED BELOW TO ACT AS THE APPLICANT IN THE PURSUIT OF THIS APPLICATION FOR PLANNING COMMISSION REVIEW.

Name of Applicant Stacyann Wint-Barnes

Address of Applicant 601 Coleman St Hapeville Ga 30354

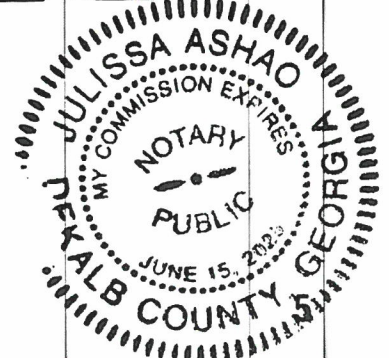
Telephone of Applicant [REDACTED]

[Signature]
Signature of Owner

Donavan Christie, MD
Print Name of Owner

Personally Appeared Before Me this 02 day of February, 20 22

[Signature]
Notary Public
Julissa Ashao
Exp 6/15/2025



CITY OF HAPEVILLE
ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPLICATION

WRITTEN SUMMARY

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

The proposed will be Personal care Home

The proposed use will be Personal care Home.
Fully staff with an overall amount of ten
from CNA to cook. I know there is already
a street sign I wont be putting up one
The correct SF 7,500

4-6 - CNA	Monday - Sunday	Daytime
1-2 - CNA	"	NightTime
1-2	Cook	
1	Housekeeper	
1	Maintenance	
	Driver	

14 Parking Spaces

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)

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

SW

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.

SW

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.

SW

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

SW

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).

SW

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.

SW

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.

SW

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.

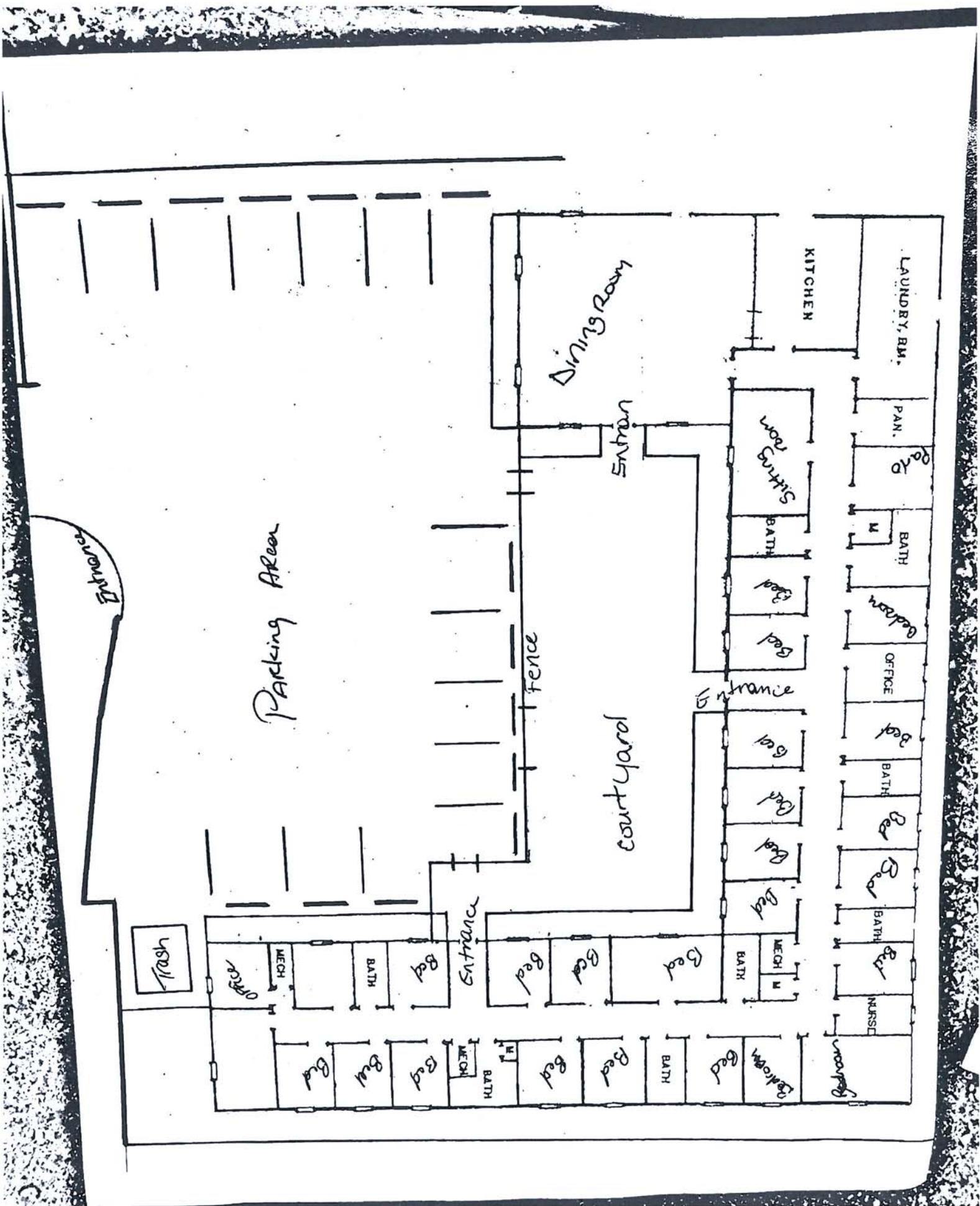
SW

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.

- _____ Provisions for both on-site and offsite storm-water drainage and detention related to the proposed development.
- SWB ~~NO SIGN~~ Location and size of all signs. Detached single-family residential development may be exempt from this requirement.
- SWB 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.
- SWB Site area (square feet and acres).
- SWB 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.
- SWB Floor area in nonresidential use by category. Detached single-family residential development may be exempt from this requirement.
- SWB Total floor area ratio and/or residential density distribution.
- SWB Number of parking spaces and area of paved surface for parking and circulation
- SWB 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: Wayne Wint Barnes
Date 2/2/22





DEPARTMENT OF PLANNING AND ZONING

PLANNER'S REPORT

To: Adrienne Senter
From: Lynn Patterson
Date: February 28, 2022
RE: **Special Use Permit – 601 Coleman Street**

BACKGROUND

The City of Hapeville received a request for a Special Use Permit from Stacyann Wint-Barnes to operate a "personal care home" within an existing structure located at 601 Coleman Street. The structure has previously operated as a nursing home and is currently vacant. A hand drawn site plan, not to scale, shows the property has fourteen parking spaces. The parking lot may include two handicapped spaces, however, these are not shown on the site plan provided. The application also refers to 7,500 SF which is assumed to be the square footage of the building, but this is not clear. The applicant has not indicated the number of residents. Ten (10) staff are expected to serve the facility, including 4-6 CNAs during the day, 1-3 CNAs at night, 1-2 cooks, 1 housekeeper, 1 maintenance /driver.

The property is zoned V, Village, and is within the A-D, Arts District Overlay.

Personal care homes are permitted as a Special Use within the V Zoning District and are subject to the provisions of Article 3.2 below:

CODE

Sec. 93-1-2. - Definitions.

Dwelling. A building, or portion thereof, designed, arranged or used mainly for residential occupancy, but not including trailers, mobile homes or recreation vehicles.

Nursing home. Any facility for the aged, recuperating, or chronically ill persons who need medical care or medical monitoring in which three or more persons not related to the operator are kept or provided with food and shelter or care for compensation for 24 hours per day; but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

Personal care home. Any dwelling, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food service, and one or more personal services for two or more adults who are not related to the owner or administrator by blood or marriage. The term "personal services" includes but is not limited to, individual assistance with or supervision of self-administered medication, assistance with ambulation and transfer, and essential activities of daily living such as eating, bathing, grooming, dressing, and toileting.

ARTICLE 11.1. - V ZONE (VILLAGE)

Sec. 93-11.1-1. - Intent.

The V district is established in order to:

- (1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
- (2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
- (3) Promotes neighborhoods established near shopping and employment centers;
- (4) Encourage pedestrian and neighborhood uses in the commercial area;
- (5) Discourage land uses, which are automobile or transportation related;
- (6) Exclude industrial uses such as manufacturing, processing and warehousing;
- (7) Promote retail and related commercial uses such as business offices, florists, card shops antiques, apparel and banks; and
- (8) Encourage mixed use with commercial uses on the first floor and residential living above.

Sec. 93-11.1-5. - Special uses.

The following uses require a special use permit, in accordance with sections 93-3.2-5 and 93-3.2-6, in any V zone:

- (1) Nursing Home
- (2) Personal care homes, subject to the restrictions in section [93-2-21].

ARTICLE 28. - A-D ZONE (ARTS DISTRICT OVERLAY)

ARTICLE 3.2. - CONDITIONAL USES

Sec. 93-28-7.5. - Residential uses.

The maximum number of dwelling units in a single building shall not be limited, provided that no development shall exceed 50 units. The parking requirement for such uses shall be one space for each dwelling unit. No minimum lot area shall apply in the arts district overlay provided all other development standards of this article are met.

Should the facility be classified as a personal care home, and not a nursing home, then 1 space per dwelling unit is required, which does not appear to be the case.

Sec. 93-3.2-1. - Permit required.

Zoning districts established herein permit certain uses which are allowable therein provided they meet specified conditions, as set forth therein and here. No such use shall be permitted until a conditional use permit has been issued authorizing such use. The procedures for granting such permits shall be the same as for amendments to the zoning ordinance or zoning map.

Sec. 93-3.2-2. - Review of applications.

Those conditions specified in the zoning district regulations shall be considered to be the minimum standards which must be met before the conditional use application may be considered by the planning commission for review and recommendation and the mayor and council for decision. In deciding upon whether or not a conditional use meets the minimum standards and promotes the health, safety, morals, or general welfare of the city, the mayor and council shall utilize the applicable standards of review of section 93-25-6.

Sec. 93-3.2-3. - Issuance of permit.

If the mayor and council, after applying the evidence to the standards of review, have been convinced that the allowance of the conditional use will promote the health, safety, morals, or general welfare of the city, a conditional use permit may be granted, subject to those provisions that may be imposed by the mayor and council.

Sec. 93-3.2-4. - Procedures regarding delays in use of condition.

If a building permit, grading permit or occupation tax permit has not issued and construction (if any is necessary) begun within a 12-month period after such conditional use is approved, the conditional use may be withdrawn at a meeting of the mayor and council. The mayor and council may then reinstate the prior zoning district and regulations. In the alternative, the mayor and council may extend the conditional use for 12 months and any number of subsequent 12-month periods by only one such period at a time.

Sec. 93-3.2-5. - Special use permit procedures.

Mayor and council may in considering a special use permit following a public hearing impose reasonable conditions deemed necessary to the protection or benefit of owners of adjacent and nearby properties to ensure compatibility of the proposed development or use with surrounding uses. The decision of mayor and council concerning consideration of a special use shall be given to the applicant in writing, by certified U.S. mail to the address indicated in the application. Aggrieved applicants shall have 30 calendar days from the date of receipt of the notice in which to petition the superior court of Fulton County for writ of certiorari.

REVIEW

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

- (a) *Special use permit criteria.* Special uses are compatible uses of land or the improvement of structures within a zoning district that reasonably require special consideration and therefore, are not allowed "by right." The following standards shall be considered in evaluating the appropriateness of all proposed special uses of property:
- (1) Impact on the use or development of adjacent properties, or the surrounding area, as concerns public health, safety or general welfare;
Use of the property as a personal care home should have no negative impact on the use or development of adjacent properties or the surrounding area as concerns public health, safety or general welfare. The property was previously operated as a nursing home.
 - (2) Capacity of the lot to accommodate the use and satisfy the dimensional requirements of the ordinance;
The Code does not provide guidance for dimensional requirements placed on personal care homes. The minimum space per dwelling unit for personal care homes is mandated by state law as 80 square feet; the provided floor plan does not detail square footage. The use would occupy an existing structure and as such would not be required to meet the setback requirements of the Village district. The facility would provide 14 parking spaces, which is not sufficient to meet the minimum of one parking space per dwelling unit required by the Arts District overlay for residential uses.
 - (3) Compatibility with adjacent properties and other land uses in the vicinity;
Personal care homes are a residential use, which are compatible with the Village district and the Arts District Overlay.
 - (4) Potential nuisance or hazardous characteristics, specifically as concerns the number of individuals projected to use such facility or nature of the activity;
The applicant has not indicated the number of residents. The number of residents is limited to those imposed by State law and the occupancy load as determined by the fire marshal during his inspection of the facility.
 - (5) Impact on traffic movement, availability of off-street parking, options for buffering or protective screening, hours and manner of operation, lighting, signs and access to the property; and
Sufficient parking is not provided off-street for the facility if classified as a personal care home. As the use is primarily residential, no buffers, protective screening, or additional lighting are recommended, nor are restrictions on the hours and manner of operation. Any proposed signs will need to comply with the city's sign ordinance.
 - (6) Conformance of the special use to other requirements of the ordinance.
See below

Sec. 93-2-21. - Use regulations regarding personal care homes.

- (a) Personal care homes, as defined herein, may be permitted in any RMU, V, U-V, C-R, N-C, C-1 and C-R zone, subject to special use permit and the following conditions:
- (1) Any exterior modifications to an existing structure or construction of a new structure shall be consistent with the character of the surrounding area;
No exterior modifications have been proposed at this time.

- (2) The personal care home provides on-site parking and/or drop-off space adequate to meet the needs of the proposed facility;

Per the provided floor plan and site plan, the site has 14 off-street parking spaces. This is not compliant with the requirements of the Arts District overlay for one parking space per dwelling unit. Further, per the applicant, the residents of the personal care home will generally not have their own vehicles, and the provided parking will mainly be used by staff, guests, and deliveries. The provided parking is adequate to meet the needs of the facility.

- (3) The personal care home provides to the Hapeville fire and police departments a current list of residents living in the facility who have disabilities, and information concerning special needs, so as to ensure each resident's safety and evacuation from the premises in the event of a fire or other emergency within the home; and

The applicant must furnish this information to the Hapeville fire and police departments with every new admission to the facility.

- (4) The personal care home has obtained all federal and/or state permits or licenses required for its operation.

The applicant must provide copies of all relevant federal and/or state permits to the Department of Community Services prior to obtaining a Certificate of Occupancy.

RECOMMENDATION

The proposed use may be more akin to that of a nursing home rather than a personal care home and should be clarified. In either case, the use is compatible with the Village Zoning District and poses no foreseeable conflict with the intent of the district. The special use application is recommended for approval with the following conditions:

1. The number of total residents should provided and meet any limits imposed by State law.
2. The number of all occupants, including guests and staff, should be restricted by the occupancy load as determined by the fire marshal during his inspection of the facility pursuant to its acquisition of an Occupational Tax Permit.
3. The owner must furnish a list of all residents living in the facility with disabilities and special needs to the Hapeville Police and Fire Departments with every new admission to the facility.
4. The owner must provide copies of all relevant federal and/or state permits to the Department of Community Services prior to obtaining a Certificate of Occupancy.

22-PC-03-09

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

Name of Applicant Green River Construction Georgia, LLC
Mailing Address 5775 Glenridge Drive, Bldg B, Ste 100, Atlanta, GA 30328
Telephone 404-981-0680 Mobile# [REDACTED]
Email Briana.garcia@montehewett.com
Property Owner (s) Dogwood Assemblage, LLC
Mailing Address 3715 Northside Parkway NW, Bldg 400-100, Atlanta GA 30327
Telephone 404-846-4010 Mobile# [REDACTED]
Address/Location of Property: See exhibit A - Survey
Parcel ID #: _____
Square Foot of Property Approx 129,898 Acres Approx 2.982
Present Zoning Classification UV and V Proposed Zoning Classification UV
Present Land Use Residential
Proposed Land Use Residential

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 regardless of any action or approval on this application. 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.

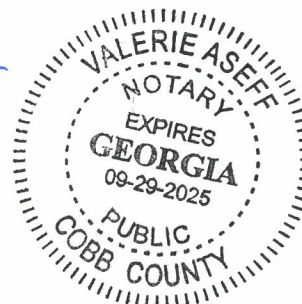
[Signature]
Applicant's signature

Date: 2/7/2022

Sworn to and subscribed before me

This 7th day of February, 2022.

[Signature]
Notary Public



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

LETTER OF INTENT

In detail, provide a summary of the proposed project in the space provided below. Include the proposed use of each existing or proposed building, and the proposed land use.

Our plan is to enhance the already great city of Hapeville using the authenticity of the city as inspiration.

We will be demoing the existing structures and building a townhome community.

There will be 59 townhomes with an amenity building and pool. There will be 6 townhome buildings total.

We have chosen to use 3 separate product types in hopes of capturing a larger demographic.

We have a smaller back to back product, a 20x35 rear loaded, and a 20x45 rear loaded townhome.

Our hope is to work closely with the city to ensure we create something truly special.

What are the reasons the property cannot be used in accordance with the existing regulations?

Right now the property does not have the same zoning.

Tracts 1, 2 & 3 are V and tracts 4 & 5 are UV.

Will the proposed zoning change create an isolated zoning district that is unrelated to adjacent and nearby districts? Yes _____ No ☒

If so, why should this property be placed in a different zoning district than all adjoining property?

N/A

How would the proposed zoning change impact on public facilities and services?

We are proposing to make all parcels UV, which 2 of the 5 are already.

What environmental impacts would the proposed project have?

The current parcels have residential housing and we are keeping residential housing.

Describe the effect the proposed zoning request will have on the adjacent properties and how it will impact the character of the neighborhood.

We are very cognizant in keeping the integrity of the Hapeville community.

In designing our product we base it on the neighborhood culture.

Are there any proffered conditions you would like to apply to and be made part of this application for rezoning? Yes _____ No ☒

Please list any written proffered conditions below.

N/A

Any development and site plans or other demonstrative materials presented as proffered conditions shall be referenced below and attached to this application as follows: (Please include a date or other identifiable information of each piece of material attached)

N/A

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

AUTHORIZATION OF PROPERTY OWNER

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

see Exhibit A

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 A REZONING FOR THE PROPERTY.

Green River Construction, LLC

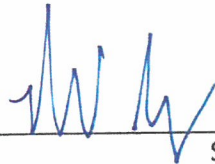
Name of Applicant

5775 Glenridge Drive, Bldg B, Ste 100, Atlanta, GA 30328

Address of Applicant

404.981.0680

Telephone of Applicant

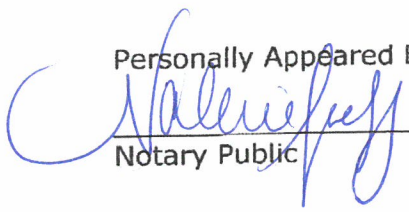


Signature of Owner

Dagwood Assemblage, LLC

Print Name of Owner

Personally Appeared Before Me this 7th day of February, 2022.


Notary Public



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

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS & GIFTS

Application filed on February 8, 2022 for action by the City Council on the following requested rezoning:
V :Village to UV : Urban Village

Address to be rezoned: See Exhibit A

All individuals, business entities or other organizations having a property or other interest in said property that is subject of this application are as follows:

Green RiverConstruction, LLC

The undersigned below, making application for Rezoning, has complied with the Official Code of Georgia Section 36-67A-1, et. Seq., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on this form as provided.

Have you as applicant or anyone associated with this application or property, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating \$250 or more to a member of the Hapeville City Council? Yes ☐ No ☒

If YES, please complete the following section (attach additional sheets if necessary):

Name and Official Position of Government Official	Contributions (List all which aggregate to \$250 or more)	Date of Contribution (Within last 2 years)
N/A		

I do hereby certify the information provided herein is both complete and accurate to the best of my knowledge.

Signature of Applicant

Type or Print Name and Title

Signature of Applicant's Representative

Type or Print Name and Title

Signature of Notary Public

Date

2/8/2022

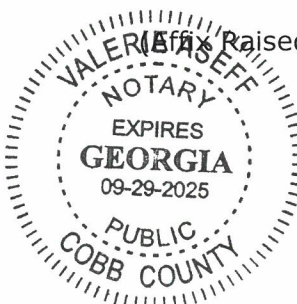


Exhibit "A"

3309 Dogwood Drive
Parcel ID:
14 0098 00140165

all that tract and parcel of land lying and being in Land Lot 98 of the 14th District of Fulton County, Georgia, and more particularly described as follows:

Beginning at a point on the West side of Stewart Avenue 1510 feet, more or less, North of the right-of-way of the Central of Georgia Railway Company, and running thence Westerly parallel with said right-of-way two hundred eighty-eight (288), more or less, to the (formerly owned) L.G. Whitney property; thence Northerly along the line of said Whitney property Fifty (50) feet; thence Easterly parallel with said right-of-way two hundred eighty-six (286) feet, more or less, to Stewart Avenue; thence Southerly along the West side of Stewart Avenue sixty-seven (67) feet to the point of beginning. Said described property being Lot No. 34 of the subdivision of the Sims property; and being the same property conveyed to Mrs. W.A. Gregg by John L. Sims dated March 16, 1908, recorded in Deed Book 186 Page 743, Clerk's office, Fulton Superior Court (Fulton County Records).

Exhibit "A"

3319 Dogwood Drive
Parcel ID:
14009800160113

All that tract or parcel of land lying and being in the City of Hapeville, in Land Lot 98 of the 14th District of originally Henry, now Fulton County, Georgia, more particularly described as follows:

Beginning at a point on the West side of Stewart Avenue 1510 feet North of the right-of-way of the Central Georgia Railroad Company at the Southeast corner of the Gregg (formerly Sims) lot; running thence Westerly along the line of the Greg Lot 298, more or less, to the formerly L.G. Whitley, now or formerly the Ross K. Driver line, thence South along the line of the Driver property 100 feet to Lot 31, as per plat of the Mrs. E.M. Sims property; thence East along the North line of said Lot 31, as per plat 300 feet, more or less, to Stewart Avenue; thence Northerly along the West side of Stewart Avenue 100 feet to the point of beginning; being Lots 32 and 33 of the Mrs. E.M. Sims property and being the property conveyed by J.L. Fulgham to Howard K. Moss by deed dated May 7, 1914, recorded in Deed Book 406, Page 127, Fulton County Records, excepting from the foregoing description a strip of land off the South side of Lot 32, fronting 5 feet on the West side of Stewart Avenue and running back Westerly the same width, 300 feet to be used as one-half of a mutual alley between the property above described and the adjacent lot immediately South of the said alley, being improved property known as 3319 Stewart Avenue a/k/a 3319 Dogwood Drive, Hapeville.

Issuing Office File No.: 21-2329CM

3327 Metropolitan
Parkway aka
Dogwood Drive
Parcel I.D.
14009800160121

Exhibit "A"

All that tract or parcel of land lying and being in Land Lot 98 of the 14th District, Fulton County, Georgia, being more particularly described as follows:

Beginning at a point on the northwesterly side of Stewart Avenue 1,366.65 feet northeasterly from the intersection of the northwesterly side of Stewart Avenue with the northeasterly right-of-way line of Central of Georgia Railroad; running thence northeasterly along the northwesterly side of Stewart Avenue 55 feet; running thence northwesterly 291.7 feet; running thence southwesterly 55 feet; running thence southeasterly 292.7 feet to the northwesterly side of Stewart Avenue and the point of beginning; being improved property and having a house thereon known as 3327 Stewart Avenue, according to the present system of numbering houses in the City of Hapeville, Fulton County, Georgia.

SURVEY



VICINITY MAP

- SURVEY NOTES**
- 1) PROPERTY SHOWN HEREON WAS SURVEYED JULY 23, 2021.
 - 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 41,725' WITH AN ANGULAR ERROR OF 4.12 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS METHOD.
 - 3) A SOKKIA IX TOTAL STATION, TOPCON SR GPS RECEIVER, AND CARLSON SURVEYOR2 DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
 - 4) THIS PLAT HAS A MAP CLOSURE OF 1" IN 113,217'.
 - 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X ON FLOOD INSURANCE RATE MAP NO. 13121G0366, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 18, 2013, FOR COMMUNITY NUMBER 130502, IN FULTON COUNTY, STATE OF GEORGIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - 6) BEARING BASIS (NAD83, GANES) AND VERTICAL DATUM (NAVD83, GEOID18) FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER SR GPS RECEIVER UTILIZING NETWORK RTK CORRECTIONS PROVIDED BY THE REAL TIME NETWORK OPERATED BY EAM, DULLEY, THE RELATIVE POSTIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .03 FEET HORIZONTAL AND .07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
 - 7) UTILITIES SHOWN PER MARKINGS PLACED BY UTILISURVEY, L.L.C. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST. LOWERY & ASSOCIATES MAKES NO GUARANTEE AS TO THE EXISTENCE OR NON-EXISTENCE OF SAID UTILITIES.

ZONING

ZONING FOR THE SUBJECT TRACTS ARE AS FOLLOWS:
TRACTS 1, 2, & 3 - V (VILLAGE)
TRACTS 4 & 5 - UV (URBAN VILLAGE)

ZONING INFORMATION PER THE CITY OF HAPEVILLE ZONING MAP.

LINE	BEARING	DISTANCE
L1	S23°37'58"W	43.69'
L2	S23°24'07"W	55.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	432.07'	67.00'	66.93'	S12°15'35"W
C2	432.07'	53.28'	53.25'	S20°14'05"W

UTILITY CONTACTS

GAS
SOUTHERN COMPANY GAS (FORMER ATLANTA GAS LIGHT)
10 PEACHTREE STREET NE
ATLANTA, GA 30309
REGIS, TERRELL
404-594-3474
G2SOGASLINELOCOSOUTHERNCO.COM

POWER
GEORGIA POWER COMPANY
623 JEFFERSON STREET
ATLANTA, GA 30310
404-506-4569
IRE COLLINS

WATER
CITY OF HAPEVILLE WATER DEPARTMENT
3474 NORTH FULTON AVENUE
HAPEVILLE, GA 30354
404-669-2122
LEWEL EUBANKS

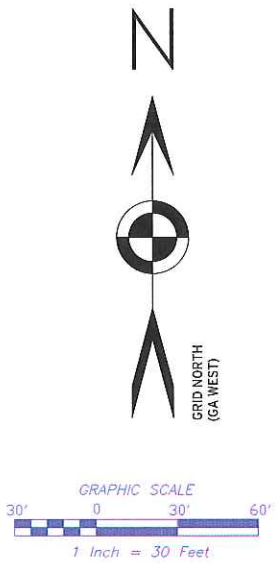
COMMUNICATION
AT&T
208 S. AKARD ST
DALLAS, TX 75202
210-821-4105
ANGELO HINES
404-409-1542

VERIZON / MCI
2400 N GLENVILLE
RICHARDSON, TX 75082
404-624-9675

COMCAST
404-559-6879
OLIVER BROOKS
470-787-4657

ZAYO FIBER SOLUTIONS
400 CENTENNIAL PKWY, SUITE 200
LOUISVILLE, CO 80027
404-666-2493
NIC FLORES

LEGEND	
(BEARING/DISTANCE)	PROPERTY LINE
---	RECORD CALLS
---	BUILDING SETBACK LINE
---	BUILDING SETBACK LINE
---	WATER LINE
---	OVERHEAD UTILITY LINE
---	GAS LINE
---	SANITARY SEWER LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE LINE
---	STORM DRAIN PIPE
---	WATER VALVE
---	FIRE HYDRANT
---	CLEAN OUT
---	SANITARY SEWER MANHOLE
---	SANITARY SEWER MANHOLE
---	OUTLET CONTROL STRUCTURE
---	YARD INLET
---	REINFORCED CONCRETE PIPE
---	POLYETHYLENE GLASS FIBER PIPE
---	CORRUGATED METAL PIPE
---	FLOW DIRECTION
---	CURB INLET
---	DRAIN INLET
---	SINGLE-WING CATCH BASIN
---	DOUBLE-WING CATCH BASIN
---	JUNCTION BOX
---	REBAR
---	CAPPED REBAR
---	CONCRETE R/W MONUMENT
---	FOUND
---	LIGHT POLE
---	SIGN
---	TREE



SURVEYOR'S CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA
REGISTERED
LAND SURVEYOR
No. 3109
MITCHELL LOWERY

LOWERY & ASSOCIATES
LAND SURVEYING, LLC
317 GRASSDALE ROAD
CARTERSVILLE, GA 30121
770-334-8186
WWW.LOWERYLANDSURVEYS.COM
INFO@LOWERYLANDSURVEYS.COM
GEORGIA C.O.A. LSF-00102

PREPARED FOR:
MILLER LOWRY

BOUNDARY & TOPOGRAPHIC SURVEY OF:
3309, 3319, 3327, & 3335 DOGWOOD DRIVE
CITY OF HAPEVILLE

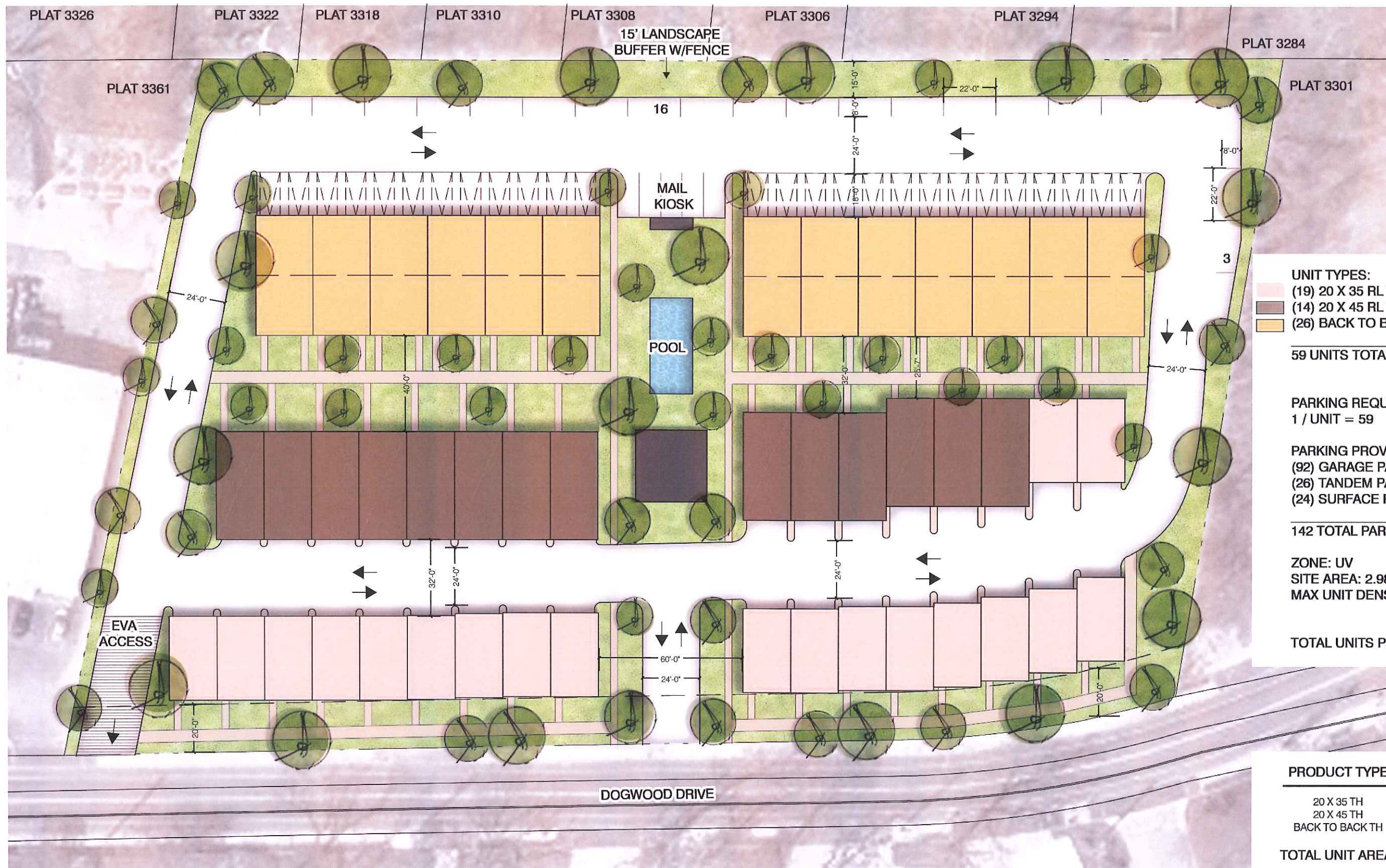
STATE: GEORGIA
COUNTY: FULTON
LAND LOT: 98
DISTRICT: 14

REVISIONS

DATE	DESCRIPTION
------	-------------

Lowery & Associates
LAND SURVEYING, LLC

DATE: JULY 27, 2021
JOB #: 213362
SCALE: 1"=30'



UNIT TYPES:
 (19) 20 X 35 RL TH
 (14) 20 X 45 RL TH
 (26) BACK TO BACK TH

59 UNITS TOTAL

PARKING REQUIRED:
 1 / UNIT = 59

PARKING PROVIDED:
 (92) GARAGE PARKING
 (26) TANDEM PARKING
 (24) SURFACE PARKING

142 TOTAL PARKING PROVIDED

ZONE: UV
SITE AREA: 2.98 ACRES
MAX UNIT DENSITY (44/ACRE) = 44 X 2.98
= 131 UNITS

TOTAL UNITS PROVIDED = 59 UNITS

PRODUCT TYPE	UNITS	SF/UNIT
20 X 35 TH	19	2,015 SF
20 X 45 TH	14	2,500 SF
BACK TO BACK TH	26	1,800 SF
TOTAL UNIT AREA =		120,085 SF



DATE: February 28, 2022
TO: Adrienne Senter
FROM: Lynn Patterson
RE: Rezoning for 3 tracts from V, Village to U-V, Urban Village
Parcel numbers 14 009800160105, 14 009800160113, and 14 009800160121

The City of Hapeville received a rezoning application from Green River Construction Georgia LLC on behalf of Dogwood Assemblage, LLC for the rezoning of 3 parcels from V, Village to U-V, Urban Village as part of an assemblage. The proposed assemblage will include 59 townhomes with an amenity building and pool.

Parcel ID	Property Address
14 009800160105	3309 Dogwood Drive
14 009800160113	3319 Dogwood Drive
14 009800160121	3327 Dogwood Drive

Figure 1 City of Hapeville Current Zoning Map

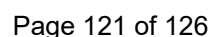


Figure 2 City of Hapeville Future Land Use Map

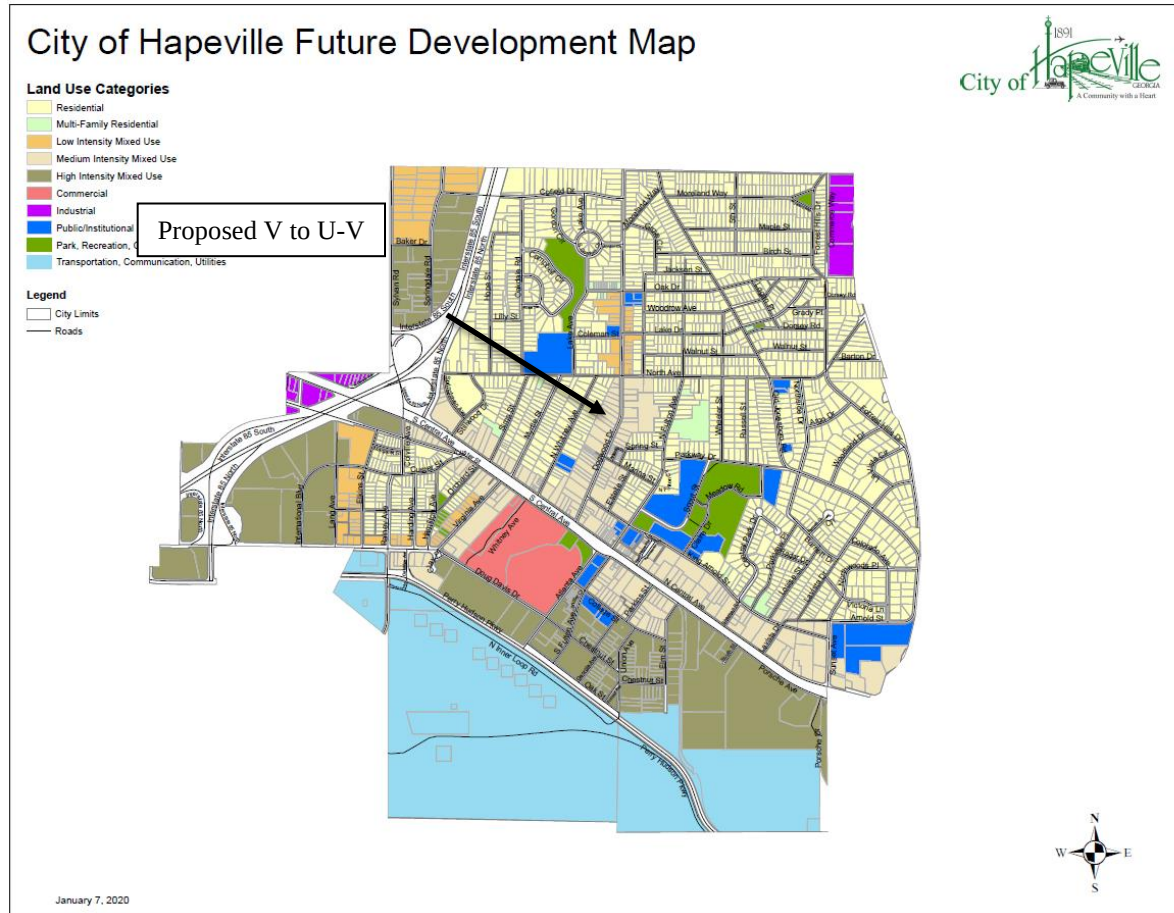


Table 2 Permitted Uses

V, Village (Current)	U-V, Urban Village (Proposed)
Any use permitted in the D-D zone;	Business and professional offices/agencies
Any use permitted in the C-1 zone subject to the requirements of this article;	Institutional uses
Single-family detached dwellings;	Retail; sales, with a maximum floor area of 6,000 square feet
Single-family attached dwellings with at least four units attached	Retail; drugstores, pharmacies and soda shops with a maximum floor area of 15,000 square feet.
Group homes, subject to the restrictions in section 93-2-19 ;	Retail; sales, with a maximum floor area of 20,000 square feet*
Adult daycare facilities	Retail; grocery stores with a minimum floor area of 30,000 square feet.
Condominiums subject to approval as a conditional use; and	Personal services, with a maximum floor area of 6,000 square feet
Combination of residential and business applications within a single structure. However, each use must have a separate entrance	Customary accessory uses and buildings including noncommercial gardens and greenhouses.

	Bed and breakfast inns without kitchens or cooking facilities in rooms used for guest occupancy.
	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.
	Theaters (with a maximum size of 8,000 square feet) which do not provide entertainment as defined in section 11-2-1 of this Code, including adult films, adult stage productions, adult videos or other adult entertainment performances.
	Customary accessory buildings and uses.
	Public, private and parochial schools operated for the purpose of instructing in elementary and high school general education subjects. In addition, other schools are allowed subject to a finding by the city planning commission that the proposed method of establishment and operation would not adversely impact the use and enjoyment of surrounding properties.
	Churches and other places of worship.
	Single-family detached dwellings, subject to the density restrictions in subsection (19) of this section.
	Single-family attached dwellings with at least two units attached, but no more than 12 and subject to the density restrictions in subsection (23) of this section.
	Group homes, subject to the restrictions in section 93-2-19 .
	Adult daycare facilities.
	Combination of residential and business applications within a single structure, provided that each use must have a separate entrance directly accessible from the required sidewalk or within a jointly used lobby.
	Bail bond offices, subject to section 93-2-23 .
	Check cashing businesses, subject to section 93-2-23 .
	Pawnshops, subject to section 93-2-23 .
	Private probation offices, subject to section 93-2-23 .
	Residential density limitations shall be as follows: The maximum permitted residential density of a master planned development shall be 40 units per acre as calculated based on the sum of all residential uses and the total acreage of the project, including multiple parcels or city blocks, but not rail lines,

	public streets, or other areas not owned by the applicant; The built residential density of individual parcels or blocks within a master planned development may be greater or less than 40 units per acre, provided the project's combined average maximum permitted residential density is not exceeded; and Any changes to an approved site plan shall require approval of the city planning commission and shall be reviewed based on the geographic extent of the original approved site plan, shall not exceed maximum density requirements of the original application, and shall indicate all built or planned improvements.
	Veterinarians and animal hospitals.

Table 3 Dimensional Requirements City of Hapeville

Zoning District	Development Type	Lot Frontage (Feet)	Min. Lot Area Sq. Ft.	Lot Area/ DU Square Feet	Floor Area/ DU Sq. Ft.	Max Lot Coverage	Minimum Front Yard		Minimum		Maximum		Min. Parking Spaces		Max Unit Per Bldg/Lot
							Minor Col.	Maj. Arterial	Side	Rear	Stories	Feet			
V	Single-family detached	50	4,000	4,000	1,000	70	15	15	5	20	2½	35	2 DU	1	
	Accessory structure(s)								5	5	2	26			
	Single-family attached—4 to 8 units	50	10,000	2,500	1,000	70	15	15	5	20	2½	35	2 DU	a.	
	Accessory structure(s)								5	5	2	25			
	Condominiums	200	43,500	2,500	1,000	70	15	15	10	25		40	2 DU	12	
	Accessory structure(s) conditional								5	5	2	25			Conditional
	Nonresidential	50	10,000	10,000	1,000	70	15	15	15	25		40	c., d., e.	N/A	
UV	Single-family detached	30	2,400		1,000	90	0/15	0/15	0	0	2½	35	1.5 DU	1	
	Accessory structure(s)								0	0	2	25			
	Single-family attached - duplex	30	2,400		1,000	90	0/15	0/15	0	0	2½	35	1 DU	2	
	Single-family attached patio/town	20	1,200		1,000	90	0/15	0/15	0	0	3	45	1 DU	l.	

	homes and live-work unit												
	Accessory structure(s)							0	0	2	25		
	Multifamily	20	2,000		600	90	0/15	0/15	0	0	4 g.	64 g.	1 DU
	Nonresidential	20	2,000			90	0/15	0/15	0	0	4 g.	64 g.	d, e, i. j. k.

REVIEW OF APPLICATION

(1) The existing land use pattern;

The existing land use pattern is a combination of single family homes and commercial buildings along Dogwood. This is the main corridor into the City of Hapeville from the north.

(2) The possible creation of an isolated district unrelated to adjacent and nearby districts;

To the north of the parcels, the zoning district is V, Village. To the south, the zoning district is U-V, Urban Village. To the rear (west), the zoning District is R-1. The area is designated as medium density mixed use in the Future Land Use Map.

(3) The population density pattern and possible increase or overtaxing of the load one public facilities including, but not limited to, schools, utilities, and streets;

The population density pattern may increase as the proposed single family attached dwelling lot area decreases from 2,500 SF per unit to 2,400 SF per unit.

(4) The cost of the city and other governmental entities in providing, improving, increasing or maintaining public utilities, schools, streets and other public safety measures;

There is no foreseeable significant increase in providing, improving, increasing or maintaining public utilities, schools, streets, and other public safety measures given the existing zoning and adjacent zoning.

(5) The possible impact on the environment, including, but not limited to, drainage, soil erosion and sedimentation, flooding, air quality and water quantity.

None of the properties are located within the FEMA Flood Map. All city and state requirements regarding drainage, soil erosion, sedimentation, flooding, air quality and water quality are required during development.

(6) Whether the proposed zoning map amendment will be a deterrent to the value or improvement of development of adjacent property in accordance with existing regulations;

There is no evidence the change in zoning is a deterrent to the value or improvement of adjacent property. Adjacent properties are zoned U-V, Urban Village, V, Village, and R-1, One Family Residential. A buffer is required at the rear between the proposed townhomes and the rear single family residential.

(7) Whether there are substantial reasons why the property cannot be used in accordance with existing regulations;

As there is a proposed assemblage, the properties must have the same zoning classification. The applicant has requested the U-V, Urban Village zoning for these properties to be consistent with the other two parcels to the south. There are no substantial reasons why the property cannot be in used in accordance with existing regulations.

(8) The aesthetic effect of existing and future use of the property as it relates to the surrounding area; *The proposed zoning would limit development to the permitted uses listed above. The proposed development is consistent with the 2017 LCI and Comprehensive Plan update. Any development, single family or otherwise, is required to follow the City's ordinances and State regulations regarding stream buffers, etc. All residential uses are subject to the Neighborhood Conservation Area of the Architectural Design Standards.*

(9) The extent to which the proposed zoning map amendment is consistent with the land use plan; *The future land use plan designates the land use as medium density mixed use. The proposed zoning amendment is consistent with the future land use map.*

(10) The possible effects of the proposed zoning map amendment on the character of a zoning district, a particular piece of property, neighborhood, a particular area, or the community; *The effects of the zoning map amendment could be minor given the proposed use. The U-V district does allow additional permitted uses not found in V, Village Zoning which should be taken into consideration.*

(11) The relation that the proposed zoning map amendment bears to the purpose of the overall zoning scheme, with due consideration given to whether or not the proposed change will help carry out the purposes of these zoning regulations; *The proposed zoning map amendment would not substantially change the purpose of these zoning regulations.*

(12) Applications for a zoning map amendment which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme; *A site plan was provided.*

(13) The consideration of the preservation of the integrity of residential neighborhoods shall be considered to carry great weight; *Along Dogwood Drive, there are mixed uses. To the rear, there is a single family zoning district. A buffer is required for either V or U-v zoning.*

(14) In those instances in which property fronts on a major thoroughfare and also adjoins an established residential neighborhood, the factor of preservation of the residential area shall be considered to carry great weight. *Not applicable.*

RECOMMENDATION

The proposed zoning is required for the assemblage and development of the project in its entirety. The differences between V, Village and U-V, Urban Village are negligible for single family attached dwellings. Staff recommends approval of the rezoning.